



## Carnaross Local Area Plan 2009-2015

Adopted 24<sup>th</sup> July 2009

This document was prepared by:

Sheridan Woods Architects + Urban Planners  
42 Arran Street East  
Dublin 7  
Tel: 01 878 0403  
Fax: 01 878 0532  
E-mail: [info@sheridanwoods.ie](mailto:info@sheridanwoods.ie)

On behalf of:

Meath County Council

## Table of Contents

### Preamble

1.0	Introduction	4.0	Policies and Objectives
1.1	Statutory Context	4.1.	Land Use
1.1.1	<i>Scope of the Local Area Plan</i>	4.1.1	<i>Residential Use</i>
1.1.2	<i>Likely Significant Effects on the Environment</i>	4.1.2	<i>Mixed Use Services and Facilities</i>
1.2	Policy Context	4.1.3	<i>Industrial and Related Uses</i>
1.2.1	<i>Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities</i>	4.1.4	<i>Community and Recreational Uses</i>
1.2.2	<i>County and Local Policy</i>	4.1.5	<i>Broad Land Use Layout</i>
1.3	The Challenge	4.2	Movement and Access
1.4	Objectives	4.2.1	<i>Public Transport</i>
		4.2.2	<i>Pedestrian and Cycle Movement</i>
		4.2.3	<i>Vehicular Movement</i>
		4.2.4	<i>Car and Bicycle Parking</i>
2.0	Context	4.3	Natural and Built Heritage
2.1	Strategic Context	4.4	Design Standards
2.2	Key Demographic and Socio-Economic Trends	4.4.1	<i>Building Typologies</i>
2.2.1	<i>Population</i>	4.4.2	<i>Density</i>
2.2.2	<i>Recent Development</i>	4.4.3	<i>Building Height</i>
2.2.3	<i>Employment Context</i>	4.4.4	<i>Building Lines and Street Frontage</i>
2.2.4	<i>Education</i>	4.4.5	<i>Private and Public Open Space</i>
2.3	Historical Context	4.4.6	<i>Materials and Finishes</i>
2.4	Natural and Built Heritage	4.4.7	<i>Architectural Design</i>
2.5	Land Uses	4.4.8	<i>Hard and Soft Landscaping</i>
2.6	Movement and Access	4.4.9	<i>Sustainable Design</i>
2.7	Urban Analysis	4.5	Services and Infrastructure
2.8	Services and Utilities	4.5.1	<i>Waste Water Collection and Treatment</i>
2.8.1	<i>Waste Water Collection and Treatment</i>	4.5.2	<i>Surface Water</i>
2.8.2	<i>Water Supply</i>	4.5.3	<i>Water Supply</i>
2.8.3	<i>Flooding</i>	4.5.4	<i>Flooding</i>
2.8.4	<i>Other Utility Services</i>	4.5.5	<i>Other Utility Services - Waste Management</i>
3.0	Strategy	5.0	Master Plan
3.1	Vision	6.0	Phasing and Implementation
3.2	Land Use Strategy	6.1	Opportunity Sites
3.3	Movement and Access Strategy	6.2	Phasing
3.4	Natural and Built Heritage Strategy	6.3	Contributions
		6.4	Monitoring and Review

### Appendices

## Preamble

The Meath County Development Plan, 2007-2013 (hereafter referred to as the CDP) was adopted on the 2nd of March 2007. It identified Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakeel, Donacarney, Donore, Drumconrath, Gormanstown, Julianston, Kentstown, Kilbride, (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn and Rathmolyon as Villages and specified that the future development of all villages shall be subject to the adoption of Local Area Plans. Carnaross had previously been identified as a graig in the 2001-2007 CDP and as such no plan has previously been prepared for the village.

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

The CDP adopted in February, 2008, sets the context for the preparation of a Local Area Plan (LAP) for Carnaross. This Local Area Plan builds on the broad policy objectives contained in the CDP by providing a more detailed and comprehensive planning framework to guide the future development of the village.

This Plan consists of this written statement and the attached maps, and shall be known as the Carnaross Local Area Plan 2009-2015. Once adopted, the Plan shall remain in effect for a period of six years from the date of adoption or until it is the subject of an amendment, a review or a revocation by the Council.

It will be subservient to the Meath County Development Plan, 2007-2013, which is the primary planning document for the County. The Meath County Development Plan takes precedence over the Carnaross Local Area Plan in the event of any conflict arising between the contents of the two documents.

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

A notice was published in the Meath Chronicle on the 6th of October, 2008. This notice advertised the Planning Authority's intention to prepare the Carnaross LAP and that an Issues Paper would be available for public inspection for a period of five weeks until the 22nd of October 2008. The notice also invited written submissions from interested parties and members of the public on what matters should be addressed in the LAP. 12 no. submissions were received in response to the Issues Paper. All submissions and observations received by the closing date were taken into account in the preparation of the Draft LAP.

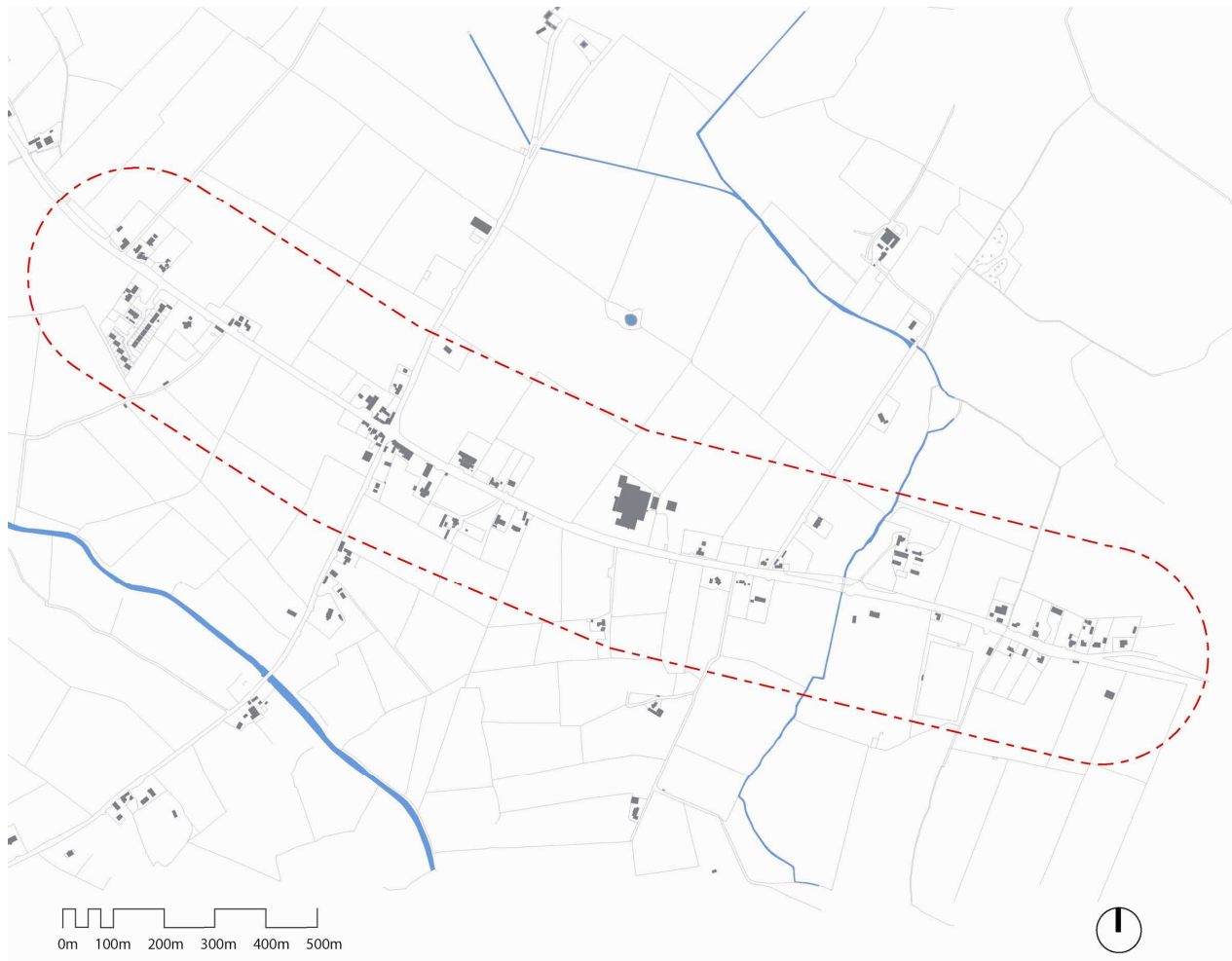
The Planning Authority held a public meeting in the Carnaross Inn on the 29th of September to gather the views of local residents on how they would like to see their village develop in the future. Further comments/submissions were received as a result of this public consultation and these were also considered in the preparation of Draft Carnaross LAP.

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



weeks from the 11<sup>th</sup> of May to the 8<sup>th</sup> of June 2009 and inviting submissions from interested parties and members of the public on the Draft LAP as amended. A further 4 no. submission were received. These submissions were taken into consideration in adopting the Plan. The Carnaross LAP 2009-2015 was adopted on the 24<sup>th</sup> of July 2009.

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



Carnaross Study Area

## 1.0 Introduction

### 1.1 Statutory Context

#### 1.1.1 *Scope of the Local Area Plan*

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

#### 1.1.2 *Likely Significant Effects on the Environment*

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

#### *Natura Sites*

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

There are no SACs or SPAs in Carnaross or adjoining or in close proximity to the settlement. The river Blackwater, which is located approximately half a kilometre to the south of the village, is a candidate SAC. Lough Bane, which is located approximately 15km south west of the village and is a potential source of water supply, is also a candidate SAC. Appropriate Assessment Screening of the Draft LAP and associated amendments was undertaken. The associated screening reports are included in Appendix II. It was determined that the Draft LAP and associated amendments will not have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, further assessment of this type was necessary.

### 1.2 Policy Context

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

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

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

#### 1.2.2 *County and Local Policy*

Meath County Development Plan 2007-2013

The Meath County Development Plan 2007-2013 is the key contextual planning policy document informing the preparation of the Carnaross LAP. The CDP designates Carnaross as one of 19 villages in the County. These villages are intended to act as:

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

Having been upgraded from a graig to a village in the CDP 2007-2013, a Local Area Plan is being prepared for Carnaross to inform the proper and sustainable development of the village.

### 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 Carnaross, in a manner which is physically, economically and socially sustainable. The challenge is also to produce a document, which facilitates the creation of a built environment that is attractive and distinctive and which creates a sense of place for those who will live and work in as well as visit Carnaross.

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

### 1.4 Objectives

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

- To accommodate population growth in accordance with the levels of growth provided for by Table 6 of the County Development Plan through the implementation of the policies contained in Variation No.2 of that Plan and to cater primarily for the needs of the local population
- To provide opportunities for expansion of the employment base of the village
- To provide a robust urban design framework
- To provide for a good social mix including the provision of residential units which cater for the requirements of different user types
- To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality
- To develop an appropriate movement network for pedestrians, cyclists, public transport and motorists
- To ensure adequate provision of appropriate commercial, community and educational facilities to serve existing and future residents

## 2.0 Context

### 2.1 Strategic Context

Carnaross is located in the north western quadrant of County Meath on the N3 National Primary route from Dublin to Cavan and approximately 6 kilometres west of Kells. The M3 motorway is currently under construction to the south of the village.

### 2.2 Key Demographic and Socio-Economic Trends

The statistics available from the Central Statistics Office and illustrated here reflect the 2006 census of population of the Castle Keeran electoral division unless otherwise stated. This area exceeds the village study area, but gives an indication of trends in the area.

#### 2.2.1 Population

The estimated population of Carnaross has been calculated based on figures obtained from the An Post Geo directory. The directory indicates there are 59 no. households within the Carnaross study area. At a population density of 2.6 persons per household this would generate an estimated population of 153 persons.

#### 2.2.2 Recent Development

Most recent development in Carnaross has occurred on the Local Authority lands to the west of the village. There are a total of 27 no. residential units in Local Authority ownership at the River View estate. Local Authority housing in Carnaross accounts for 45% of the overall housing stock in the village. A number of one-off dwellings were also constructed in recent years.

#### 2.2.3 Employment Context

Persons aged 15 years or more identified by principal economic status and sex comprise 296 persons. The number of persons aged 15 years and over and having a third level qualification comprise 65 persons and 21% of the population aged 15 years or more. This statistic reflects a well educated workforce resident in the Castle Keeran electoral division.

Almost 50% of the persons aged over 5 years stated travel distances of 0-14km to school, work or college. Approximately 50% of the population who stated distance travelled to school, work or college travelled

over 15km. These statistics would suggest a low employment to population ratio within the village.

### 2.3 Historical Context

Carnaross has evolved as a small settlement located on and radiating from the crossroads connecting Kells and Lisduff and Moynalty and Crossakeel. The local area contains areas of historical and archaeological significance including a number of monuments to the south east of the village and St. Keeran's well. Industrial archaeology is evident to the south of the village in the form of the embankments of the disused railway line.

### 2.4 Natural and Built Heritage

#### *Natural Heritage*

The Blackwater River is the most significant natural feature in the area and is a candidate Special Area of Conservation (cSAC). The river is located approximately half a kilometre to the south of the village. Candidate SACs are areas of special importance to wildlife habitats and species which together with the Special Protection Areas (SPAs) form part of the Irish contribution to the EU Natura 2000 Network and provided for under the EU habitats Directive (92/43/EEC). There are no existing or proposed Special Protection Areas (SPAs) or Natural Heritage Areas (NHAs) within the vicinity of the village.

