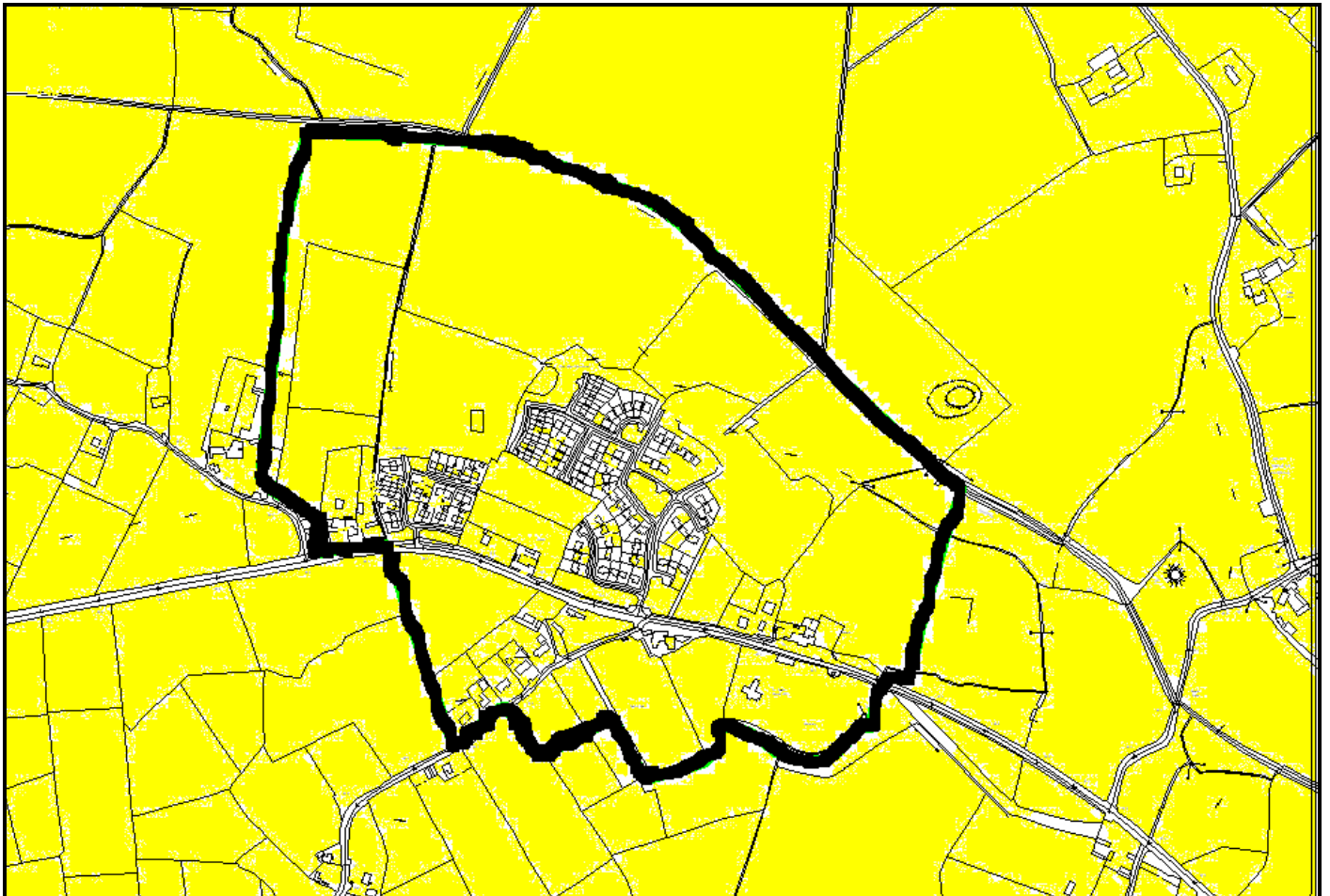


# CLONARD

## LOCAL AREA PLAN

2009 - 2015



Adopted 20<sup>th</sup> August 2009



comhairle chontae na mí  
*meath county council*



# **Clonard Local Area Plan**

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### **PREAMBLE**

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

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 Clonard.

In accordance with Section 20(1) of the Planning and Development Act 2000 pre-draft public consultation took place. An issues paper was published. 10 pre draft submissions on the issues paper were received. All submissions and observations received were taken into account in the preparation of the Draft LAP.

The Draft Local Area Plan for Clonard was placed on display for the period 23rd February, 2009 to 6th April, 2009. The aim of the consultation process was to enable the public and interested parties to submit their observations on the Draft Local Area Plan. A total of 14 written submissions were received.

Meath County Council amended the Draft LAP and this was placed on public display from 8<sup>th</sup> June, 2009 to 6<sup>th</sup> July, 2009. 5 submissions were received.

The Local Area Plan was adopted by Meath County Council on the 20<sup>th</sup> August, 2009.

The Local Area Plan consists of a written statement and a zoning and objectives map. It will guide development for six years from the date of its adoption by Meath County Council until the LAP is varied or a new one is made.

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

### **1.0 INTRODUCTION**

#### **1.1 Statutory context**

##### ***1.1.1 Scope of the LAPs***

A LAP consists of a written statement and a plan or plans indicating the objectives for the proper planning and sustainable development of the area to which it applies including details of community facilities and amenities and standards for the design of development and structures.

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

A LAP shall contain information on the likely significant effects on the environment of implementing the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Clonard 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 material amendments would have. Please refer to Appendix 5 for the full text of these reports.

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 Clonard or adjoining or in close proximity to the settlement. It is not considered that the proposed Local Area Plan will have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it is considered that no further assessment of this type will be required once the Plan is completed. The screening report concludes that neither the Draft Plan nor the Material Amendments shall give rise to significant environmental impacts on the integrity of the surrounding environment or any Natura 2000 sites. Please refer to Appendix 6 for the full text of report.

#### **1.2 Policy context**

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Clonard as one of 19 villages in the County. Section 2.1.8.5 of the CDP states all settlements designated as 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,

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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”. Variation No 2 adopted in February 2008 establishes an order of priority for the release of lands with a residential land use zoning objective in Clonard for the period 2007-2013.

### ***1.2.1 National Strategic Policy***

A number of national policies and guidelines informed the preparation of the CDP. The CDP examines the Regional and County context for each area. This LAP will fall as a sub-set of documents within that overall context. However since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, in 2009, issued “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas”. These Guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. The 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 guides Planning Authorities on the standards of urban design that should be insisted upon in new urban developments.

### **1.3 The challenge**

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

A further challenge is to provide a document that is sufficiently prescriptive to achieve these objectives while allowing for flexibility to account for economic and social changes that may occur over the Plan period.

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

### **Policy**

It is a policy of Meath County Council:

- |                 |   |
|-----------------|---|
| <b>CL POL 1</b> | ‘To accommodate population growth in accordance with the levels provided for by Table 6 of the County Development Plan through the implementation of the policies contained in Variation No.2 of that Plan and to cater primarily for the needs of the local population’. |
| <b>CL POL 2</b> | ‘To provide opportunities for expansion of the employment base of the village’.   |
| <b>CL POL 3</b> | ‘To provide an urban design framework of real quality’.   |

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

### **1.4 LAP Content and Structure**

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

### **1.5 Vision**

Clonard is located on the former N4 National Primary Road from Dublin to Galway. Clonard originated as an ecclesiastical centre founded by St. Finian in 520 A.D. remains of which are located east of the village. Roads lead north to Hill of Down and Trim and South to Edenderry from the village. The growth of the village has been limited due to lack of piped water services to the village. The focus of this LAP will be to consolidate the shape of the village rather than extend it along any of the approach roads. The 2001 Meath County Development Plan for Clonard recognized this approach and sets a workable framework for this plan.