The historically significant St. Keeran's well is also located to the south of the village.

A review of the Meath County Landscape Character Assessment of the area is summarised in Table 1.

The Landscape Character Assessment refers to the western section of the landscape beyond Kells, which includes Carnaross. The character of this area is described as farmland that is rougher and more open than the area to the west of Kells. Problems of decline in the condition of hedgerows and walls are noted in the assessment.

Landscape Character Assessment	
Landscape Character Type	Blackwater Valley Landscape Character Area River Corridor and Estuaries
Landscape Character Area	Very High Value
Landscape Sensitivity	High Sensitivity
Landscape Capacity	High potential capacity for visitor facilities and conversion of existing buildings Medium potential capacity for large farm buildings, overhead cables, substations and masts, roads and railways, underground services, wind turbines Low potential capacity for a number of multi house developments, one-off houses, and biomass and forestry
Visual Amenity	No particular view points identified
Landmarks	No landmarks identified
Prehistory Landscape	A number of locations identified in proximity to the area, including St. Keeran's Well
Protected Structures	Protected structures identified
Medieval Landscape	No medieval landscape
18th and 19th century protected structures	No 19th century protected structures
Topography	Located in the 50 - 100m contour
Geology	Syenite Geology
Soils	
Hydrology	Lg H Sand and Gravel / P/E generally unproductive except for Local Zones
Land use	Agricultural
Ecological Sites	Candidate Special area of Conservation to the south of the village
Settlement	Village
Tourist Attractions	Areas identified as an area / feature with potential to be developed as a tourist attraction, potential for indicated footpaths and cycle routes

Table 1 Landscape Character Assessment

The primary features of visual quality identified are the topography and undulating field patterns, and extensive and unobstructed views across open countryside, particularly to the south of Carnaross, where significant levels of development has not occurred.

The Landscape Character Assessment describes Carnaross as follows:

*'Small graig village around busy crossroads on N3 near Kells. Core consists of 1-2 storey vernacular stone buildings that have been plastered and painted. There is more modern development on its edges and a school and church on one approach. St. Kieran's Well near the village is likely to have been a place of worship in pagan times and is now the venue for the celebration of the patron saints day.'*

The landscape assessment concludes that Carnaross is located in a rural area experiencing a decline in landscape value and / or condition. It is proposed that these areas should be regenerated.

#### *Built Heritage*

The CDP 2007-2013 contains a record of protected structures in County Meath. Those identified in Carnaross are listed in Appendix III of the LAP.

There are also a number of buildings of architectural merit which are not included on the record of protected structures, but reflect a vernacular particular to the area. These buildings include a number of farm buildings, a number of buildings at the village crossroads and Lennoxbrook House. Contemporary buildings of merit include the existing school and bell tower and the former garage building (Clarke's Garage).

There are no archaeological monuments in Carnaross village recorded on the record of monuments and places. However, there are several monuments outside the Carnaross study area and to the south east of the village included on the record of monuments and places. These monuments include the ruins of a church, high crosses and an ogham stone.



Forge Building



Parochial House Outbuildings



Cast Iron Pump and Gate



1955 Ordnance Survey Map



## 2.5 Land Uses

The principal land uses in Carnaross comprise local service and employment uses and residential development. There are a limited number of local services provided in the village. Commercial uses in Carnaross include the Carnaross Cattle Mart, Carnaross Fireplaces, Clarke's Garage, Demi Bride, Shannon Engraving and Kells Car Sales. Commercial activity is largely centred on the crossroads, to the east at the mart and adjacent the GAA playing fields.

Residential uses are largely dispersed along the N3 road in clusters and mainly comprise traditional town and farm house typologies in the historic core, one-off housing in the form of ribbon development and more recent detached and semi-detached dwellings at the River View estate to the west of the village.

Carnaross is well served by social and community facilities including St. Kieran's R.C. Church, Carnaross National School, Páirc Naomh Ciarán playing fields and the parish hall. There is a cemetery located to the north of the village on the Moynalty road.

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

## 2.6 Movement and Access

Carnaross is located on the N3 national route connecting Dublin to Cavan. The evolution of the village has radiated out from the intersection of this route with local roads to Moynalty and Crossakeel.

The N3 is a busy route experiencing high levels of through traffic. The M3, which is currently under construction to the south of the village, will significantly reduce the amount of traffic passing through Carnaross. Access to the motorway will be provided at Derver and will significantly enhance accessibility to and from the village.

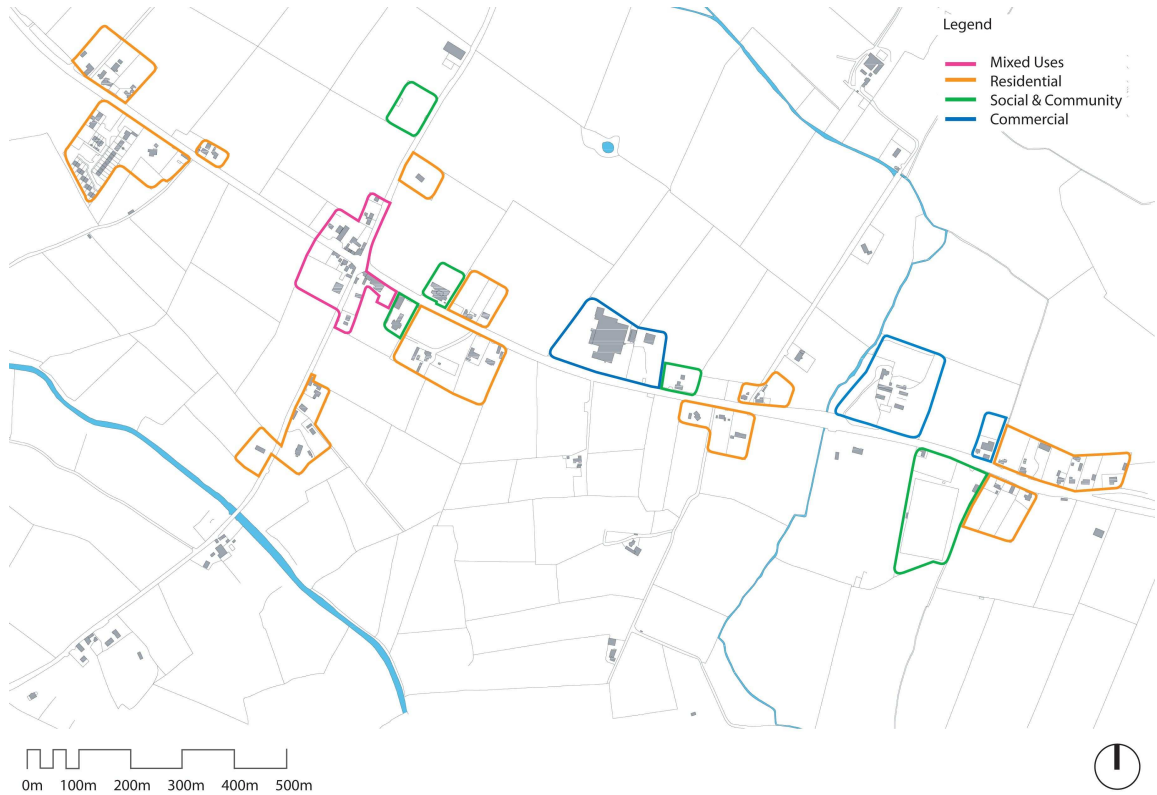
Carnaross is served by a poor level of public transport. Bus Éireann operates a bus service along the N3 route, which connects Dublin to Cavan. There is a request stop at Carnaross. There are bus services from / via Virginia between Drogheda and Oldcastle.

Pedestrian access has recently been improved with the construction of a new path and public lighting connecting the River View residential development to the village centre. A footpath has also been constructed from the village centre to the cemetery to the north of the village. The majority of development in Carnaross falls within 800 metres or a 10 minute walk of the village crossroads. However, the playing fields at Páirc Naomh Ciarán and adjoining housing, petrol station and shop are located approximately 1200m from the village centre.

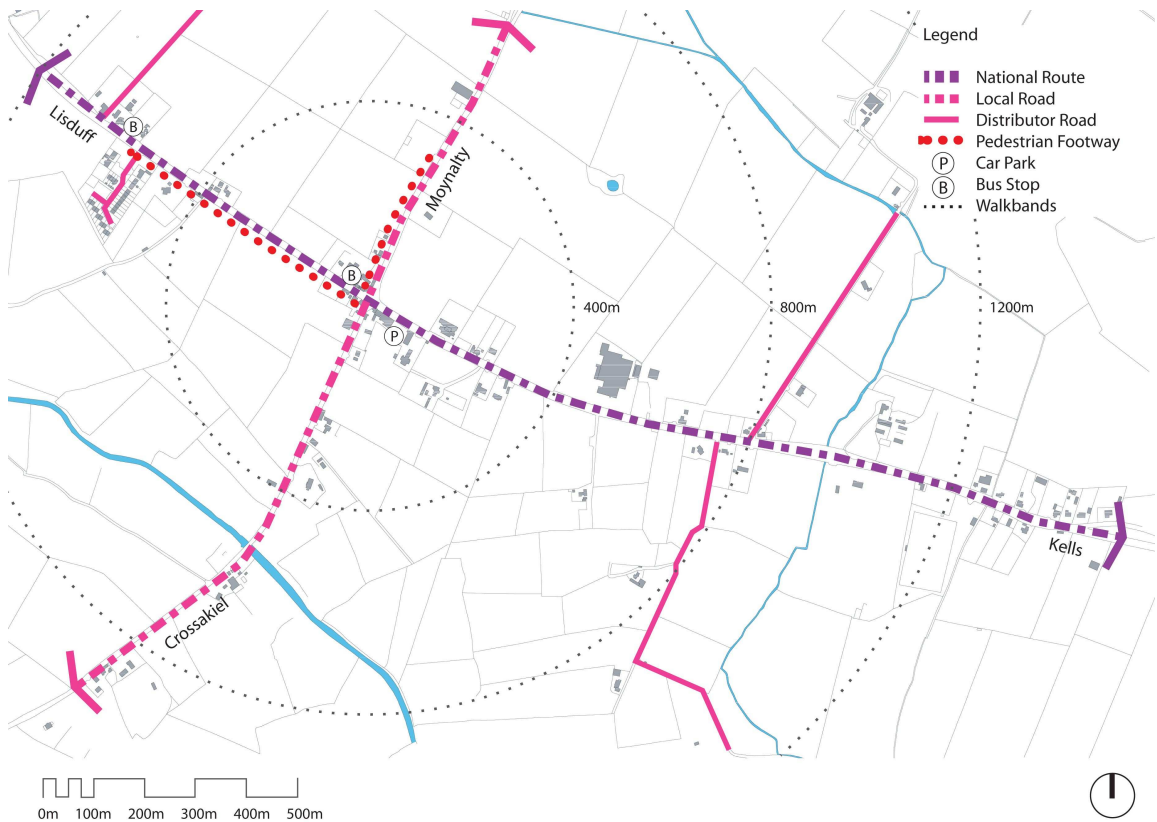
Traffic safety issues within the village include the poor provision of footpaths connecting existing residential areas to community facilities such as the GAA playing fields on the outskirts of Carnaross. There are no cycle paths through the village. However, it is envisaged that the completion of the M3 motorway will enhance local pedestrian and cycle safety in Carnaross.

There are adequately delineated parking spaces at the school and adjoining the Carnaross Inn. However, car parking associated with the Carnaross Mart generally occurs in a haphazard manner along the hard shoulder on both sides of the N3 at this location. Parking provision adjacent local services such as Gibney's shop and post office is also poorly defined.





Existing Land Uses



Movement and Access

## 2.7 Urban Analysis

Carnaross comprises four identifiable character areas which include the following:

Character Area 1	Village Crossroads
Character Area 2	New Residential Area - River View
Character Area 3	Carnaross Mart
Character Area 4	Lennoxbrook / Páirc Naomh Ciarán

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

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



Character Areas

## Character Area 1 Village Crossroads

The historic village centre is characterised by a group of vernacular single and two storey structures located to the north-west, south-west and south-east quadrants of the crossroads. These buildings are generally aligned at right angles to the cross roads creating a sense of place and an identifiable centre for the village. To the east of the crossroads community buildings front onto the road and include the Carnaross Primary School to the north and St. Kieran's Church, the parochial house and the parish hall to the south. A number of one-off houses are also characteristic of this area.



Traditional Buildings at the Village Crossroads



St. Kieran's Church

## Urban Analysis

- Mix of uses
- Single and two storey vernacular structures
- Strong building line to northwest, southwest and southeast of the crossroads
- Open field to the north east of the crossroads
- Protected structures within crossroads core
- St. Kieran's Church and parochial house generate an attractive building arrangement
- Attractive 18th century / 19th century cottage and outbuilding cluster
- Two storey 1950's dwellings
- Negative visual impact of poorly paved areas
- Poor street boundary treatment to north west and at car park
- Car dominated road
- Irregular car parking arrangement
- Attractive views southwards
- Good connections to the new residential area to the west
- Poor connections to Mart / GAA fields to the east



Character Area 1

## Character Area 2      New Residential Area - River View

This character area comprises a cluster of residential uses located to the west of the village and forms the entrance to Carnaross from Cavan. This area is characterised by a local authority housing estate to the south of the road and comprising single storey dwellings at the entrance to the estate and two storey houses to the rear. There are traditional farm houses and more recent ribbon development in the form of one-off bungalows to the north of the road.



Character Area 2

## Urban Analysis

- Residential Use
- Suburban type estate
- Poor visual connections to landscape
- Poor boundary treatment to the road
- Attractive vernacular buildings to the east and north of the River View estate
- Poor definition / entrance to Carnaross
- Good pedestrian access to the village along south side of the road



Local Authority Housing at Riverview



Attractive Farm Buildings

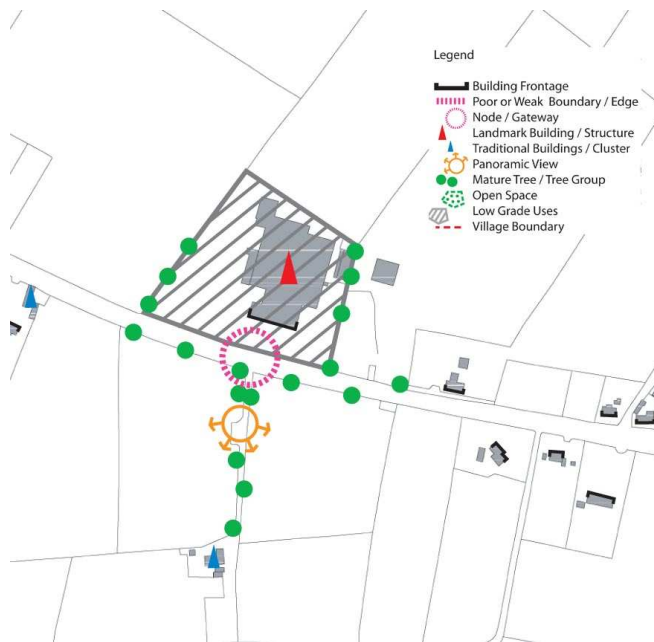


### Character Area 3 Carnaross Mart

The Carnaross Mart is located to the east of the village centre. This is a domineering industrial scale building set back from the road and contrasts with the single and two storey structures in the area. The lands to the east of the mart are characterised by detached dwellings on large sites.

### Urban Analysis

- Large structure contrasting with traditional building forms
- Poor boundary definition
- Poor arrangement of car parking / haphazard parking
- Poor access / lighting / pedestrian access
- Attractive views southwards



Character Area 3



Carnaross Mart



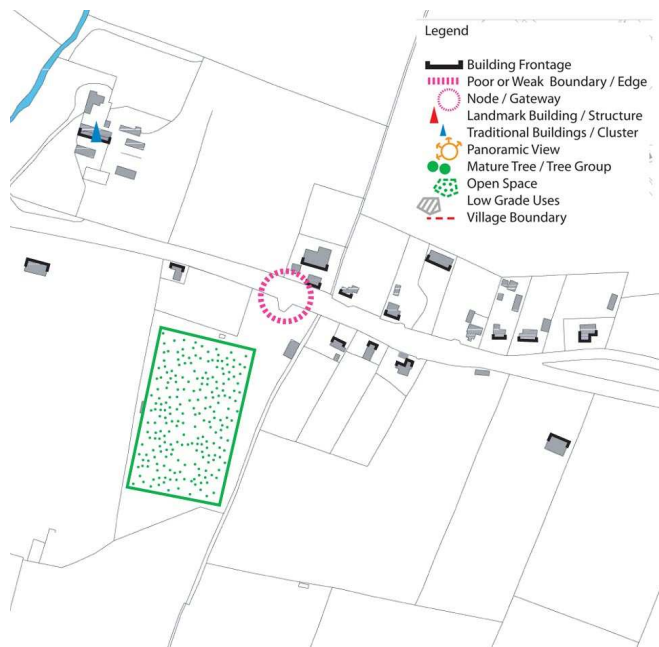
Attractive Bohereen opposite Carnaross Mart

## Character Area 5      Lennoxbrook / Páirc Naomh Ciarán

This character area comprises the GAA playing fields at Páirc Naomh Ciarán, Lennoxbrook B&B and a petrol station and local shop and is located on the eastern outskirts of the village. This area is characterised by open lands to the south including the GAA playing fields and mature trees to the north of the road.

## Urban Analysis

- Historic estate at Lennoxbrook
- Carnaross landmark
- Green / landscape setting
- Open landscape including Páirc Naomh Ciarán
- Poor connections to the village centre
- Outside speed restriction zone



Character Area 4



Lennoxbrook House



Páirc Naomh Ciarán

## 2.8 Services and Utilities

### 2.8.1 Waste Water Collection and Treatment

There is no public waste water treatment plant in the village. Waste is managed on individual sites through the use of septic tanks / bio cycle facilities. This condition threatens the quality of existing water supplies.

### 2.8.2 Storm Water

Storm water is collected within individual sites.

### 2.8.3 Water Supply

The water supply in Carnaross is abstracted from individual wells.

### 2.8.4 Flooding

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

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

### 2.8.5 Other Utility Services / Projects

#### Waste Management

The nearest recycling centre in County Meath is the Kells recycling centre. Domestic and commercial refuse collection services are provided by private operators.

#### Eirgrid

Eirgrid is planning two projects to facilitate the cross border transmission of electricity in order to ensure a secure supply of electricity throughout the north east region. These two projects include the Cavan - Tyrone power line and the Woodland to Kingscourt line. Three options have been identified for the proposed Cavan - Tyrone routes, all of which are located proximate to Carnaross. Two options (route corridor option 1 and route corridor option 2) would limit the development potential of certain lands within the village. It is expected that the preferred route option will be announced early this year.

#### Telecommunications

Eircom have erected a telecommunications exchange within the vicinity of Carnaross village. This exchange is broadband enabled and provides broadband services to Carnaross.



Eirgrid Cavan - Tyrone Route Corridor Options 1 & 2

### 3.0 Strategy

#### 3.1 Vision

The vision for Carnaross is as follows:

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

*'To provide for four distinct and connected clusters which seek to consolidate the built form of the village'.*

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

#### 3.2 Land Use Strategy

The land use strategy for Carnaross seeks to provide for *'distinctive quality driven residential development and essential local commercial and community facilities'* in accordance with the Meath CDP 2007-2013.

Table 6 of the CDP 2007-2013 provides for an additional 40 no. residential units in Carnaross village. Lands have been identified within character areas 1 and 2 for the development of residential and mixed use areas subject to the delivery of necessary physical infrastructure including the provision of public water supply and a waste water treatment plant. These residential areas seek to consolidate these character areas and provide for sustainable communities within walking distance of the services and amenities of the village.

Where existing dwellings exist, land use objectives to protect and enhance the residential amenity of these areas have been identified.

The Carnaross Mart is the main commercial activity in the local area and helps sustain the service functions currently provided in the village. The land use strategy for Carnaross seeks to facilitate the sustainable development of the mart and appropriate enterprises such as a garden centre or small business / workshop units which would complement the mart function. Lands have been identified to the north and east of the mart to provide for its expansion. Additional lands have also been identified to the south of the mart to provide for an enterprise zone within Carnaross village capable of generating additional local employment and absorbing low grade uses such as those currently operating with the village.

The village centre should seek to meet the social and community needs of the existing and future population of Carnaross whilst protecting and enhancing the character of the historic settlement. Lands fronting onto the Kells and Moynalty road and to the north east of the village crossroads have been identified for the development of small scale retail and commercial uses.

Lands to the rear of Carnaross primary school should provide for the expansion of the school and associated amenity spaces and potential community uses.

Land uses within the character area comprising Páirc Naomh Ciarán and Lennoxbrook house should primarily seek to protect and enhance the open character and residential amenity of this area. Lands have been identified for the future expansion of Páirc Naomh Ciarán.



The implementation of the land use strategy and all future development within Carnaross will be contingent upon the availability of adequate water supply and waste water treatment facilities.

### 3.3 Movement and Access Strategy

Sustainable modes of transport shall be prioritised within the village. Upon completion of the M3 motorway the function of the existing N3 route will alter considerably and opportunities to enhance pedestrian and cycle movement networks should be exploited.

Footpaths extending from the village centre to the clusters to the east of the village centre and to the playing fields at Páirc Naomh Ciarán should be provided for in the course of future development. Designated cycle lanes should also be provided from the village centre to the clusters to the east and west of the village.

Access to public transport should be enhanced through the provision of designated stops and bus shelters at the village centre and adjacent the River View estate and Páirc Naomh Ciarán.

New streets and spaces should provide for high levels of connectivity and direct and safe pedestrian and vehicular access to surrounding areas. It is proposed that the speed restriction zone to the east of the village is extended to include the ribbon development adjoining Páirc Naomh Ciarán.

### 3.4 Natural and Built Heritage Strategy

Carnaross comprises several natural and built features worthy of protection. These features include those contained on the record of protected structures and those identified in the Meath County Landscape Character Assessment. Buildings or structures which have not been identified on the record of protected structures but reflect the vernacular of the area should also be protected and preserved as part of any development proposals. It is proposed that the views to the south of the village are retained by concentrating development within the identified clusters. Landowners are encouraged to protect and enhance landscape elements such as traditional field boundaries, mature trees and hedgerows.

The consolidation of the identified clusters should comprise high levels of landscaping including the planting of native trees and hedgerows, particularly on the edges / boundaries of development clusters.

## 4.0 Policies and Objectives

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

### 4.1. Land Use

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

#### 4.1.1 Residential Uses

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

LUP 1	To provide for the local housing need of Carnaross village
LUP 2	To ensure the development of sustainable residential communities located within close proximity of employment, service and recreation uses
LUP 3	To implement the policies of the rural settlement strategy of the County Development Plan 2007-2013, including the reservation of between 25-30% of all new multi house developments, being developments in excess of four houses, for persons native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of the houses shall be provided for local growth only. The reservation of 25-30% of multiple housing units for local derived needs shall include the 20% reservation for social and affordable housing needs
LUP 4	To achieve a balanced and indistinguishable mix of social and affordable housing throughout the village
LUP 5	To provide a balanced mix of housing typologies suitable for a variety of household types
LUP 6	To deliver high quality residential development which respects and enhances the character of the village centre
LUP 7	To promote backland residential development within the village centre
LUP 8	To ensure that a high standard of design be incorporated into future residential developments in line with the recommendations of the 'Guidelines on Sustainable Residential Development in Urban Areas, 2008' and the accompanying best practice 'Urban Design Manual: A best practice guide' adopted by the Department of the Environment, Heritage and Local Government in December 2008. Applications for four or more dwellings shall be accompanied by a landscaping plan and a design statement. Furthermore, regard shall be had to the use of local materials and house styles in designing all future residential developments

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

LUP 9	To ensure that up to 20% of any land zoned solely for residential use, or for a mixture of residential and other uses, shall be made available for the provision of social and affordable housing in accordance with the requirements of Part V of the Planning and Development Acts, 2000-2006 and the County Housing Strategy
-------	---

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

LUOBJ 1	To provide for low density residential development to the west of the village (Character Area 2)
---------	--

LUOBJ 2	To provide for low density residential development to the north east of the village crossroads (Character Area 1)
---------	---

LUOBJ 3	To provide for low density residential development on backland sites to the east and west of the village crossroads (Character Area 1)
---------	--

LUOBJ 4	To provide for low density development of individual dwellings between Character Area 1 and Character Area 2
---------	--

LUOBJ 5	To promote the restoration of derelict residential buildings for residential or other appropriate uses
---------	--

LUOBJ 6	To ensure that all residential development is contingent upon the provision of a waste water treatment plant and public water supply
---------	--

LUOBJ 7	To ensure that the extent of new social and affordable housing provision is determined in consultation with the housing department of Meath County Council and with respect to the existing provision of social and affordable housing within the village
---------	---

#### 4.1.2 Mixed Residential and Business Uses

The village centre has historically functioned as the service core of Carnaross comprising a public house, a shop and post office, the Carnaross primary school and St. Kieran's Church as well as residential uses. This function should be protected and enhanced in the course of future development.

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

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

LUP 12	To provide for a sustainable balance of new residential development within the village centre
--------	---

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

LUOBJ 8	To provide for the development of a mixed use development comprising of residential accommodation and potential
---------	---

commercial and retail uses on lands fronting on to the Kells Road in the north eastern quadrant of the village centre (Character Area 1)

**LUOBJ 9** To promote the development of small scale businesses on lands fronting onto the road to the south east and west of the village crossroads (Character Area 1)

#### 4.1.3 Carnaross Mart and Related Uses

The Carnaross Mart is a significant driver of the village economy and an important source of local employment. This plan seeks to provide for the expansion of the Carnaross Mart and the development of small-scale businesses which complement the Mart function on lands to the south of the mart subject to the protection and enhancement of the environmental context of Carnaross.

**LUP 13** To protect existing employment functions within Carnaross village

**LUP 14** To provide for the development of small scale businesses and the creation of employment opportunities within Carnaross village subject to the provision of necessary infrastructure

Specific objectives for the protection and development of employment and small-scale business uses include:

**LUOBJ 10** To facilitate the sustainable expansion of Carnaross Mart (Character Area 3)

#### 4.1.4 Community and Recreational Uses

Existing community and recreational uses within Carnaross include the Carnaross primary school, St. Kieran's Church and parish hall and the playing fields at Páirc Naomh Ciarán.

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

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

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

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

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

**LUOBJ 11** To encourage the refurbishment of the parish hall to provide for multi-purpose community facilities

**LUOBJ 12** To provide for the expansion of Carnaross Primary School and associated play areas and complimentary community uses

**LUOBJ 13** To facilitate the expansion of the existing playing fields at Páirc Naomh Ciarán

**LUOBJ 14** To protect and enhance the landscape setting of St. Kieran's Church and parochial house and associated grounds

**LUOBJ 15** To provide for new open space amenities within new development areas

**LUOBJ 16** To facilitate the development of retirement accommodation at Lennoxbrook house

#### 4.1.5 Broad Land Use Layout

A broad land use layout including land use zoning objectives for Carnaross is appended. The extent of lands zoned is as follows:

Mixed Residential and Business Uses	4.7ha / 11.6 acres
Existing Residential Areas	13.0ha / 32.3 acres
New Residential Areas	1.2ha / 2.9 acres
Carnaross Mart and Related Uses	6.8ha / 16.8 acres
Community Uses	4.1ha / 10.1 acres
Open Space	4.0ha / 9.8 acres

#### 4.2 Movement and Access

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

##### 4.2.1 Public Transport

Carnaross is poorly served by public transport at present. However, there may be potential for improved public transport services over the life time of this plan.