The vision for Clonard is essentially set out in the CDP which identifies it as a key village with a housing requirement of no more than 225 dwelling units up to 2013

The LAP will endeavour to:

- Provide the land use planning conditions conducive to the creation of employment opportunities locally in cooperation with the state’s enterprise development agencies.
- Encourage development at densities appropriate to Clonard’s designation as a village in the CDP.
- Conserve and enhance the best of the archaeological sites in the Clonard area.
- Facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.
- Make provision for appropriate community, childcare and educational facilities.
- Encourage the provision of passive and active recreation spaces to serve the needs of the village.

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- Create pedestrian and cycle routes to facilitate a modal shift away from vehicular transport in favour of more sustainable methods.
- Encourage the intensification of business and community uses in the village centre.
- Seek the restoration of the former Church of Ireland for potential visitor and community uses.
- Identify a site appropriate to the development of small/medium sized employment enterprises.
- Enhance landmark/focal points in the village.
- Secure an adequate water supply and waste water treatment facility for the village.
- Identify areas that are at risk of flooding with a view to ensuring that any development of such areas comply with the Consultation Draft Guidelines for Planning Authorities “The Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government” September, 2008 (or its replacement).



### **2.0 SETTLEMENT CONTEXT**

#### **2.1 Introduction**

Clonard has been designated as a village in the western part of the Trim electoral area. The village is located in the south west of County Meath on the Regional road R148 Kinnegad to Dublin, formerly the N4. The village has developed in a linear pattern along the Regional road, which intersects two county roads one leading North to Trim and the other to Carbury and Edenderry, to the South. The approaches to the settlement from both East and West are quite attractive and relatively free of ribbon development.

#### **2.2 Population Context**

The population of Clonard increased from 248 in 2002 to 347 in the 2006 Census, an increase of 40% in the 4 year period. It is not envisaged that the population will continue to grow at this rate during the period of this LAP. Clonard should now undergo a period of reconsolidation during which other facilities including employment opportunities will grow and develop.

Variation No. 2 of the CDP envisages that the number of residential units in Clonard will increase by 225 between 2007 and 2013. This would cater for a population increase of approximately 600 people at an occupancy rate of 2.6 persons per household (p.p.h.).

#### **2.3 Recent Growth**

The significant level of growth recorded in the resident population of Ardnamullen E.D. over the last 10 to 12 years is closely reflected in the level of housing units constructed in the same period. It should be noted that the CSO do not provide data for settlements with a population of less than 1000. The figures below refer to the E.D. of Ardnamullen within which Clonard is located.

- 74 private dwellings were built between 2001-2006
- 38 private dwellings were built between 1996-2000
- 34 private dwellings, out of a total of 258, predate 1940

There are no small area population statistics (SAPS) available for the village of Clonard apart from its overall population which is provided above. However, there are comprehensive SAPS under many categories available for the electoral division (formerly called a DED) of Ardnamullen. The electoral division includes the village but also its rural hinterland for an approximate distance of 6 km to the west. Therefore all the SAPS provided in this document should be treated with caution as they deal with a significant larger area than just Clonard and a large number of people who don't live in the actual village.

#### **2.4 Employment Context**

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

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The recent downturn in the economy has ensured that employment creation has become an issue of concern for both people locally and the Local Authority. The matter will have to be addressed if the village is to prosper and grow sustainably.

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

### **2.5 Commercial Development**

Clonard has a limited range of retail services. The village would benefit from having a greater range and variety of retail facilities. There are two public houses, one appears to be closed, and the other only opens at weekends. The post office closed in January, 2008. There is a petrol filling station with a small shop attached at the western end of the village.

### **2.6 Heritage**

The CDP 2007-2013 has a strong and positive focus towards Heritage. This LAP acknowledges that focus with particular regard being had to local areas, buildings and places recorded as having archaeological, architectural, natural or built heritage value. The Kilwarden River flowing north of Clonard is not a designated site but the main Boyne River to which it flows is a Candidate Special Area of Conservation (cSAC). Clonard contains a major complex of archaeological sites to the North and East of the village. Many of these are included in the Record of Sites and Monuments for County Meath.

CDP 2007-2013 contains the list of Protected Structures for County Meath, those found in Clonard are listed in Appendix 1 of this LAP.

### **2.7 Community and Educational Facilities**

Clonard has a Primary School, a R.C. Church and a Community Hall. The Church of Ireland church is some distance outside the LAP area. The nearest secondary schools are in Longwood, Trim and Killucan.

### **2.8 Movement and Access**

Clonard has very good bus services to and from Dublin, Dublin Airport, to Galway, to the West and also to Sligo and the north-West. The volume of HGVs traveling through Clonard is an important issue that needs to be addressed. The possibility exists to create a network of local distributor roads, paths, cycle ways to allow internal traffic to circulate, to some extent, independently of the Main Street.

## **2.9 SERVICES AND UTILITIES**

### ***2.9.1 Water Supply***

There is no public water supply in Clonard. A developer proposed a 1000 p.e. water supply to serve a development. Pending resolution of issues relating to water supply, priority will be given both to community facilities and to employment generating developments.

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### ***2.9.2 Waste Water Treatment***

There is no public Waste Water Treatment System. The existing housing schemes are served by Private Treatment Plants. A Developer has proposed an interim 1000 p.e. treatment plant.

### **3.0 DEVELOPMENT FRAMEWORK**

#### **3.1 Residential Use**

The CDP sets out the general nature of land use for the area. Residential use is the most significant element and this is shown on the land use zoning map of the LAP. As this map illustrates, three different types of residential zoning are articulated as follows:

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

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

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

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

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

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

#### **3.2 Residential Unit Numbers**

Further lands (1.73ha) have been reserved for low density residential development and are subject to the requirements of a Framework Plan, (see Section 3.3 below). Such lands will accommodate approximately 10-15 additional dwelling units (subject to appropriate design and layout standards). Based on Table 6 of the CDP, Variation No. 2 of that Plan, the existing zoned lands, including those with the benefit of planning permission, and the new lands zoned, it is evident that adequate lands have been reserved to cater for future residential need in Clonard over the lifetime of the Plan with a surplus of circa 90-95 sites.

#### **3.3 Framework Plan**

A new Framework Plan area has been designated in this Local Area Plan (see land use zoning objectives map). The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner. The preparation of Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability.

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

- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design;
- A design statement which shall demonstrate how the development will compliment the character and heritage qualities of Clonard.
- Proposals in relation to transportation including public transportation and non motorized modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- Provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.
- Provision for a footpath and public lighting to link the development with the village

The framework plan shall include inter alia:

- A comprehensive landscaping scheme.
- Details of overall site and building layout.
- Provision of adequate public lighting and footpaths throughout the lands
- High quality design, finish and layout.
- Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

### **3.4 Social and Affordable Housing**

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

- a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of Houses on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;

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- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement with the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or more of the things referred to in the preceding paragraphs, and;
- i) A combination of the doing of 2 or more of the options referred to in paragraphs (b) to (g)

The County Housing Strategy, in respect of Clonard, indicates that there will be a requirement for 20% of all residential units to be available for social/affordable housing, on the basis of 3% social and 17% affordable.