**MP 1** To facilitate the development of improved public bus connections to nearby towns

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

**MOBJ 1** To develop pick up and drop off points for buses within the village core (Character Area 1)

##### 4.2.2 Pedestrian and Cycle Movement

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

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

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

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

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

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

**MOBJ 2** To develop a continuous footpath from the village centre to housing east of Páirc Naomh Ciarán

**MOBJ 3** To repair and enhance the footpath along the eastern and southern side of the quadrant to the north west of the village crossroads

**MOBJ 4** To provide and enhance footpaths along the eastern and western sides of the quadrants to the south west and south east of the village crossroads respectively

MOBJ 5	To provide for a footpath along the western and southern side of the quadrant to the north east of the village crossroads and extending to the mart in tandem with the development of the lands zoned mixed residential and business uses
--------	---

MOBJ 6	To develop designate cycle lanes from the River View estate to the west of the village to Páirc Naomh Ciarán to the east of the village
--------	---

#### 4.2.3 Vehicular Movement

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

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

MP 7	To promote the development of streets and spaces which encourage sustainable modes of transport such as walking and cycling
------	---

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

MOBJ 7	To develop new streets parallel to and connecting the Kells road and the Moynalty road (Character Area 1)
--------	---

MOBJ 8	To provide two points of vehicular access to residential zoned lands to the west of the village from the Kells road (Character Area 2)
--------	--

MOBJ 9	To provide vehicular access to mixed residential and business uses zoned lands to the north east, north west south east and south west of the village crossroads from the Kells and Moynalty road (Character Area 1)
--------	--

MOBJ 10	To provide two points of vehicular access from the Kells road to the mart related uses zoned lands to the south of the Carnaross Mart (Character Area 3)
---------	--

MOBJ 11	To extend the speed restriction zone to the east of the village to the playing fields at Páirc Naomh Ciarán
---------	---

#### 4.2.4 Car and Bicycle Parking

The car and bicycle parking requirements for new development shall be consistent with the CDP. On-street car parking should be provided within the village centre and structured and landscaped as part of any future environmental improvements. Off-street car parking should be absorbed within development parcels and screened from the public realm. The existing off-street car park adjacent the Carnaross Inn should be landscaped to reduce its visual impact on the street and to provide an attractive and multifunctional urban space adjacent the parish hall.

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

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

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

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

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

**MOBJ 12** Car parking within the village core should be provided on-street and to the rear of buildings where access does not seriously injure the building line (Character Area 1)

**MOBJ 13** Car parking associated with the Carnaross Mart and proposed mart related uses zoned lands to the south of the mart should be provided in off-street car parking clusters and in structured on-street car parking bays (Character Area 3)

**MOBJ 14** Car parking within the proposed residential area to the west of the village should be located behind the building line (Character Area 2)

**MOBJ 15** Car parking associated with the playing fields at Páirc Naomh Ciarán should be provided on-street and in structured car parking bays (Character Area 4)

#### 4.3 Natural and Built Heritage

Carnaross comprises several features of natural and built heritage including attractive views across the rural landscape, several mature trees and hedgerows, St. Kieran's Church and associated parochial house and various attractive farm buildings. This heritage should be protected and enhanced for the enjoyment of future generations.

The County Development Plan includes several buildings and fixtures located within the village on the record of protected structures which are described in Appendix III. It is the objective of the Council to protect these structures and fixtures and to promote appropriate uses which provide for their repair and maintenance in the longer term.

No monuments or places of archaeological interest have been identified within Carnaross. However, it is the policy of the Council to ensure that all archaeology including undiscovered archaeology is protected in accordance with current best practice standards and guidelines.

Whilst no tree survey of Carnaross has been undertaken it is noted that there are several mature trees which contribute significantly to the landscape setting of the village. It is an objective of the Council to protect, repair and enhance the natural heritage of Carnaross including mature trees and hedgerows and traditional field boundaries.

**NBHP 1** To provide for the protection of undiscovered archaeology within Carnaross village

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

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

**NBHP 4** To protect mature trees and hedgerows and traditional field boundaries which make a significant contribution to the landscape setting of Carnaross



With respect to the natural and build heritage of Carnaross the Council have identified the following objectives.

NBHOBJ 1	To protect mature trees and hedgerows along the Kells road and associated lanes and field boundaries
NBHOBJ 2	To protect the open character of green belts between individual development clusters
NBHOBJ 3	To protect views to the south from the Kells road and between development clusters
NBHOBJ 4	To promote the restoration and enhancement of structures of traditional character which have not been included on the record of protected structures but contribute the character of the area including townhouses located at the village crossroads, cottage and farm buildings located to the east of the parochial house and Lennoxbrook House
NBHOBJ 5	To enhance the landscape setting of Carnaross through the planting of native trees and hedgerows within and surrounding the village

#### 4.3 Design Standards

Carnaross comprises a diverse collection of buildings including those constructed in the vernacular style of the area, several 1950's style houses, the Carnaross primary school and the Carnaross Mart. New development should seek to integrate with existing development and enhance the quality and character of the spaces surrounding these buildings.

##### 4.3.1 Building Typologies

New buildings within the village centre and the proposed residential areas should be of a form and

scale that reflects the vernacular of Carnaross. Backland sites within the village centre and the undeveloped quadrant to the north east of the village crossroads should be developed to provide a strong sense of enclosure to the street. Detached buildings will be permitted within the new residential area to the west of the village. New mart related buildings to the south of the mart should be clustered to form courtyard spaces with small scale buildings fronting onto the Kells road and medium scale buildings to the rear.

DSP 1	To protect the traditional building typologies of the historic village core including the protected structures listed in the County Development Plan
DSP 2	To provide for backland development within the village centre which respects the scale, massing and character of historic village
DSP 3	To provide for residential housing typologies which are of a form and scale that is in keeping with the vernacular character of the area
DSP 4	To provide for new mart and mart related building typologies which are visually unobtrusive and of a form and scale which does not injure the rural character of the village
DSP 5	To promote innovative architectural design in the development of new and existing buildings

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

DSOBJ 1	To promote the development of large family homes to the west of the village as a sustainable alternative to rural housing (Character Area 2)
---------	--



**DSOBJ 2** To provide for courtyard and townhouse typologies within the village centre which enhance the urban character of the village (Character Area 1)

**DSOBJ 3** To provide for building typologies which are adaptable to varying uses whilst being of a human scale that is characteristic of rural areas on the mart related uses zoned lands to the south of the mart (Character Areas 3)

**DSOBJ 4** To promote the development of clustered / courtyard housing adjacent Lennoxbrook house for the development of retirement accommodation (Character Area 4)

#### 4.3.2 Residential Density

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

In this regard, it is proposed that lower residential densities of between 15-20 residential units per hectare should generally be achieved in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas subject to the provision of key infrastructure. However, lower residential densities which seek to provide a sustainable alternative to one-off rural housing will also be promoted where these units do not exceed 20% of the total new planned housing stock i.e. 8 no. houses.

**DSP 6** To promote residential densities which respect the character of the village whilst providing for the

sustainable use of land and services and promote sustainable travel patterns

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

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

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

**DSOBJ 5** To promote residential densities between 15-20 units per hectare on mixed residential and business uses zoned lands to the north east of the village crossroads (Character Area 1)

**DSOBJ 6** To provide for the development of detached family homes on 0.5 acre sites to the west of the village (Character Area 2)

#### 4.3.3 Building Height

Buildings in Carnaross generally range from one to two storeys in height. The human scale of traditional buildings such as those in the village centre should be retained and reflected in development proposals. As such, the eaves or parapet level of new buildings should generally be no greater than 5 metres unless a worthy architectural intention has been demonstrated. In accordance with the County Development Plan, three storey duplex units will not be permitted within the village.

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

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

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

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

DSOBJ 7	To retain and respect the established eaves lines of the existing building stock within the village centre
---------	--

DSOBJ 8	To encourage two storey dwellings of a scale and building height that reflects the vernacular of traditional buildings such as the parochial house on residential zoned lands to the west of the village crossroads (Character Area 2)
---------	--

DSOBJ 9	To promote the development of two storey buildings along the Kells and Moynalty road on mixed residential and business uses zoned lands to the north east of the village crossroads (Character Area 1)
---------	--

DSOBJ 10	To promote the development of low rise dwellings ranging between one and a half and two storeys on backland sites to the south east and south west of the village crossroads (Character Area 1)
----------	---

DSOBJ 11	To encourage the development of low rise buildings which are subordinate to and compliment the scale of Lennoxbrook house (Character Area 4)
----------	--

#### 4.4.4 Building Lines and Street Frontage

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

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

DSP 12	To encourage infill development which provides for a continuous building line and active street frontage within the village core and on lands zoned for mixed residential and business uses
--------	---

DSP 13	To promote the development of a consistent building line in new residential areas
--------	---

The following objectives have been identified in order to address site specific conditions around the village.

DSOBJ 12	To promote the development of a continuous building line and active street frontage along the Kells and Moynalty road on mixed residential and business uses zoned lands (Character Area 1)
----------	---

**DSOBJ 13** To encourage the development of a consistent building line and active street frontage along the Kells road on mart related uses zoned lands to the south of the mart (Character Area 3)

**DSOBJ 14** To promote the development of building lines along the Kells road which are consistent with traditional building alignments (Character Area 2)

#### 4.4.5 Private and Public Open Space

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

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

**DSP 14** To provide for high quality private open space in accordance with the design standards for residential development contained in the County Development Plan

**DSP 15** To provide for adequate safe, attractive and usable public open space within residential developments

#### 4.4.6 Materials and Finishes

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

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

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

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

#### 4.4.7 Architectural Design

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

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

#### 4.4.8 Hard and Soft Landscaping

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

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

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

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

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

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

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

DSOBJ 15	To promote the enhancement of the existing boundary wall to the front of Carnaross Mart (Character Area 3)
----------	--

DSOBJ 16	To encourage environmental improvements to the car park adjacent the Carnaross Inn including improvements to the surface treatment and boundary wall (Character Area 1)
----------	---

DSOBJ 17	To encourage the enhancement of the existing boundary treatment to the front of the workshop to the west of the village crossroads (Character Area 1)
----------	---

#### 4.4.9 Sustainable Design

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

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

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

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

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

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

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

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

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

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

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

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

#### 4.5 Services and Infrastructure

The provision of key services and infrastructure and in particular the provision of a waste water treatment plant and public water supply is the greatest constraint upon the development of Carnaross village. The provision of key services and infrastructure must occur in tandem with the development of the village. All future development will be contingent upon the availability of water supply and waste water treatment facilities in Carnaross.

##### 4.5.1 Waste Water Collection and Treatment

A waste water treatment plant may be provided at Carnaross should significant development be proposed. This plant would be best located to the south of the village and the lands zoned for mixed residential and business uses and industrial and related uses. It is the policy of the Council to investigate the feasibility of providing a waste water treatment plant at Carnaross in conjunction with major landowners / developers. All new development within the village will be contingent upon the provision of adequate waste water treatment facilities.

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

##### 4.5.2 Surface Water

Surface water generated by new developments should not be permitted to enter any proposed waste water collection system. Permeable ground surfaces are encouraged within new residential areas. The Council also promotes the collection, attenuation and treatment of storm water run-off from roads and paved areas below ground in storm water attenuation cells. The Council shall consider the feasibility of developing attenuation cells at appropriate locations such as the proposed green space to the rear of Carnaross School.

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

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

#### 4.5.3 Water Supply

The absence of a public water supply in the area is a major constraint on the provision of new housing in Carnaross. The long term development of new housing within the village will be contingent upon connection to the public water supply from the Oldcastle / Kells scheme and the augmentation of this scheme as provided for under the Water Services and Investment Programme Assessment of Needs 2007-2013. It is noted that increased water abstraction from candidate SACs including Lough Bane and the River Blackwater must comply with Article 6 of the Habitats Directive and HER POL 10 of the Meath County Development Plan.

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

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

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

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

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

#### 4.5.4 Flooding

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

It is the policy of the Council to seek that development is not subject to an inappropriate risk of flooding nor be the cause or exacerbate such a risk at other locations.

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

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

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

SIP 13	To identify any areas that are at risk of flooding and to ensure that development at such areas comply with the Draft Guidelines for Planning Authorities, The Planning System and Flood Risk Management, published by the
--------	--



Department of the Environment,  
Heritage and Local Government,  
and any subsequently adopted  
guidelines

#### 4.5.5 Other Utility Services

##### *Waste Management*

Waste will be managed in accordance with the provision of the Waste Management Plans for County Meath.

SIP 14	To provide for the sustainable production and disposal of waste which does not give rise to environmental pollution, result in undue loss of amenity or pose a public health risk
--------	---

SIP 15	To identify appropriate sites within Carnaross Village for the provision of a Bring Bank recycling facility
--------	---

##### *Telecommunications*

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

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

SIP 16	To actively promote e-inclusion in Carnaross through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure
--------	--

## 5.0 Master Plan

The Carnaross master plan is illustrated in the following drawings with respect to each character area. The master plan shows new streets and spaces, appropriate building forms and landscape proposals. The masterplan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village.



Character Area 1



Character Area 2



Character Area 3



Character Area 4



## 6.0 Phasing and Implementation

### 6.1 Opportunity Sites

There are several sites within the village that have the potential to make a significant contribution to the development of Carnaross. These sites include undeveloped lands to the north east of the village crossroads, backland sites to the north west, south west and south east of the village crossroads, the mart and employment and enterprise zoned lands opposite the mart and the low density zoned lands to the west of the village. Additional design guidance has been prepared with respect to these sites and is described in the following sections.

#### *Undeveloped lands to the north east of the village crossroads (Character Area 1)*

These lands represent a significant landholding centrally located within the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings within the existing village.

In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road
- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road
- Respect the human scale and massing of traditional buildings within the village
- Generate a strong solid to void relationship between walls and openings
- Provide for vertically proportioned openings
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors
- Provide for on and off-street structured car parking along the Kells road

Indicative plans, sections and elevations are illustrated overleaf.

Innovative design solutions which deviate from traditional building typologies and materials and

finishes shall only be considered where a high standard of architecture is proposed.

The area to the north of the site should provide for residential development and a centrally located village community. New houses should be located along well defined and landscaped streets or lanes comprising structured on-street car parking. Off-street car parking should be provided behind the building line and should ideally be screened from the street. Indicative plans, sections and elevations are also illustrated overleaf.

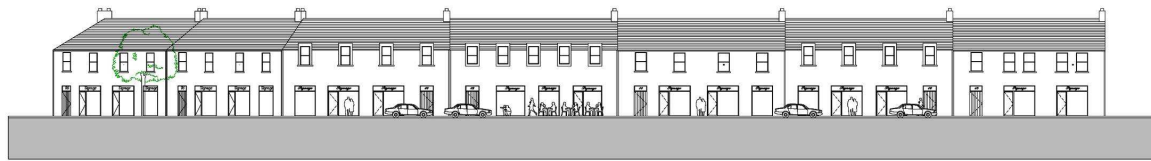
Public open space requirements associated with any proposed development on this site should seek to complement the potential expansion of Carnaross National School and associated playing fields or areas.

#### *Backland sites to the northwest, southwest and south east of the village crossroads (Character Area 1)*

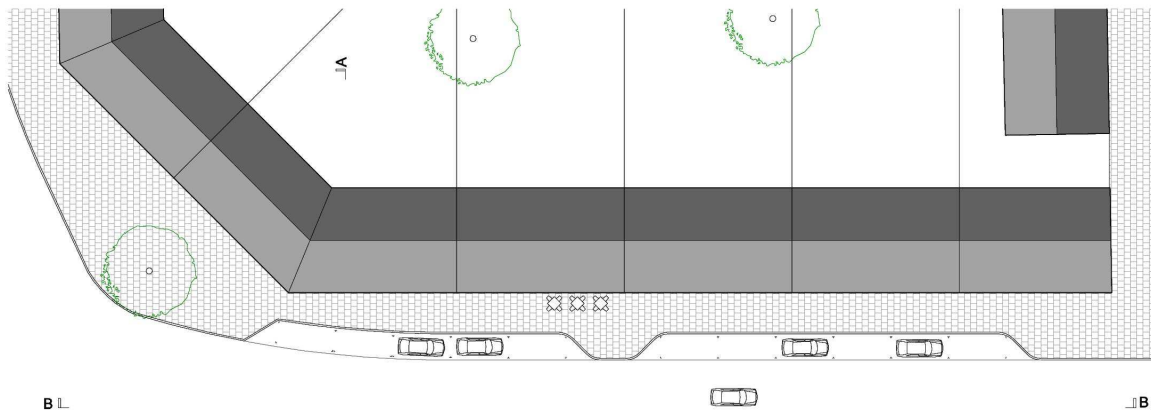
The low grade uses to the northwest and southwest of the village crossroads may in time relocate to the mart related uses zoned lands to the south of the mart. Within this context new development should seek to consolidate these quadrants by providing access lanes from the Kells and Moynalty road which complete the associated urban blocks. Similarly, the quadrant to the south east of the village crossroads should be consolidated to provide for well defined streets and spaces and the enhancement of the car park adjoining the Carnaross Inn in particular.

Proposed development should front onto the Kells and Moynalty road and new access lanes and provide for attractive streets and spaces. Development should be of a scale and massing that reflects adjoining buildings and should employ traditional materials that reflect the vernacular of the village.

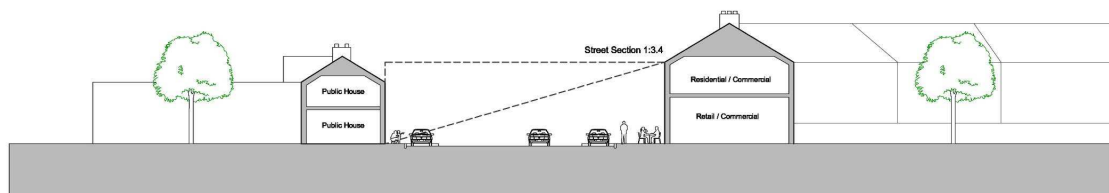
The car parking adjoining the Carnaross Inn should be subject to environmental improvements and could be developed in conjunction with the Parish Hall to provide for a multi-functional civic space and landmark community building.



Street Elevation BB

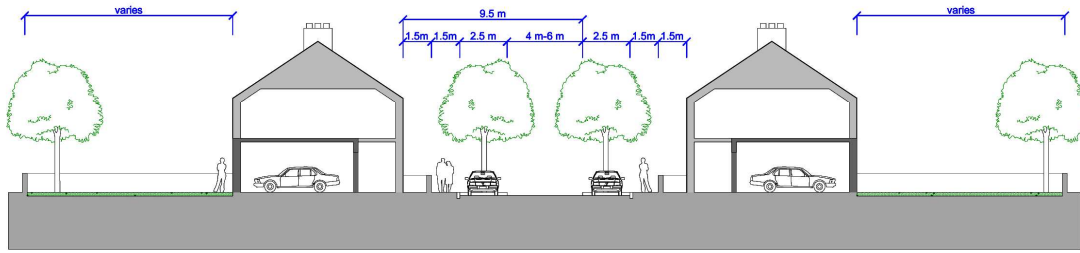


Plan



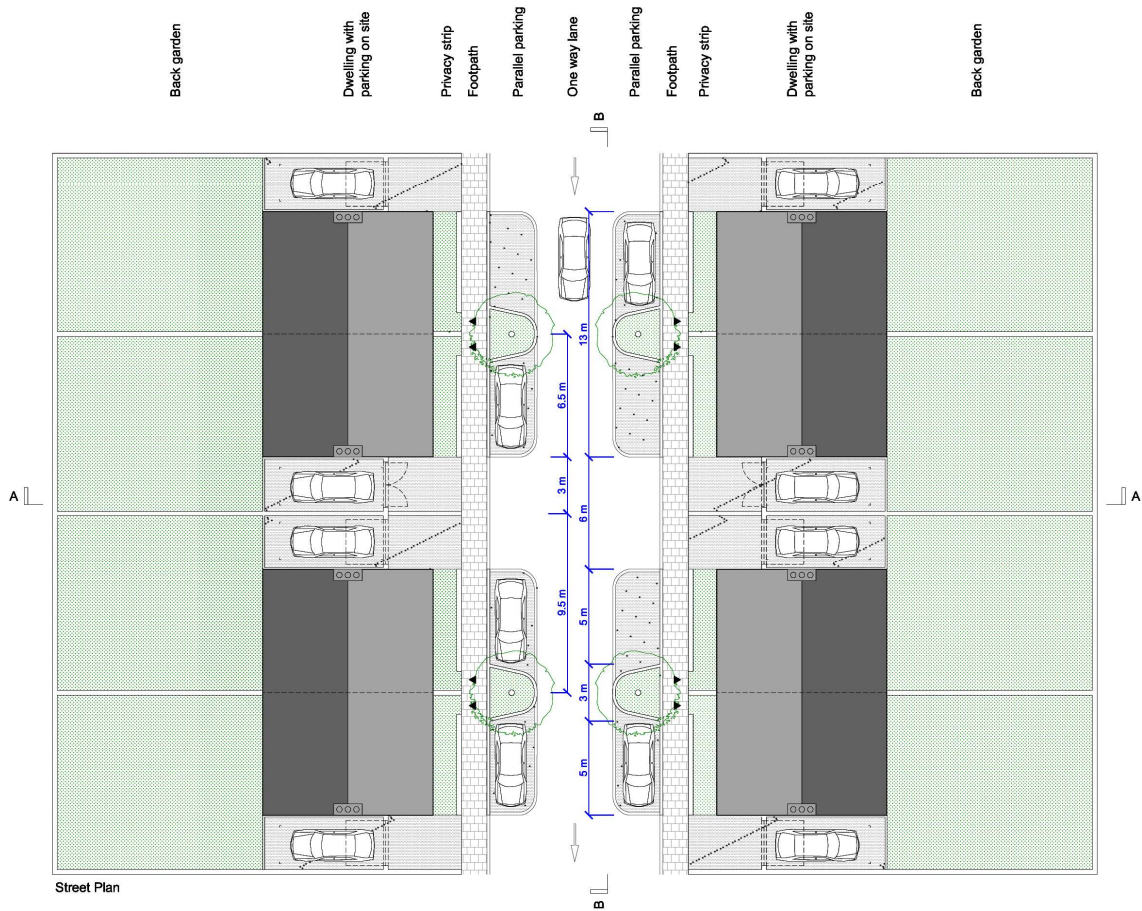
Street Section AA

Indicative Section, Plans and Elevations through the Kells Road (Character Area 1)

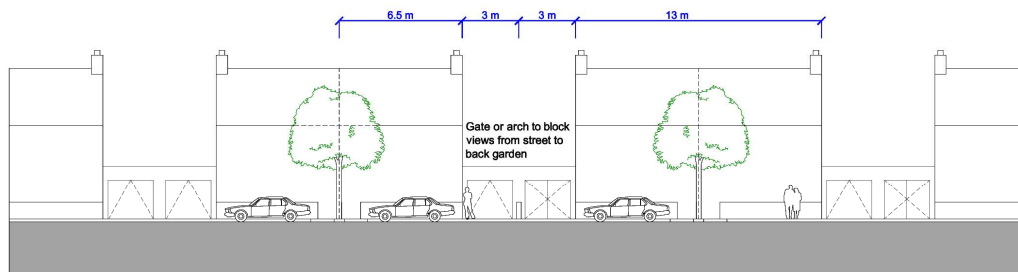


Street Section AA

Street Section AA



Street Plan



Street Elevation BB

Indicative Section, Plans and Elevations through a new residential lane (Character Area 1)

*Carnaross Mart and adjoining mart related uses zoned lands (Character Area 3)*

The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells road. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area.

Employment uses which compliment the mart function are considered appropriate on lands to the south of the mart. Development proposals should seek to absorb car parking and delivery areas within the site. Structured parallel on-street car parking may also be appropriate. The scale and massing of new buildings should be modest and in keeping with the rural context of the site. Courtyard arrangements which provide frontage to the Kells road whilst minimising the visual impact of such buildings are encouraged.

*Low density residential zoned lands to the west of the village (Character Area 2)*

These lands are located to the west of the village opposite the River View estate and adjoining individual detached houses. In order to consolidate development within this character area low density housing which reflects the form, scale and layout of the local vernacular is encouraged. The traditional farmhouse cluster typology where buildings are loosely arranged around a central courtyard space is considered particularly appropriate. The landscaping and boundary treatment of individual sites should seek to incorporate and augment existing natural features such as stone boundaries, trees and hedgerows.



Cluster Housing - Co. Cork



References to traditional building forms and materials –  
Co. Fermanagh



## 6.2 Phasing

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

The development of new residential accommodation should be concentrated in the first instance in the village centre (Character Area 1) and shall be contingent upon the development of a waste water treatment facility and the provision of a public water supply. Development to the west of the village (Character Area 2) shall also be subject to the provision of such infrastructure and the development of lands within the village centre. The phasing of residential development in Carnaross is illustrated in the Order of Priority below.