Social / Affordable housing must be provided in a form that is not distinguishable from other housing by reason of its visual appearance or design quality.

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

### **3.5 Density**

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

Section 10.1.4.10 of CDP states:

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

### **3.6 Economic Development**

Clonard has good access to the East and the West of the County. The best prospect for the creation of employment lies with developing small to medium sized enterprises (SME's) to cater for local needs and passing trade, tourism and entertainment. Secondly, the provision of a dedicated commuter bus service to Maynooth and Mullingar would be a welcome initiative.

There are no CSO figures available for Clonard due to its small population of 347 in the 2006 Census. Based on figures for the smallest local area of Ardnamullen E.D. it appears that about 40% of males were employed in the building and construction and in the manufacture of industries. 4% were engaged in professional services. 14% of females were similarly engaged in the building and construction or manufacturing industries while 32% were engaged in professional services. On the positive side 30% of males and 54% of females had a third level qualification.

The village centre is zoned B1 and C1 to facilitate mixed residential and business use. It is important that these areas be devoted to employment creation use with residential use limited to above the ground floor areas.

### **3.7 Community Facilities**

There are limited community facilities in Clonard. It is an objective of the Council to secure the use of the Church of Ireland as a visitor/community centre. It is also proposed to provide a bus shelter in the Main Street and a civic open space. The H.S.E has recently acquired premises to provide health services to the population of the hinterland.

#### **Policy**

It is a policy of Meath County Council:

- SOC POL 1** 'To support the provision and even the distribution of a range of social infrastructure facilities to meet the needs of Clonard in liaison with other statutory, voluntary, and community groups'.
- SOC POL 2** 'To seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and that these facilities are developed contemporaneously with residential development'.
- SOC POL 3** 'To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities appropriate to the area'.
- SOC POL 4** 'To implement the Development Contribution Scheme which will form a basis for the improvement of existing community facilities and the funding of new community facilities'.
- SOC OBJ 5** 'To encourage the use of the former Church of Ireland as a visitor/community centre'.

#### **Objective**

It is an objective of Meath County Council:

- SOC OBJ 1** 'To protect the sites of existing facilities and support their further development and expansion e.g. primary school'.
- SOC OBJ 2** 'To assist the GAA to identify a suitable site'.
- SOC OBJ 3** 'To facilitate the provision of a playground'.

### **3.8 LAND USE POLICIES**

It is a policy of Meath County Council to:

- LUP 1** 'Seek a better balance between social and affordable housing and spread it throughout Clonard so that it cannot be distinguished by reason of its design from private housing'.
- LUP 2** 'Protect the Archaeological Zone from unsympathetic development and maintain a visual distinction between the village and the ecclesiastical centre and moat'.
- LUP 3** 'Provide a new urban distributor road from Gibney's public house to enhance movement through this segment, providing a new streetscape to the south of this road and mixed commercial and residential uses'.
- LUP 4** 'Reserve access to backlands at appropriate locations'.
- LUP 5** 'Provide for civic open space and interpretative signage at the centre of the village'.
- LUP 6** 'Expedite the provision of an adequate water supply/waste water treatment plant to allow residential development to proceed'.
- LUP 7** 'Reserve infrastructure capacity in the first instance to facilitate employment and community facilities development in Clonard'.
- LUP 8** 'Encourage the provision of both social and affordable housing and private site type development on Local Authority owned lands and in association with the development of Carrigun housing estate through which access and water service connections would be provided'.
- LUP 9** 'Facilitate the provision of a site and building for multi-purpose community uses in the centre of Clonard in association with the development of adjoining lands to the east and west as indicated on the land use zoning map'.
- LUP 10** 'Consolidate the central area of the village for commercial uses'.



### 4.0 OPEN SPACE & HERITAGE

#### 4.1 Public Open Space

The main provision for public open space adjoins the Kilwarden River. It is an objective of this plan to secure the development of an integrated sporting complex for use by clubs and the community at large. To this end, the present GAA field is compromised in terms of amenity development due the temporary nature of its lease. It will be an objective to replace this facility with an expanded playing field complex together with other facilities.

#### 4.2 Other Open Space

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

#### 4.3 Natural Heritage

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

##### 4.3.1 Built Heritage

It is an objective of the Council to facilitate the restoration of the Catholic Church and to seek the use of the former Church of Ireland as a potential visitor and community centre.

#### Policy

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>HER POL 1</b> | ‘To protect the structures included in the list of protected structures in the County Development Plan 2007-2013’.   |
| <b>HER POL 2</b> | ‘To protect wildlife corridors along the streams and watercourses hedgerows and wetland areas in the village’.   |
| <b>HER POL 3</b> | ‘To ensure that public and private open space is provided for all new residential development in accordance with the requirements of Section 10.1.4 Chapter 10 of the CDP’.                              |
| <b>HER POL 4</b> | ‘To protect existing trees and hedgerows where appropriate in areas that is likely to be developed’.   |
| <b>HER POL 5</b> | ‘To refer proposals involving sub surface excavation in the vicinity of any Archaeological site to the Heritage Service for their comments which will form part of the consideration of such proposals’. |

## **Clonard Local Area Plan**

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### **Objective**

It is an objective of Meath County Council:

**HER OBJ 1** 'To seek the provision of all-weather playing facilities and hard courts'.

**HER OBJ 2** 'To seek the reuse of the cowplot for active/passive recreational facilities'.

### **5.0 MOVEMENT**

#### **5.1 Movement Strategy**

The underlying strategy aims to ensure that:

- The development of the area creates movement along looped routes so that internal village movement can take place independently of the old N4 which carries most of the through traffic.
- Public transport accessibility is maximised.
- Pedestrian and cycle movement is encouraged to keep vehicular traffic to a minimum.
- Streets are designed to encourage pedestrian activity to make going outside a safe and pleasant experience.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

#### **5.2 Public Transport**

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. In the first instance it is essential that scheduled bus services are maintained and that commuter services to Maynooth and Mullingar are provided.

#### **5.3 Pedestrian and Cycle Movement**

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

#### **5.4 Vehicular Traffic**

The main external desire line is along the old N4 east/west (Dublin/Galway and Sligo). Clonard is not likely to merit a bypass or relief road within the period of the plan. It is important, therefore, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Clonard are located on the R148. It is important, therefore, that circulation takes place along secondary looped routes as indicated.

### 5.5 Employment Zone

It is important that the main employment areas be accessed from a number of directions.

### 5.6 Car Parking

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

### 5.7 Bicycle Parking

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

### Policies

It is the policy of Meath County Council:

- MOV POL 1** 'To seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians'.
- MOV POL 2** 'To encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan'.
- MOV POL 3** 'To encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles'.
- MOV POL 4** 'To require the provision of short-term on-street vehicle parking where appropriate'.
- MOV POL 5** 'To require underground or semi-basement or screened parking in the village centre'.
- MOV POL 6** 'To require the provision of cycle lanes where appropriate'.
- MOV POL 7** 'To require the provision of good public lighting standards on all routes'.
- MOV POL 8** 'To provide for the extension of footpaths and public lighting to the development boundaries on the Ballinabrackey Road in tandem with development'.