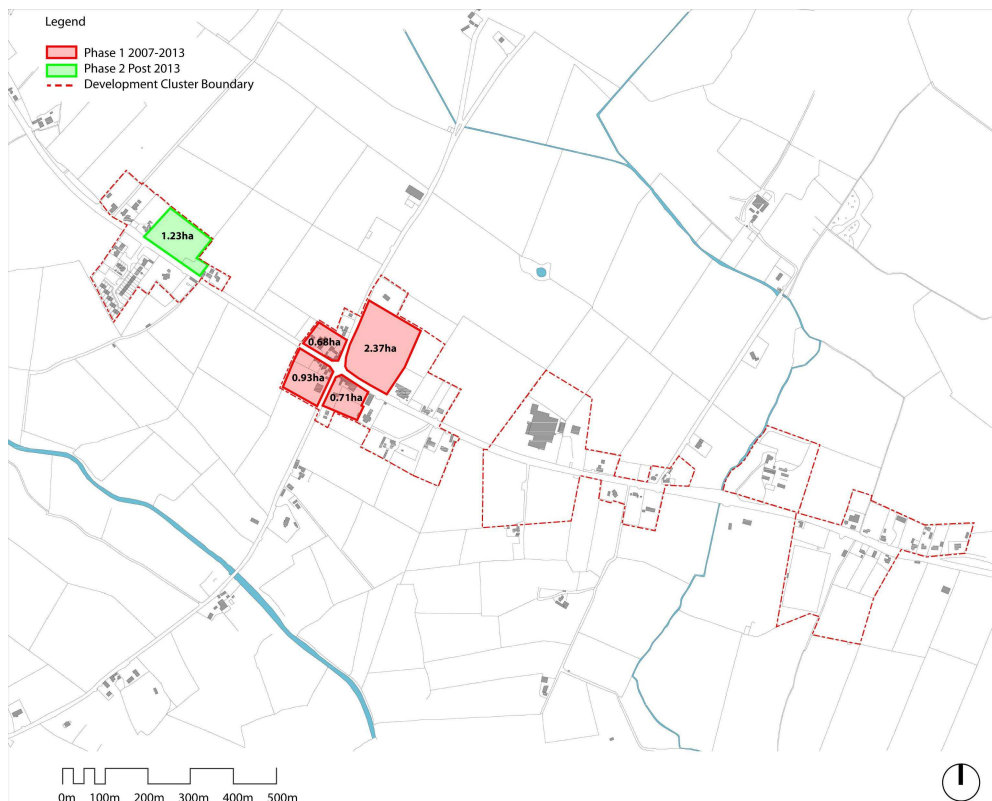
## 6.3 Contributions

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

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

## 6.4 Monitoring and Review

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



## Appendices

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

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

### Carnaross Local Area Plan

#### Screening Report to Establish Requirement for a Strategic Environmental Assessment

For submission to:

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

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

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

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

Prepared by:

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

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



## **1.0 Introduction**

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

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

## **2.0 Location / Context**

Carnaross is located in the North West quadrant of County Meath, in the Kells Electoral Area. Carnaross is located on the N3, approximately 4km northwest of Kells Town. Carnaross is identified in Map 1 Settlement Hierarchy of the MCDP 2007 – 2011 (Appendix A). Carnaross study area comprises three distinct areas including the historic settlement located at the crossroads, the mart to the east and the recently constructed housing development to the west. The village is illustrated in the appended photographic image (Appendix C). A location map, study area map, relevant infrastructure projects, the River Blackwater SAC map and photographic images of Carnaross are appended and referred to in the text.

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

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

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

These are considered here:

### **3.1 The characteristics of plans and programmes**

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

Carnaross was upgraded from a graig to a village in the Meath County Development Plan 2007-2013. As such, Carnaross is intended to act as a node for 'distinctive quality driven residential development and essential local commercial and community services'. The proposed Carnaross LAP will provide detailed planning and development guidance for the proper and planning and sustainable development of Carnaross Village including land use, transport and built heritage objectives and design guidelines. Accordingly, the proposed LAP will also identify appropriate locations for the provision of infrastructure such as water services and waste water treatment facilities.

The Carnaross study area subject to this screening report encompasses an area approximately 75 hectares in size (Appendix B). However, it is anticipated that the final LAP boundary will encompass an area in the region of 30 hectares including the existing village core, social housing to the west of the village and the mart to the east of the village. In accordance with the Meath County Development Plan 2007-2013, the Plan will provide for development which is appropriately scaled and reinforces the character of the settlement. The County Development Plan projects the development of 40 no. households in Carnaross Village during the 2010-2013 period. In this regard we note that the objectives of the proposed LAP will seek to physically consolidate the village in a sustainable manner.

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

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

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

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

### *3.1.4 Environmental problems relevant to the plan or programme*

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

We note that EirGrid have broadly identified 3 no. alternative routes for a 400kv Meath to Cavan powerline. This project is currently at the public consultation stage. Two of the proposed alternatives traverse Carnaross Village ([www.eirgrid.ie/EirgridPortal/uploads/Meath-Cavan%20Power%20Line/Map%203.pdf](http://www.eirgrid.ie/EirgridPortal/uploads/Meath-Cavan%20Power%20Line/Map%203.pdf)). Accordingly, the proposed Carnaross LAP objectives will provide for the possibility of same and the need to ensure sustainable development within the context of the proposed powerline.

The M3 motorway currently under construction passes to the south of Carnaross and will join the existing N3 national route approximately 3km to the north west of the village ([www.nra.ie/RoadSchemeActivity/MeathCountyCouncil/M3CloneeNorthofKells/Map,15443,en.pdf](http://www.nra.ie/RoadSchemeActivity/MeathCountyCouncil/M3CloneeNorthofKells/Map,15443,en.pdf)) (Appendix E). At present the N3 passes through the village of Carnaross thereby generating a high volume of through traffic. The completion of the M3 motorway will alleviate this condition and provide for public realm enhancement objectives in the proposed Carnaross LAP.

There is no public waste water plant in Carnaross. Waste from the Local Authority Housing Scheme is handled by a small package treatment plant located on the estate. The remaining buildings in Carnaross operate on private septic tanks. There is potential to provide a public waste water treatment plant in the village subject to the identification of lands for growth. As such, the proposed LAP represents an opportunity to provide for appropriate waste water treatment services within the village.

There is no public water supply to Carnaross Village. A borehole located within a Local Authority Housing Scheme provides water to the estate which constitutes almost half of the dwellings in the village. The remaining buildings in Carnaross are served by private individual sources.

The nearest public water supply system is the Kells / Oldcastle Scheme which gets its water from Lough Bane, augmented by a second source at Calvin's Bridge and fed by the River Blackwater. There is long term potential to extend the Kells / Oldcastle Scheme to Carnaross.

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

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

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

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

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

*3.2.2 The cumulative nature of the effects*

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

*3.2.3 The transboundary nature of the effects*

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

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

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

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

The LAP study area encompasses approximately 75 hectares. As previously noted, the final LAP boundary is expected to encompass an area of approximately 30 hectares. The 2006 Census recorded a cumulative population of 803 for the electoral divisions of Castlekeeran and Loughan. The proposed LAP boundary comprises part of these electoral divisions. Accordingly, the estimated population of the Carnaross Village / proposed LAP area is significantly less than this figure. We note that the village comprises approximately 50 dwellings and as such has an estimated population of 140 persons based on an average household size of 2.8 (CSO 2006).

In accordance with the Meath County Development Plan 2007-2013, the Plan will provide for development which is appropriately scaled and reinforces the character of the settlement and will be predicated more closely to local rather than regional growth which has taken place over the past decade. In this regard a projected household growth of 40 no. units for the period 2006-2013 has been identified for Carnaross (Table 6, Meath County Development Plan 2007-2013). Accordingly, a significant population increase is not proposed. The effects of the proposed LAP on the LAP Area and population will be positive.

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

#### 3.2.6.1 Special natural characteristics or cultural heritage

The proposed LAP area does not comprise a National Heritage Area (NHA) or a Special Protection Area (SPA). A Candidate Special Area of Conservation (SAC) is located along the River Blackwater (Appendix F). Special Areas of Conservation are areas of special importance to wildlife habitats and species which form part of the Irish contribution to the EU Natura 2000 network. The candidate SAC / River Blackwater are located outside the boundary of the proposed LAP.

The proposed LAP area does not comprise an Architectural Conservation Area. The village contains a number of protected structures including various buildings and fixtures. The proposed LAP will seek to protect and conserve the architectural heritage of the village and to enhance its environmental setting.

There are no archaeological monuments within the proposed LAP boundary recorded on the record of sites and monuments.

#### 3.2.6.2 Exceeded environmental quality standards or limit values

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

#### 3.2.6.3 Intensive land-use

As previously noted, the proposed Carnaross LAP will provide for development which is appropriately scaled and reinforces the character of the settlement. The character of Carnaross is that of a loosely organised traditional Irish 'sráid bhaile' or village street. The development of 40 no. additional households in Carnaross is projected in the Meath County Development Plan 2007-2013 during the period 2010 to 2013. In this regard, it is proposed that the intensity of development arising from the proposed LAP will consolidate the urban form of Carnaross at a level which reflects the scale of the existing settlement. Accordingly, the value of the receiving environment will be retained and enhanced by the proposed LAP.

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

As previously noted, the proposed LAP area does not comprise a National Heritage Area (NHA) or a Special Area of Conservation (SAC). A Special Protection Area (SPA) is located approximately 1km northwest of village and along the River Blackwater. The SPA and River Blackwater are located outside the LAP boundary and as such no significant environmental effects are anticipated.

The Blackwater Valley within which Carnaross is located is described as having a very high value landscape character of high sensitivity within the Meath County Development Plan 2007-2013. Accordingly, the proposed LAP will seek to consolidate development within Carnaross and minimise effects on the landscape character of the area. The proposed LAP will also include objectives for the protection of views and landscape character areas at a local level.

#### **4.0 Conclusion**

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

**Sheridan Woods Architects + Urban Planners**

09 October 2008

# Amendments to Draft Carnaross Local Area Plan

## Screening Report to Establish Requirement for a Strategic Environmental Assessment

For submission to:

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

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

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

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

Prepared by:

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

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

## **1.0 Introduction**

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

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

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

## **2.0 Proposed Material Alterations**

The proposed material alterations to the Draft Carnaross Local Area Plan 2009-2015 comprise the zoning of 1 no. parcel of land, measuring 0.33 ha and currently located outside and adjoining the village boundary, land use zoning objective A1 *'To protect and enhance the amenity of developed residential communities'*. As such, the proposed material alterations will require an extension of the village boundary to encompass said lands. These lands comprise the attendant grounds associated with 1 no. dwelling located within the village boundary.

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

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

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

These are considered here:

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

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

No significant negative environmental effects are anticipated as an outcome of the proposed material amendments to the Draft Carnaross LAP 2009-2015. The proposed material modifications seek to recognise that the lands adjoining the existing dwelling located within the village boundary form part of the attendant grounds of said property and should be enhanced in conjunction with the development of the village.

#### **3.2.2 *The cumulative nature of the effects***

The cumulative nature of the effects of the proposed material alterations is an increase in lands zoned A1 *'To protect and enhance the amenity of developed residential communities'*. Under this land use zoning objective



additional residential development is permitted. This development would be contingent upon the provision of adequate services including waste water treatment facilities and water supply. The intensification of lands in areas where these essential services are provided or are proposed is considered appropriate.

### *3.2.3 The transboundary nature of the effects*

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

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

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

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

The Draft LAP area encompasses approximately 34 hectares. The proposed material alterations comprise the expansion of this area to include an additional 0.33 hectares. As such, the geographical area and population affected by the proposed material amendments is considered marginal.

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

#### *3.2.6.1 Special natural characteristics or cultural heritage*

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

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

#### *3.2.6.2 Exceeded environmental quality standards or limit values*

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

#### *3.2.6.3 Intensive land-use*

The lands associated with the proposed material alteration currently comprise the curtilage associated with 1 no. dwelling located within the village boundary. The proposed land use zoning objective for these lands seeks to ensure the intensification of same will protect and enhance the amenity of these lands. The proximity of said lands to future services within the village will provide for the sustainable use of proposed physical and social infrastructure.

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

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

The Blackwater Valley within which Carnaross is located is described as having a very high value landscape character of high sensitivity within the Meath County Development Plan 2007-2013. The proposed material alteration will provide for the protection and enhancement of these lands.

#### **4.0 Conclusion**

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

Sheridan Woods Architects + Urban Planners

**06 May 2009**

## Appendix II Carnaross Draft LAP & Amendments to the Draft Carnaross LAP Appropriate Assessment Screening Reports

### Carnaross Local Area Plan

#### Screening Report to Establish Requirement for an Appropriate Assessment

For Submission To

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

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

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

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

Prepared by:

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

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

## **1.0 Introduction**

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

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

### **Terms of Reference**

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

Article 6(3) of the Habitats Directive states:

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

Article 6(4) of the Directive states:

'If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest'.

## **2.0 Methodology**

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

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

### 3.0 Brief Description of the Plan

Carnaross is a small village located approximately 5km west of Kells, Co. Meath (Appendix A). The village comprises 4 separate clusters distributed along the N3 national routes and comprising the historic village core, the mart, a social housing estate and the GAA playing fields and adjoining ribbon development. The population of Carnaross is estimated at approximately 153 persons. At present there is no public water supply or waste water infrastructure in the village.

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

The policy context for the Carnaross LAP 2009-2015 is derived from the Meath County Development Plan 2007-2013 and associated Variations. The CDP identifies Carnaross as one of 19 no. villages and states that these villages *'are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.'*

The County Development Plan provides for the development of 40 no. additional households in Carnaross during the lifetime of the plan. An order of priority for the development of residential lands has also been identified within the proposed Local Area Plan (Appendix C) and identifies 2 no. phases for the development of residential zoned land with respect to the logical growth of the village.

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

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

*Size, scale, area, land-take etc.*

The boundary of the Carnaross LAP 2009-2015 encompass 4 separate clusters and an area of approximately 34 hectares. The land use zoning objectives for the village are as follows:

Village Centre / Mixed Use Services and Facilities	4.7ha / 11.6 acres
Existing Residential Areas	13.0ha / 32.3 acres
Mart and `Mart Related Uses	6.8ha / 16.8 acres
Community Uses	4.1ha / 10.1 acres
Open Space	4.0ha / 9.8 acres

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

### *Plan Sector*

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

### *Physical changes that will flow from the project or plan*

Modest and positive changes to the village are proposed. It is proposed that the historic core is developed to comprise new residential and commercial buildings creating a streetscape and identity for the village and providing necessary services and facilities.

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

- A new residential area to the north east of the village crossroads
- Consolidation of the housing cluster to the west of the village
- New mart related uses opposite the mart
- Continuous cycle lanes and a footpath extending from the west to the east of the village
- Provision of a sewerage treatment plant and connection of existing dwellings operating on septic tanks to same
- Provision of a public water supply

These changes are considered positive in nature providing for the logical growth and consolidation of the village's urban structure and the development of local commercial and community facilities. Whilst some of these changes will require excavation works, it is noted that given the distance of the relevant lands from the nearest designated site (0.5km) and the extent of development provided for it is not likely that these works would give rise to any significant adverse impact on the site.