## **Clonard Local Area Plan**

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### **Objectives**

It is an objective of Meath County Council:

**MOV OBJ 1** 'To provide traffic calming measures in the village to control traffic speeds'.

**MOV OBJ 2** 'To continue to co-operate with Bus Eireann and/ or private bus operators to seek the continuous provision of sufficient bus services in Clonard'.

**MOV OBJ 3** 'To prepare a traffic management plan for the R 148 through the village'.

**MOV OBJ 4** 'To seek, over the life of the Local Area Plan, to identify additional car parking space in the centre of the village'.

### **6.0 DESIGN STANDARDS**

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

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

#### **6.1 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.**

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

Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan. The recommendations are as follows:

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

#### **Chapter Seven The Home and its Setting**

Key recommendations of the guidelines are as follows:

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

## **Clonard Local Area Plan**

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- All houses (terraced, semi-detached and detached) should have an area of private open space behind the building line. The provision of adequate and well-designed private open space for apartments is crucial in meeting the amenity needs of residents: in particular, usable outdoor space is a high priority for families.
- Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and the normal frailty associated with old age.
- Adequate provision needs to be made for the storage and collection of waste materials.

**7.0 INFRASTRUCTURE**

**7.1 Water Supply**

The inadequacy of the current water supply is a major constraint on the provision of new development in Clonard. It is an objective of the plan to secure a new public water supply as soon as possible.

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

**Policy**

It is the policy of Meath County Council:

**WS POL 1** 'To utilize the existing water supply in an efficient and fair manner'.

**WS POL 2** 'To reduce leakage and wastage from the water supply'.

**WS POL 3** 'To implement the water conservation programme'.

**WS POL 4** 'To seek to secure funding for the provision of an adequate public water supply'.

**7.2 Wastewater**

There is no waste water treatment plant in Clonard. Currently, a capacity of 650 p.e. has been committed to either existing or proposed development. A developer has proposed an interim 1000 p.e. treatment plant.

**Policy**

It is the policy of Meath County Council:

**WW POL 1** 'To provide an adequate waste water collection and treatment system to serve existing and future population in accordance with the projections in Table 6 of the County Development Plan, the Water Framework Directive 2000 and the Water Services Investment Programme as finances permit'.

**7.3 Surface Water Disposal**

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



### **7.4 Flooding**

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

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>INF POL 1</b> | 'To control development in the natural flood plain of rivers and develop guidelines, in cooperation with the adjoining Local Authorities, for permitted development in different flood risk category areas'.   |
| <b>INF POL 2</b> | 'To ensure that is not subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas'.  |
| <b>INF POL 3</b> | 'To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimize impact on the river flood regime'.  |
| <b>INF POL 4</b> | 'To identify areas that are at risk of flooding to ensure that any development at such areas comply with the Consultation Draft Guidelines for Planning Authorities, "The Planning System and Flood Risk Management" published by the Department of the Environment, Heritage and Local Government, September 2008'. |

### **7.5 Waste Management**

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

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

### **7.6 Gas**

Clonard is not connected to the Natural Gas Transmission Network. A trunk Main passes to the north of the village.

### **7.7 Telecommunications and Broadband**

A Broadband Strategy for Meath County Council has been published and it states that the Local Authority is determined to take advantage of the supportive position that the Government has adopted to ensure that broadband infrastructure is made widely available throughout the county. Broadband is live in the following Group Scheme Areas; Ballivor, Kilcloon, Oldcastle, Slane, Summerhill, Moynalvey, Kiltale, Boardsmill & Longwood. In the E.D. of Ardmullen, of 258 households, 22 had broadband internet access; 86 had other connections while 140 had no internet access.

#### **Policy**

It is the policy of Meath County Council:

**INF POL 5** 'To require that broadband infrastructure be delivered in tandem with development.'

### **7.8 Electricity Networks**

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

### **8.0 ZONING**

#### **8.1 Introduction**

The CDP sets the criteria for Zoning – particularly for residential use. Table 6 sets a target of 225 residential units for Clonard.

Lands zoned for residential use will accommodate circa 305 units at a density of 20 houses/Hectare. It should be noted:

- (1) There is a serious deficiency in water supply, which will not be eliminated before 2012, which will delay the delivery of serviced sites.
- (2) The town centre zoning will accommodate some residential use
- (3) The CDP is quite explicit in that it stipulates that any area that is to be zoned for development must provide sites for community uses.

#### **8.2 Criteria Determining the Release of Residential Land**

The release and development of residential lands shall be linked to:

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

## Clonard Local Area Plan

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### 8.3 Zoning Designations

The Zoning designations A1, A2, A5 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy. The designations are as follows:

Use Zone Objective Code	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas in accordance with an approved framework plan.
A5	To provide for low-density residential development in accordance with an approved framework plan and individual dwelling design.
B1	To protect and enhance the special physical and social character of the existing town and village centre and to provide for new and improved village centre facilities and uses.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
D1	To provide for visitor and tourist facilities and associated uses.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

### 8.4 Zoning Matrix

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

#### A = Will normally be Acceptable

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.

## Clonard Local Area Plan

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### 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 Acceptable

Development which is classified as not normally being 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 use zone objectives will be considered on their merits.

### Zoning Matrix

Use Classes	A1	A2	A5	B1	C1	D1	E2	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	A	A	X	X	X	X
Abattoir	X	X	X	X	X	X	X	X	X	X
Adverts	O	O	X	A	O	O	O	X	X	X
Outdoor Advertising Structures	X	X	X	O	O	X	O	O	X	X
Agri - Business	X	X	X	O	O	X	X	X	X	X
Amusement Arcade	X	X	X	O	X	X	X	X	X	X
B & B	A	A	A	A	A	A	X	X	X	X
Bank / Financial Institution	X	O	X	A	X	X	X	X	X	X
Betting Office	X	O	X	A	O	X	X	X	X	X
Bring Banks	A	A	A	A	A	O	O	O	O	X
Car Park (Commercial)	X	X	X	O	O	O	O	X	X	X
Caravan Park	X	X	X	X	X	A	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X
Cash & Carry	X	X	X	O	O	X	X	X	X	X
Casual Trading	X	X	X	A	O	O	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	A	X
Church	X	O	O	A	A	A	X	O	A	X
Cinema	X	X	X	A	O	O	X	X	A	X
Community Facility / Centre	O	A	O	A	A	A	X	O	A	O
Conference Centre	X	O	X	O	O	A	X	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X
Crèche / Childcare	O	A	A	A	A	O	O	X	A	X

## Clonard Local Area Plan

Use Classes	A1	A2	A5	B1	C1	D1	E2	F1	G1	H1
Facility										
Cultural Facility / Use	O	O	O	A	A	A	X	O	A	X
Dance Hall / Night Club	X	X	X	A	O	X	X	X	X	X
Doctors / Dentists	O	O	O	A	A	X	X	X	O	X
Drive Through Restaurants	X	X	X	O	O	X	X	X	X	X
Education	O	O	O	A	A	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	O	X	X	X
Enterprise Centre	X	O	X	O	O	X	A	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X
Funeral Home	X	O	X	A	O	X	X	X	A	X
Garden Centre	X	X	X	X	O	X	X	X	X	X
Guest House	O	A	O	A	A	A	X	X	X	X
Halting Site/Group Housing	O	A	O	X	O	X	X	X	O	X
Health Centre	O	O	O	A	A	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	X	X	X	X
Hospital	X	O	O	X	A	X	X	X	A	X
Hostel	X	O	O	A	A	A	X	X	X	X
Hotel / Motel	X	O	X	A	A	A	X	X	X	X
Industry – General	X	X	X	X	X	X	O	X	X	X
Industry – Light	X	O	X	X	O	O	A	X	X	X
Leisure / Recreation	X	O	O	A	O	A	X	O	A	O
Library	X	A	O	A	A	A	X	X	A	X
Motor Sales / Repair	X	X	X	O	O	X	X	X	X	X
Offices <100m2	X	O	X	A	A	O	X	X	O	X
Offices 100 to 1000 m2	X	X	X	A	A	X	A	X	X	X
Offices >1000m2	X	X	X	A	A	X	A	X	X	X
Open Space	A	A	A	A	A	A	X	A	A	A
Park and Ride	X	X	X	X	O	X	A	X	X	X
Petrol Station	O	O	X	O	O	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	O	X	X	X	X	X
Public House	X	O	X	A	A	O	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	O	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X
Residential	A	A	A	O	A	X	X	X	X	X
Residential Institution	O	O	O	O	O	X	X	X	O	X
Restaurant / Café	X	X	X	A	A	O	O	X	O	X
Retail Warehouse	X	X	X	O	X	X	X	X	X	X
Retirement Home	O	A	O	X	O	X	X	X	A	X
Science & Technology	X	X	X	O	O	X	A	X	X	X

## Clonard Local Area Plan

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Use Classes	A1	A2	A5	B1	C1	D1	E2	F1	G1	H1
Based Enterprise										
Shop - Local **	O	A	X	A	A	O	O	X	X	X
Shop - Major	X	X	X	A	O	X	X	X	X	X
Shopping Centre	X	X	X	A	X	X	X	X	X	X
Sports Facilities	O	O	O	O	O	A	X	A	A	X
Take-Away	X	X	X	A	O	X	X	X	X	X
Telecommunication Structures	X	X	X	A	O	O	A	O	O	X
Third Level Educational Institution	X	X	X	X	O	X	O	X	A	X
Tourism Complex	X	X	X	A	A	A	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X
Veterinary Surgery	O*	O*	O*	A	O	X	X	X	X	X
Warehouse	X	X	X	X	X	X	O	X	X	X
Water Services ***	A	A	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	O	X	X	X	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 square metres in gross floor area.

\*\*\* Refers to public utility installations

### **9.0 PHASING AND IMPLEMENTATION**

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

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

#### **9.1 Phasing**

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

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

#### **9.2 Contributions**

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

#### **9.3 Monitoring & Review**

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



**Appendix 1**

**LIST OF PROTECTED STRUCTURES**

<b>Reg. No.</b>	<b>Structure</b>	<b>Street/Townland</b>	<b>Town</b>	<b>Building Type</b>	<b>Description</b>
MH047-100	St Finians Catholic Church	Towlaght	Clonard	Church ( R C )	Detached cruciform-plan church, built 1807, renovated and tower added, c. 1870. Cast-iron gates and gate piers, c.1850, with cast-iron railings set on limestone plinths, and cast-iron arch over main entrance.
MH047-102	St Finians Shrine	Towlaght	Clonard	Shrine	Carrara marble statue of Saint Finian, erected 1960, mounted on inscribed pedestal.
MH047-101	St Finians Catholic Church Railings	Towlaght	Clonard	Gates, Railings	Gates, Railings Cast-iron gates and gate piers, c.1850, with cast-iron railings set on limestone plinths, and cast-iron arch over main entrance.

## **Clonard Local Area Plan**

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### **Appendix 2**

#### **LIST OF PRE DRAFT SUBMISSIONS**

<b>Submission No</b>	<b>Name &amp; Address</b>
No.1	James Farrell, c/o Ciaran Mc Nevin, Ard na Mullen, Clonard, Enfield
No.2	Shirley Kearney, Dept. of Education and Science, Forward Planning Section, Tullamore Business Park, Clonminch
No.3	Dept. of Environment, Heritage and Local Government, Architectural Heritage section c/o Theresa Halloran, Development Applications Unit
No.4	NRA, St. Martin's House, Waterloo Rd., Dublin 4
No.5	Niall Walsh, Clonard GAA, c/o Niall Walsh, Rúnaí, CLG
No.6	OPW, Engineering Services, 17-19 Lower Hatch Street, Dublin 2
No.7	Community Games Organisation
No.8	Serena Tracy
No.9	Angeline Treacy
No.10	Clonard Group, 1500 Project c/o Lena Keegan, Clonard.

## Clonard Local Area Plan

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### Appendix 3

#### LIST OF PERSONS WHO MADE SUBMISSIONS ON DRAFT PLAN

Submission No.	Name & Address
No.1	Dept. of Environment, Heritage & Local Government c/o Teresa Halloran, Development Applications Unit
No.2	Dept. of Communications, Energy & Natural Resources c/o Frances Heaslip
No.3	Environmental Protection Agency c/o Sandrine Delalieux, SEA Section, Office of Environmental Assessment, EPA, Iniscarra, Cork.
No.4	Environmental Protection Agency c/o Michael Owens, SEA Section, Office of Environmental Assessment, EPA, Iniscarra, Cork.
No.5	National Roads Authority c/o Michael McCormack, NRA, St. Martin's House, Waterloo Road, Dublin 4.
No.6	Clonard GAA c/o Niall Walsh, David Campbell, Clonard CLG
No.7	Office of Public Works Joan Crosbie, Engineering Services, 17-19 Hatch St., Dublin 2.
No.8	Eamon Davenport Design Draft Techniques, P. Joyce and J. Mallen, 37 Ashgrove Park, Naas, Co. Kildare.
No.9	Edward and Noeleen Campbell, <a href="mailto:noleencampbell@eircom.net">noleencampbell@eircom.net</a>
No.10	David Campbell, <a href="mailto:dcampbell@ccas.ie">dcampbell@ccas.ie</a>
No.11	Dept. of Communications, Energy and Natural Resources, c/o Frances Heaslip, Coordination Unit.
No.12	Dept. of Education and Science c/o Shirley Kearney, Forward Planning Unit.
No.13	Patrick O'Sullivan Spatial Policy, DOEHLG
No.14	Gerry Foley Clonard, Enfield

**Appendix 4**

**LIST OF PERSONS WHO MADE SUBMISSIONS ON PROPOSED AMENDMENTS  
TO THE DRAFT PLAN**

<b>Submission Number</b>	<b>Name</b>	<b>Contact Details</b>
1	Erica O'Driscoll	National Roads Authority
2	Patrick O'Sullivan	Spatial Policy Section, Department of the Environment, Heritage and Local Government Authority
3	Shirley Kearney	Department of Education
4	Teresa O'Halloran	Development Application Unit, Department of the Environment, Heritage and Local Government
5	Cian O'Mahony	Environmental Protection Agency

### **Appendix 5**

#### **SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE CLONARD LOCAL AREA PLAN 2009-2015.**

##### **Development (Strategic Environmental Assessment) Regulations, 2004.**

### **1.0 Introduction**

Meath County Council proposes to prepare Local Area Plan (LAP) for the village of Clonard, Co. Meath. As part of this process, consideration has been given to the likely environmental effects of implementing the Plan, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004.