### *Resource requirements*

The additional households and commercial development provided for will require the provision of waster water treatment infrastructure for the village and public water supply. The Plan states that all development will be contingent upon adequate infrastructure being in place in order to provide for development.

In this regard it is noted that the public water supply to Carnaross would most likely be served by the Oldcastle / Kells scheme which currently sources its water from Lough Bane and the River Blackwater.

The Water Services Investment Programme Assessment of Needs 2007-2013 has identified an advanced water supply scheme to meet the medium to long term requirements of centres currently receiving water from the Oldcastle / Kells water supply scheme. Under this scheme it is proposed to undertake a preliminary report with respect to the Oldcastle / Kells water supply scheme and to project future water demand, explore and evaluate options to meet this demand and identify definite proposals with respect to same (anticipated completion date for preliminary report 2010 subject to departmental approval). Without pre-empting the outcome of the preliminary report, it is anticipated that water supply to Kells and Athboy will be provided for by the Liscarton Water Treatment Plant once the new Navan Water Treatment Works are operational (estimated date 2014) and water supply to Oldcastle will be served by either a reduced abstraction from Lough Bane or boreholes in the Oldcastle Area or a combination of both. In the interim, water supply from the Oldcastle / Kells water supply scheme is constrained by current available capacity and any capacity that can be freed up through water conservation efforts.

In this regard, development in Carnaross would be contingent upon the outcome of the preliminary report and the completion of identified water supply projects.



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

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

No significant emissions are anticipated as an outcome of the LAP. New development will be contingent upon the construction of a waste water treatment plant which would most likely discharge to the River Blackwater (a candidate SAC). It is proposed that all discharges from this plant would be sufficiently clean so as to have no significant impact on the receiving environment.

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

*Transportation requirements*

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

*Duration of construction, operation, decommissioning etc.*

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

*Plan implementation period*

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

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

The nearest candidate Special Area of Conservation is the River Blackwater, situated approximately 0.5km west of the village.

*Cumulative impacts with other projects or plans*

The village of Carnaross is located in close proximity to a number of designated towns and villages in County Meath including Kells, Oldcastle, Crossakeel and Carlanstown. Local Area Plans are currently being prepared for these settlements. It is not anticipated that the Carnaross LAP will contribute to the cumulative impacts of these plans.

#### 4.0 Relationship between the Plan and Natura 2000 sites

The River Blackwater, a candidate SAC, is located approximately 0.5km south of the village. A map showing the location of Natura 2000 sites with respect to Carnaross is appended (Appendix D).

Site Code	Site Name
2299	River Boyne and River Blackwater

##### *River Boyne and River Blackwater*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 5.0 Screening Matrix

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

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

This Plan has been formulated to ensure that permitted uses, developments and effects arising from same do not give rise (either individually or in combination with other plans or projects) to significant adverse impacts on the integrity of any Natura 2000 sites.

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

### *Size and Scale*

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

### *Land-Take*

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

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

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their proximity shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects). We note that the River Blackwater is located approximately 0.5km from the village.

### *Emissions (disposal to land, water or air)*

As previously noted, there is no waste water treatment plant in Carnaross. Development within the village will be contingent upon the construction of same. The plan will have a positive impact insofar as opportunities to connect existing dwellings operating on individual septic tanks to the new system will be provided for. Discharges from any new plant will be monitored by Meath County Council in conjunction with the EPA.

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

### *Excavation Requirements*

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

#### *Transportation Requirements*

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

#### *Duration of construction, operation, decommissioning etc.*

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

#### *Other*

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

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

#### *Reduction of habitat area*

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

#### *Disturbance to key species*

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

#### *Habitat or species fragmentation*

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

#### *Reduction in species density*

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

#### *Changes in key indicators of conservation value (water quality etc.)*

No projects giving rise to a reduction in water quality of Natura 2000 sites shall be permitted on the basis of the Plan (either individually or in combination with other plans or projects). The Council in conjunction with the EPA shall monitor the discharge from any new waste water treatment plant and the water quality of the River Blackwater in this regard.

#### *Climate change*

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

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

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

No projects giving rise to interferences with key relationships that define the structure of Natura 2000 sites shall be permitted on the basis of the Plan (either individually or in combination with other plans or projects).



*Interference with key relationships that define the function of the site*

No projects giving rise to interferences with key relationships that define the function of Natura 2000 sites shall be permitted on the basis of the Plan (either individually or in combination with other plans or projects).

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

*Loss*

Not applicable

*Fragmentation*

Not applicable

*Disruption*

Not applicable

*Disturbance*

Not applicable

*Change to key elements of the site (e.g. water quality etc.)*

No change to water quality of the River Boyne is anticipated. Notwithstanding this, Meath County Council in conjunction with the EPA will monitor the water quality of discharges from any new Waste Water Treatment Plant in Carnaross and the water quality of the river Blackwater.

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

Not applicable

## 6.0 Finding of no significant effects matrix

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

*Name of Plan or Project*

Carnaross Local Area Plan 2009-2015

*Name and Location of Natura 2000 sites*

Site Code	Site Name
2299	River Boyne and River Blackwater

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

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

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

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

- Carlanstown
- Kells
- Moynalty
- Oldcastle

In the short term development within these settlements will be constrained by water supply from the Oldcastle / Kells water supply scheme. Notwithstanding this, alternative water supply sources will be identified for these settlements in order to provide for reduced water abstraction from Lough Bane. Water conservation measures will also provide for some additional water supply capacity to meet the water supply needs of additional households provided for. Carnaross will not be connected to the Oldcastle / Kells scheme prior to the implementation of the recommendations of a preliminary report with respect to water supply in the Oldcastle / Kells area.

The assessment of significance of effects

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

This Plan has been formulated to ensure that permitted uses, developments and effects arising from same do not give rise (either individually or in combination with other plans or projects) to significant adverse impacts on the integrity of any Natura 2000 sites.

*Explain why these effects are not considered significant*

Not Applicable

#### *List of agencies consulted*

SEA screening letters were sent to the following:

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

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

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

#### Response to consultation

Department of the Environment, Heritage and Local Government

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

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

Department of Communications, Marine and Natural Resources

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

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

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

#### Environmental Protection Agency

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

Two maps were included with this submission:

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

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

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

Data Collected to carry out the assessment

*Who carried out this assessment?*

Sheridan Woods Architects & Urban Planners

*Sources of Data*

Existing Records

*Level of Assessment Completed*

Desktop Study

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

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

## 7.0 Conclusion

Following a review of the draft Carnaross Local Area Plan 2009-2015 in accordance with the 'Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43', a Screening Matrix and Findings of Significant Effects have been completed.

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

This screening report finds that the Carnaross Local Area Plan in isolation of other plans does not require further appropriate assessment. It is noted that development within the village will be contingent upon the provision of adequate waste water treatment infrastructure and public water supply. The former will require that all discharge from any new sewage treatment plant will be of a quality which does not have a significant adverse impact on the water quality of the River Blackwater. The latter will be provided only when alternative water sources to Lough Bane have been put in place. As such, the plan will not have a serious adverse impact on Natura 2000 sites.

# Amendments to the Draft Carnaross Local Area Plan

## **Screening Report to Establish Requirement for an Appropriate Assessment**

For Submission To

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

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

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

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

Prepared by:

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

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

## 1.0 Introduction

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

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

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

### 1.1 Terms of Reference

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

Article 6(3) of the Habitats Directive states:

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

Article 6(4) of the Directive states:

*'If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest'.*

## 2.0 Methodology

The methodology used in screening the proposed material amendments to the Draft Carnaross Local Area Plan 2009-2015 has been derived from the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites prepared by the European Commission in November 2001. This methodology comprises the following four steps:

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



### **3.0 Description of the Proposed Material Amendments**

The proposed material amendments to the Draft Carnaross Local Area Plan 2009-2015 comprise the zoning of 1 no. parcel of land, measuring 0.33ha and currently located outside and adjoining the village boundary, land use zoning objective A1 *'To protect and enhance the amenity of developed residential communities'*. These lands comprise the curtilage of an existing dwelling currently located within the village boundary. As such, the proposed material amendments will require an extension of the village boundary to encompass said lands (Appendix A).

#### *Size, scale, area, land-take etc.*

The boundary of the Carnaross LAP 2009-2015 encompasses 4 separate clusters and an area of approximately 34 hectares. The proposed material amendment comprises the zoning of an additional 0.33ha of land *'To protect and enhance the amenity of developed residential communities'* and is considered marginal in the context of the overall plan.

#### *Plan Sector*

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

#### *Physical changes that will flow from the project or plan*

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

The principal physical changes which may arise are as follows:

- Environmental improvements to the setting of the existing 1 no. dwelling.
- Potential intensification of the site to comprise additional dwelling houses within close proximity of the village.

#### *Resource requirements*

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

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

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

#### *Transportation requirements*

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

*Duration of construction, operation, decommissioning etc.*

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

*Plan implementation period*

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

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

The nearest candidate Special Area of Conservation is the River Blackwater, situated approximately 0.5km west of the village.

*Cumulative impacts with other projects or plans*

The village of Carnaross is located in close proximity to a number of designated towns and villages in County Meath including Kells, Oldcastle, Crossakeel and Carlanstown. Local Area Plans are currently being prepared for these settlements. It is not anticipated that the Carnaross LAP including the proposed material amendments to the Draft Carnaross LAP will contribute to the cumulative impacts of these plans.

#### 4.0 Relationship between the Plan and Natura 2000 sites

The River Blackwater, a candidate SAC, is located approximately 0.5km south of the village. A map showing the location of Natura 2000 sites with respect to Carnaross is appended (Appendix B).

Site Code	Site Name
2299	River Boyne and River Blackwater

##### River Boyne and River Blackwater

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 5.0 Screening Matrix

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

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

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

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

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

### *Size and Scale*

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

### *Land-Take*

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

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

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their proximity shall be permitted on the basis of the proposed material amendments (either individually or in combination with other plans or projects). We note that the River Blackwater is located approximately 0.5km from the village.

### *Emissions (disposal to land, water or air)*

There is no waste water treatment plant in Carnaross. Development within the village will be contingent upon the construction of same. The plan will have a positive impact insofar as opportunities to connect existing dwellings operating on individual septic tanks to the new system will be provided for. Discharges from any new plant to the River Blackwater will be monitored by Meath County Council in conjunction with the EPA.

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

#### *Excavation Requirements*

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

#### *Transportation Requirements*

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

#### *Duration of construction, operation, decommissioning etc.*

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

#### *Other*

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

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

#### *Reduction of habitat area*

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

#### *Disturbance to key species*

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

#### *Habitat or species fragmentation*

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

#### *Reduction in species density*

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

#### *Changes in key indicators of conservation value (water quality etc.)*

No projects giving rise to a reduction in water quality of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects). The Council in conjunction with the EPA shall monitor the discharge from any new waste water treatment plant and the water quality of the River Blackwater in this regard.



*Climate change*

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

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

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

No projects giving rise to interferences with key relationships that define the structure of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

*Interference with key relationships that define the function of the site*

No projects giving rise to interferences with key relationships that define the function of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

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

*Loss*

Not applicable

*Fragmentation*

Not applicable

*Disruption*

Not applicable

*Disturbance*

Not applicable

*Change to key elements of the site (e.g. water quality etc.)*

No change to water quality of the River Boyne is anticipated. Notwithstanding this, Meath County Council in conjunction with the EPA will monitor the water quality of discharges from any new Waste Water Treatment Plant in Carnaross and the water quality of the river Blackwater.

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

Not applicable

## 6.0 Finding of no significant effects matrix

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

### *Name of Plan or Project*

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

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

Site Code	Site Name
2299	River Boyne and River Blackwater

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

The proposed LAP includes objectives which seek to ensure that development in Carnaross does not have a significant adverse impact on the sites outlined above. In particular, development in Carnaross will be contingent upon adequate waste water treatment and water supply infrastructure. The latter will require the provision of alternative sources of water supply to the Oldcastle / Kells area. The proposed material amendments provide for marginal intensification of lands within close proximity of the village centre subject to the provision of adequate infrastructure.

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

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

- Carlanstown
- Kells
- Moynalty
- Oldcastle

In the short term development within these settlements will be constrained by water supply from the Oldcastle / Kells water supply scheme. Notwithstanding this, alternative water supply sources will be identified for these settlements in order to provide for reduced water abstraction from Lough Bane. Water conservation measures will also provide for some additional water supply capacity to meet the water supply needs of additional households provided for. Carnaross will not be connected to the Oldcastle / Kells scheme prior to the implementation of the recommendations of a preliminary report with respect to water supply in the Oldcastle / Kells area. The potential intensification of lands associated with the proposed material alterations will be contingent upon an adequate water supply being in place which does not impact the integrity of Natura 2000 sites.

### **The assessment of significance of effects**

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

This proposed material amendment has been formulated to ensure that permitted uses, developments and effects arising from same do not give rise (either individually or in combination with other plans or projects) to significant adverse impacts on the integrity of any Natura 2000 sites.

*Explain why these effects are not considered significant*

Not Applicable

*List of agencies consulted*

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

*Data Collected to carry out the assessment*

*Who carried out this assessment?*

Sheridan Woods Architects & Urban Planners

*Sources of Data*

Existing Records

*Level of Assessment Completed*

Desktop Study

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

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

## **7.0 Conclusion**

Following a review of the proposed material amendments of the Draft Carnaross Local Area Plan 2009-2015 in accordance with the 'Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43', a Screening Matrix and Findings of Significant Effects have been completed.