Section 3.4 of the Strategic Environmental Assessment Guidelines states that screening (i.e. the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental affects, and would thus warrant SEA) is required in the case of Local Area Plans where the population is less than 10,000 persons. As the population of Clonard is below 10,000 persons, the purpose of this report is to determine if the Local Area Plan require a Strategic Environmental Assessment i.e. screen the LAP. In preparing this report reference was made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of Environment Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 of 2004.

### **2.0 Policy Context**

Local Area Plans are set within the context of the Meath County Development Plan 2007-2013, The National Spatial Strategy and the Regional Planning Guidelines, In particular Variation No. 2 of the MCDP which sets out criteria for the release of residentially zoned land. Objective SS OBJ1 of the Meath County Development Plan 2007 – 2013 states that Local Area Plans shall be prepared for the urban centres contained in Table 7 of the Development Plan, including Clonard. The existing written statement, detailed objectives and urban detail map for the village remain in force until the individual Local Area Plan have been prepared and adopted for each designated settlement. According to the settlement hierarchy for County Meath set out in the County Development Plan, Clonard is listed as a ‘village’. The Development Plan states that settlements designated as ‘villages’ are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. Their future growth 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 Growth Towns. The future development of villages will be predicated more closely to local rather than regional growth. The plan, even if fully implemented would result in a population considerably less than the 10,000 population threshold for which the SEA is mandatory.

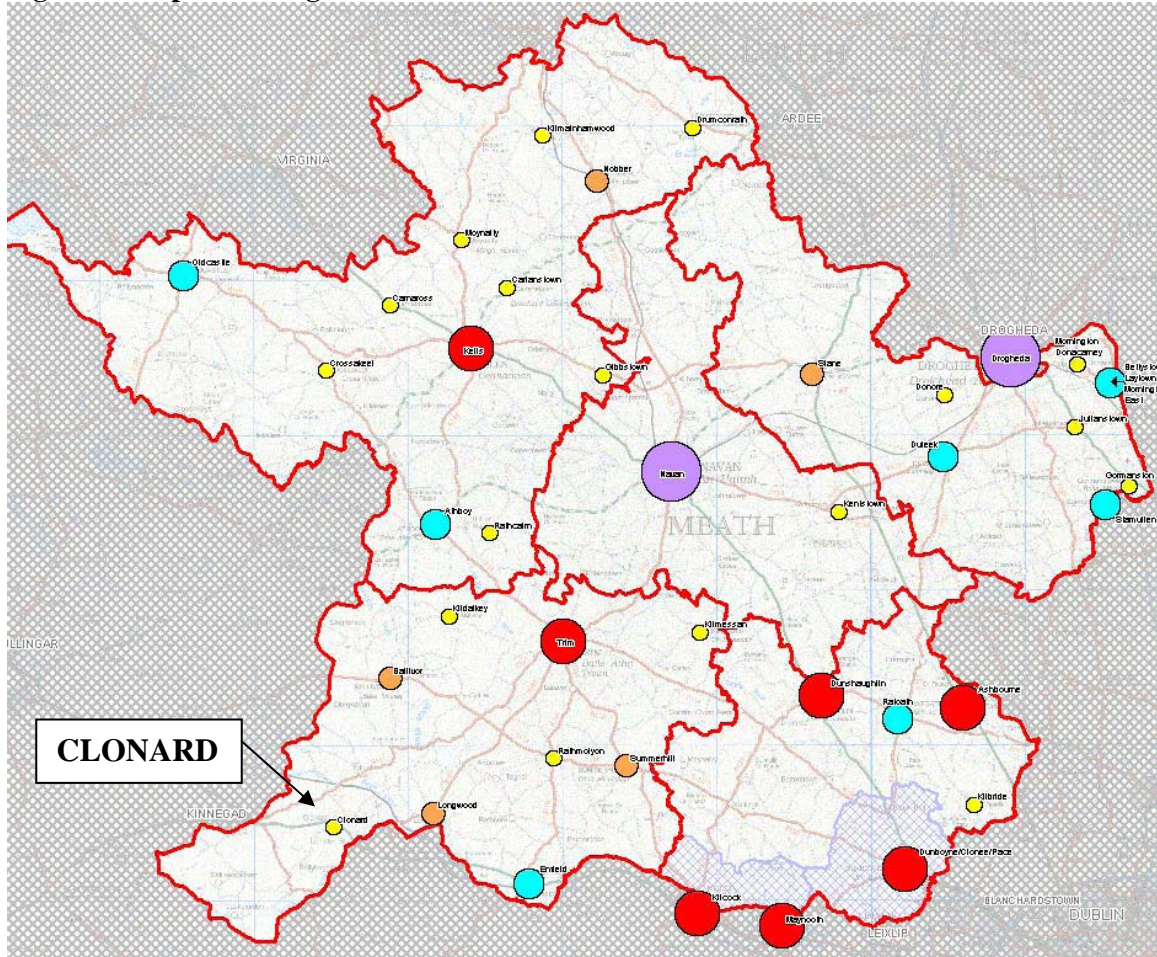
### **3.0 Location and Physical Context**

Clonard is located on the former N4 National Primary Road from Dublin to Galway. Clonard originated as an ecclesiastical centre founded by St. Finian in 520 A.D. remains of which are located east of the village. Roads lead north to Hill of Down and Trim and South to Edenderry from the village. The growth of the village has been limited due to lack of piped water services to the village. The focus of this LAP will be to consolidate the shape of the village rather than extend it along any of the approach roads. The 2001 Meath County Development Plan for

## Clonard Local Area Plan

Clonard recognized this approach and sets a workable framework for this plan. The vision for Clonard is essentially set out in the CDP which identifies it as a key village with a housing requirement of no more than 225 dwelling units up to 2013. According to the 2006 Census, the population of Clonard was 347 persons.

**Figure 1: Map indicating the location of Clonard in Co. Meath**



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

The key to deciding if SEA is required will be whether the plan would be likely to have significant effects on the environment, having regard to the size of the area, the nature and extent of the development likely to be accommodated by the plan and the plan area location close to or within statutory designations etc. Screening for the area will be carried out having regard to available baseline information, based on the content in Schedule 2(A) to the Planning and Development (SEA regulations 2004) which are cited collectively with the Planning and Development regulations (2001-2007). Annex II of the SEA Directive sets out the criteria for determining the likely significance environmental effects. The LAP was assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the LAP and 2) Characteristics of the effects and of the area likely to be affected by the LAP.

### **4.1 Characteristics of the Local Area Plans.**

The LAP was prepared in accordance with the requirements of Section 2.1.9 of the Meath County Development Plan 2007-2013 (Objective SS OBJ 1 refers) and Variation No. 2 to the County Development Plan. The Meath County Development Plan 2007-2013 adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development Act 2000-2006. The Local Area Plan is consistent with the principles, objectives and policies of the Meath County Development Plan and associated Environmental Report and therefore will have a strong emphasis on promoting the sustainable development of the area. Variation no. 2 of the Meath County Development Plan 2007-2013 relates to an Order of Priority which was adopted for the release of existing residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development indicated in Table 5 and Table 6 of the County Development Plan. The table below lists the number of units indicated in Table 6 of the County Development Plan for Clonard to meet its household target.

#### **Village No. of units needed to meet household target**

Clonard  
44

It is the policy of the County Development Plan that villages would develop in line with local growth rather than regional growth, providing quality driven residential development and essential local commercial and community services. In Clonard, the priority is village centre consolidation and the development of 1.10 ha of land identified for Phase 1 release in Variation No. 2 (Order of Priority) of the Meath County Development Plan 2007-2013. All other residential zoned lands in the villages will be released post 2013 for phase 2 development.

#### **4.1.1 Environmental considerations relevant to the Plan Area**

There are a number of features of the built and natural environment which are subject to heritage and environmental designations in the study area as outlined below.

##### ***4.1.1.1 Conservation and Heritage***

###### **Protected structures**

There are 3 structures in Clonard which are registered as protected structures in the Meath County Development Plan 2007 – 2013. The LAP does not adversely impact upon the integrity or character of the protected structures.

###### ***Protected Views and Prospects:***

According to the landscape classification included in the Meath County Development Plan 2007 – 2013, Clonard is situated in the South West Lowlands character area. This character area is considered to be of 'High Value'. The South West Lowlands area is designated as being of High/Medium sensitivity. There are no protected views or prospects which affect the LAP lands.

###### ***National Monuments:***

There are a number of historical site/monuments within the urban area of Clonard as identified in the Record of Places and Monument's for County Meath. The buffer zone of one of which is in or in close proximity.

## **Clonard Local Area Plan**

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### *Natural Heritage Areas*

There are no Natural Heritage Areas (NHAs) within the plan area.

### **Natura Sites**

The Kilwarden river which flows near Clonard is not a designated site but the main river Boyne to which it flows is a cSAC. 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 plan or scheme) and the development, where necessary, or 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 which affect the LAP lands. It is not considered that the LAP will have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it is considered that no further assessment of this type will be required once the Plan is completed.

## **4.2 Characteristics of the effects and of the area likely to be affected by the LAP**

### **4.2.1 The value and vulnerability of the area likely to be affected.**

#### a) Special natural characteristics or cultural heritage

As noted above, all of the plan area contains cultural heritage, in the form of Recorded Monuments and Protected Structures. Detailed policies and objectives are prescribed in the County Development Plan 2007 which relate to the protection of the built and natural heritage. These objectives will be fully adhered to in the LAP. With respect to the Recorded Monuments, detailed archaeological investigation will be required at application stage to determine the extent of resource areas and associated buffer zones and ensure their preservation. In respect of the protected structures, the LAP will ensure that the character and settings of these structures are retained, respected and protected. Meath County Council's Conservation Officer, in addition to the relevant statutory bodies listed in the Planning and Development Regulations 2006, will be consulted with respect to any developments which would have the potential to affect the protected structures. There are no designated natural habitats areas within the development boundary. The protection of habitats of localised importance, e.g. river corridors/hedgerows/trees etc., can occur through specific LAP policies, incorporation of existing natural features into landscaping plans during the redevelopment of sites and appropriate conditions to individual planning applications.

#### b) exceeded environmental quality standards or limit value:

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the implementation of the LAP.

#### c) intensive land use

There are no designated natural habitats within the LAP area. The LAP will ensure that the redevelopment and development of plan area is undertaken with due cognisance to the surrounding environment and that any development and intensification will sustain and improve existing amenity. Variation No.2 to the Meath County Development Plan 2007 – 2013 details the level of residential development likely to take place in the villages over the lifetime of the Plan and is limited in scale for all settlements. The level of development anticipated in the settlements



## **Clonard Local Area Plan**

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would be reflective of their village character and thus would not be considered to be of an intensity such as would generate environmental impacts.

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

It is considered that there will be no significant negative effects on the implementation of the Plan. However, with regard to positive effects, it is considered that the probability of these occurring is high. It is expected that the effects will be permanent and therefore irreversible, until such time that any new polices and/ or objective are identified in revised LAP.

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

No notable cumulative negative effects are anticipated given that the LAP focuses on the principles of sustainable development. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment, the area will be rejuvenated with an improved physical and visual environment.

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

It is not anticipated that the LAP will have any national, regional or inter-county transboundary effects.

### **4.2.5 The risk to human health and the environment**

The implementation of the LAP is not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. There are no SEVESO sites in proximity to the plan area. Any future development in the village will conform to the LAP, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

### **4.2.6 The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).**

The area and population affected by the LAP is limited. The Clonard plan area amounts to *c.* 63 hectares. Having regard to Table 6 and Variation no. 2 (outlined above) of the Meath County Development Plan, it is not expected that the resident population of the village will increase significantly relative to the existing populations over the lifetime of the LAP. It is also not anticipated that any large scale development, such as would have impacts beyond the village, would occur as a result of the preparation and implementation of the LAP.

### **4.2.7 Effects on areas or landscapes, which have a recognised national, Community or International protection status**

As noted above, there are no landscape features within the LAP boundary which have a recognised national, European or international protection status.

## **5.0 Conclusion**

On evaluation of the relevant criteria set out in Schedule 2A of the Regulations, it is considered that the Local Area Plan will not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. The Planning Authority is satisfied that the Local Area Plan will ensure that the settlement will be developed in a sustainable and environmentally sound manner fully consistent with the policies and objectives prescribed in the Meath County Development Plan 2007-2013. In view of this, it is considered that a strategic environmental assessment is not required in respect of the Local Area Plan. Notwithstanding this, there are a number of issues which are considered in the preparation of the Local Area Plan and where appropriate, included in the objectives/policies of the Local Area Plan.

## **Clonard Local Area Plan**

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### **6.0 Recommendation**

Having regard to the forgoing, it is not considered necessary to carry out a Strategic Environmental Assessment on the Clonard Local Area Plan.

### **SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE AMENDMENTS TO THE CLONARD LOCAL AREA PLAN 2009-2015.**

#### **Development (Strategic Environmental Assessment) Regulations, 2004.**

#### **1.0 Introduction**

Meath County Council proposes to prepare Local Area Plan (LAP) for the village of Clonard, Co. Meath. A number of amendments have been proposed to the draft Plan following consideration of the Plan by the elected Members of Meath County Council. As part of this process, consideration has been given to the likely environmental effects of implementing the draft Plan with proposed amendments, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004.

Section 3.4 of the Strategic Environmental Assessment Guidelines states that screening (i.e. the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental affects, and would thus warrant SEA) is required in the case of Local Area Plans where the population is less than 10,000 persons. As the population of Clonard is below 10,000 persons, the purpose of this report is to determine if the Local Area Plan require a Strategic Environmental Assessment i.e. screen the LAP. In preparing this report reference was made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of Environment Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 of 2004.

#### **2.0 Policy Context**

Objective SS OBJ1 of the Meath County Development Plan 2007 – 2013 states that Local Area Plans shall be prepared for the urban centres contained in Table 7 of the Development Plan, including Clonard. The existing written statement, detailed objectives and urban detail map for the village remain in force until the individual Local Area Plan have been prepared and adopted for each designated settlement.

According to the settlement hierarchy for County Meath set out in the County Development Plan, Clonard is listed as a ‘village’. The Development Plan states that settlements designated as ‘villages’ are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. Their future growth 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 Growth Towns. The future development of villages will be predicated more closely to local rather than regional growth.