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

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

Sheridan Woods Architects + Urban Planners

**06 May 2009**

## Appendix III Existing List of Protected Structures in Carnaross

Reg. No.	MH010-200
AIS	R
NIAH No.	14307005
Structure	Houses
Street/Townland	Carnaross
Town	Carnaross
Building Type	Semi detached House
Description	One of a pair of semi-detached three-bay single-storey houses, built c. 1879. Rubble limestone walls with dressed limestone quoins and angled brick eaves course.



Reg. No.	MH010-201
AIS	R
NIAH No.	14307005
Structure	Houses
Street/Townland	Carnaross
Town	Carnaross
Building Type	Semi detached House
Description	One of a pair of semi-detached three-bay single-storey houses, built c. 1879. Rubble limestone walls with dressed limestone quoins and angled brick eaves course.



Reg. No.	MH010-202
AIS	R
NIAH No.	14307004
Structure	Forge
Street/Townland	Carnaross
Town	Carnaross
Building Type	Forge
Description	Detached gable-fronted single-storey forge, built 1871. Horseshoe-shaped opening with battened timber door.



Reg. No. MH010-203  
 AIS R  
 NIAH No. 14307003  
 Structure Saint Kieran's Roman Catholic Church  
 Street/Townland Meenlagh  
 Town Carnaross  
 Building Type Church (RC)  
 Description Detached cruciform-plan Roman Catholic Church, built 1825. Freestanding cast-iron belfry with cast iron-bell to east.



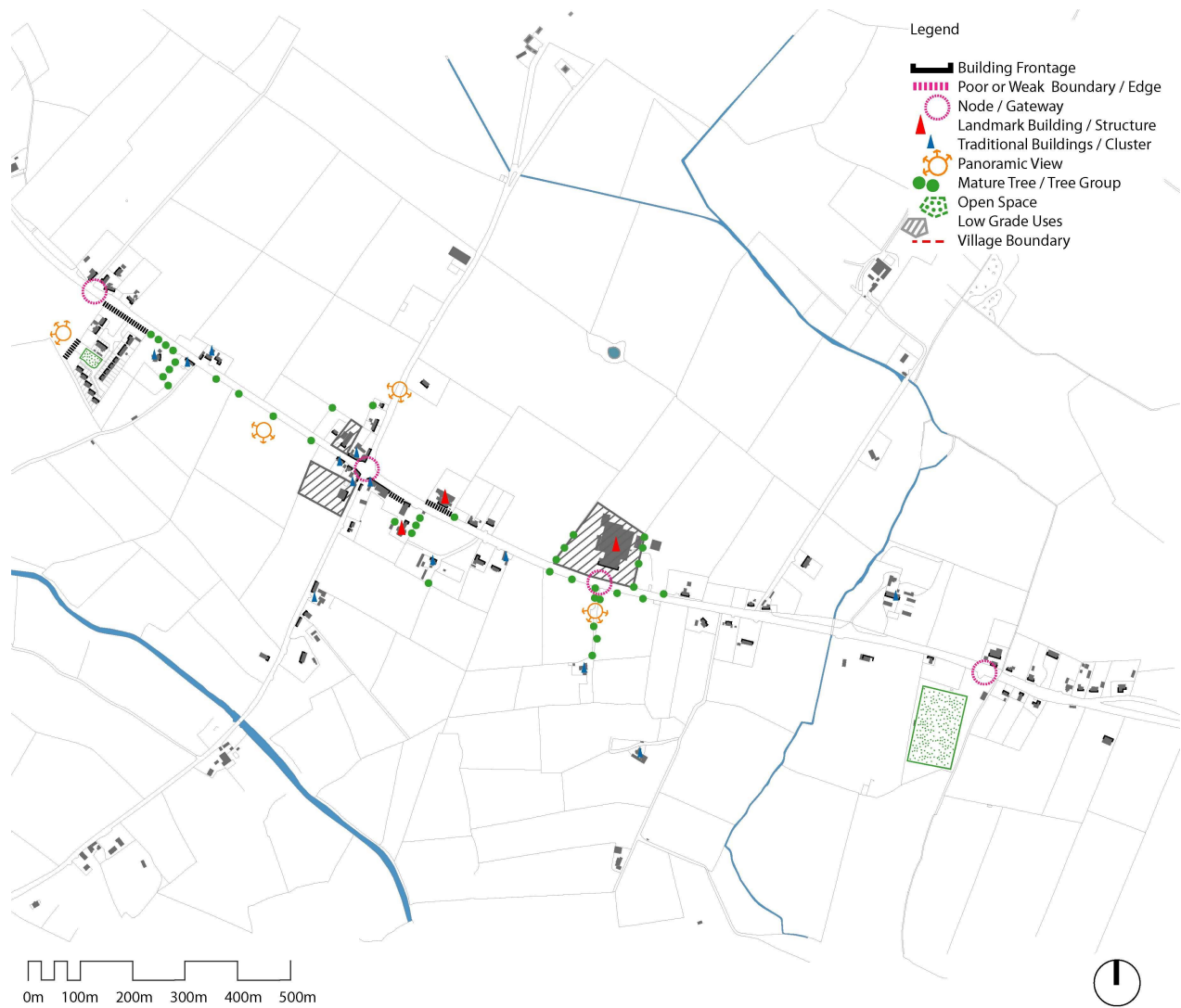
Reg. No. MH010-204  
 AIS R  
 NIAH No. 14307002  
 Structure Water Pump  
 Street/Townland Meenlagh  
 Town Carnaross  
 Building Type Water Pump  
 Description Cast-iron water pump, erected c.1870, with banded shaft, having finial and fluting to cap, and with curved pumping arm. Set within recessed rendered walls with wrought-iron gate.



Reg. No. MH010-205  
 AIS R  
 NIAH No. 14307004  
 Structure Carnaross Parochial House  
 Street/Townland Meenlagh  
 Town Carnaross  
 Building Type Parochial House  
 Description Detached three-bay two-storey parochial house, built c. 1880. Rendered walls. Hipped tile roof with cast-iron rainwater goods and rendered chimneystacks.



## Appendix IV Urban Analysis



Carnaross Urban Analysis



## Appendix V Land Use Matrix and Zoning Map

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

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

### A = Will Normally be Accepted

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

### O = Are Open for Consideration

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

### X = Will Not Normally be Permitted

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

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

However, an indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

## Land Use Matrix

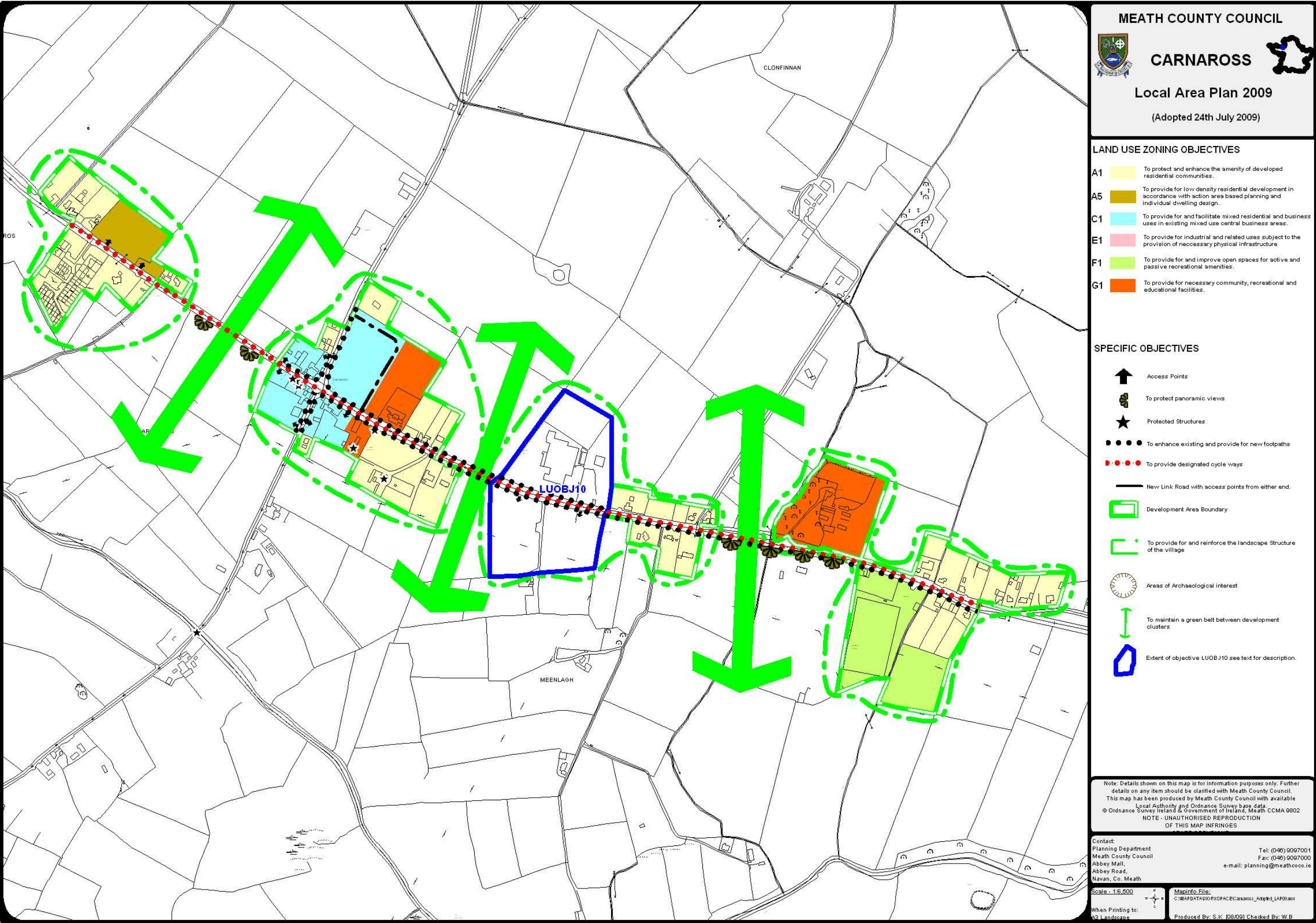
Use Classes	A1	A5	C1	F1	G1
A.T.M. (In Commercial Premises)	A	A	A	X	X
Abattoir	X	X	X	X	X
Adverts	O	O	O	X	X
Outdoor Advertising Structures	X	X	O	O	X
Agri-Business	X	X	O	X	X
Amusement Arcade	X	X	X	X	X
B&B	A	A	A	X	X
Bank / Financial Institution	X	O	X	X	X
Betting Office	X	O	O	X	X
Bring Banks	A	A	A	O	O
Car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

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

\* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office

\*\* A local shop is defined as a convenience retail unit of not more than 200 sqm in gross floor area

\*\*\* Refers to public utility installations



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

<b>Ref. No.</b>	<b>Submission Made By</b>
001	Ronan Gingles, Dervor, Carnaross, Kells
002	Imelda Conlon, Management Services Unit, Department of Transport, Dublin
003	Patrick O'Sullivan, Spatial Policy Section, Dept. Environment, Heritage & Local Government, Custom House, Dublin
004	George Carolan, Forward Planning Section, Department of Education
005	David Cullivan Gaffney & Cullivan Architects and Consulting Engineers on behalf of Mr. Hugh Reilly, Carnaross, Kells
005a	Planning Solutions 23 Dursey Row, Waterville, Blanchardstown, Dublin 15 and Gaffney & Cullivan Architects and Consulting Engineers on behalf of Mr. Frank Mullan, Carnaross, Kells
006	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government
007	Mr. John F. Cahill Meenlagh, Carnaross, Kells, Co. Meath
008	Brendan O'Raighaillagh, Cumann Peile Car Na Ros
009	Michael McCormack, Policy Advisor (Planning) National Roads Authority
010	Conor McDermott, Engineering Services, 17 – 19 Lower Hatch Street, Dublin 2
011	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government – Architectural Heritage
012	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government – Nature



## Appendix VII Persons, Bodies and Agencies having made a submission on the Draft Carnaross LAP

<b>Ref. No.</b>	<b>Submission Made By</b>
001	Bernadine Carry, Administrative Officer, Pride of Place, Meath County Council, Killegland Square, Ashbourne, Co. Meath
002	Cllr. Michael Lynch, 4 Whitehills, Oldcastle, Co. Meath
003	Gaffney & Cullivan Architects and Consulting Engineers on behalf of Frank Mullen, Lennoxbrook House, 1 Old Cornmarket, Navan, Co. Meath
004	Gaffney & Cullivan Architects and Consulting Engineers on behalf of Hugh Reilly, Kells Car Sales Ltd., 1 Old Cornmarket, Navan, Co. Meath
005	Frances Heaslip, Coordination Unit, Department of Communications, Energy and Natural Resources
006	Bernadette Stewart, Knockerranny, Kells, Co. Meath
007	George Carolan, Forward Planning Section, Department of Education and Science
008	Patrick O' Sullivan, Spatial Policy, Department of the Environment, Heritage and Local Government, Custom House, Dublin
009	Teresa Halloran, Development Applications Unit, Department of the Environment, Heritage and Local Government

## Appendix VIII Persons, Bodies and Agencies having made a submission on the Amendments to the Draft Carnaross LAP

<b>Ref. No.</b>	<b>Submission Made By</b>
001	Michael McCormack, National Roads Authority
002	Cian O' Mahony, Office of Environmental Assessment, Environmental Protection Agency
003	Seana McGearty, Coordination Unit, Department of Communications, Energy and Natural Resources
004	Teresa Halloran, Development Applications Unit, Department of the Environment, Heritage and Local Government