# Clonard Local Area Plan

## 3.0 Location and Physical Context

Clonard is located on the former N4 National Primary Road from Dublin to Galway. Clonard originated as an ecclesiastical centre founded by St. Finian in 520 A.D. remains of which are located east of the village. Roads lead north to Hill of Down and Trim and South to Edenderry from the village. The growth of the village has been limited due to lack of piped water services to the village. The focus of this LAP will be to consolidate the shape of the village rather than extend it along any of the approach roads. The 2001 Meath County Development Plan for Clonard recognized this approach and sets a workable framework for this plan. The vision for Clonard is essentially set out in the CDP which identifies it as a key village with a housing requirement of no more than 225 dwelling units up to 2013

According to the 2006 Census, the population of Clonard was 347 persons.

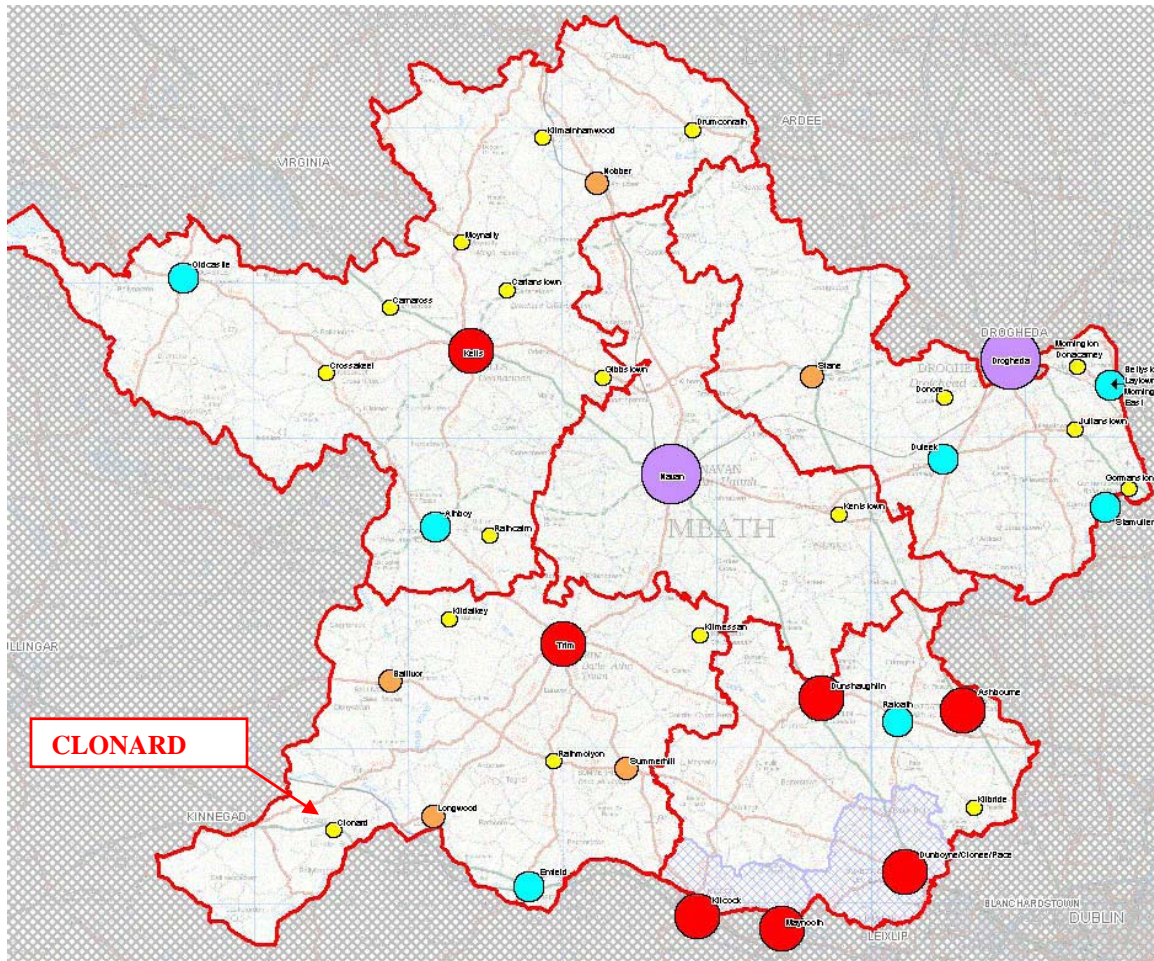


Figure 1: Map indicating the location of Clonard in Co. Meath

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

Annex II of the SEA Directive sets out the criteria for determining the likely significance 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 1) Characteristics of the Proposed LAP and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAP.

### **4.1 Characteristics of the Proposed Local Area Plans.**

The proposed LAP is being prepared in accordance with the requirements of Section 2.1.9 of the Meath County Development Plan 2007-2013 (Objective SS OBJ 1 refers) and Variation No. 2 to the County Development Plan. The Meath County Development Plan 2007-2013 adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development Act 2000-2006. The Local Area Plans will be consistent with the principles, objectives and policies of the Meath County Development Plan and associated Environmental Report and therefore will have a strong emphasis on promoting the sustainable development of the area.

Variation no. 2 of the Meath County Development Plan 2007-2013 relates to an Order of Priority which was adopted for the release of existing residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development indicated in Table 5 and Table 6 of the County Development Plan.

The table below lists the number of units indicated in Table 6 of the County Development Plan for Clonard to meet its household target.

<b>Village</b>	<b>No. of units needed to meet household target</b>
Clonard	225

It is the policy of the County Development Plan that villages would develop in line with local growth rather than regional growth, providing quality driven residential development and essential local commercial and community services.

In Clonard, the priority is village centre consolidation and the development of 1.10 ha of land identified for Phase 1 release in Variation No. 2 (Order of Priority) of the Meath County Development Plan 2007-2013. All other residential zoned lands in the villages will be released post 2013 for phase 2 development.

The draft Clonard LAP was prepared and placed on public display from the 23<sup>rd</sup> February, 2009 to the 6<sup>th</sup> April, 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by the members of Meath County Council for a

## **Clonard Local Area Plan**

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period of 6 weeks. As a result of this, a number of material amendments have been proposed to the draft plan. These include mapping alternations, e.g. additional residential zoning. More significantly, a Framework Plan area has been designated, located east of the village centre and proposed to be zoned A5 land use objective. In addition .882Ha has been zoned B1 with 3.665Ha zoned H1.

### **4.1.1 Environmental considerations relevant to the Plan Area**

There are a number of features of the built and natural environment which are subject to heritage and environmental designations in the study area as outlined below.

#### **4.1.1.1 Conservation and Heritage**

##### Protected structures

There are 3 structures in Clonard which are registered as protected structures in the Meath County Development Plan 2007 – 2013. The Draft LAP with proposed amendments does not adversely impact upon the integrity or character of the protected structures.

##### Protected Views and Prospects:

According to the landscape classification included in the Meath County Development Plan 2007 – 2013, Clonard is situated in the South West Lowlands character area. This character area is considered to be of ‘High Value’. The South West Lowlands area is designated as being of High/Medium sensitivity.

There are no protected views or prospects which affect the lands subject to the proposed amendments.

##### National Monuments:

There are a number of historical site/monuments within the urban area of Clonard as identified in the Record of Places and Monument’s for County Meath. The buffer zone of one of which is in or in close proximity to the proposed amendment lands.

##### Natural Heritage Areas

There are no Natural Heritage Areas (NHAs) within any of the plan area.

##### 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, or 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 which affect the draft LAP lands or the lands which are subject to the proposed amendments. It is not considered that the proposed draft LAP or the proposed amendment lands will have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it is considered that no further assessment of this type will be required once the Draft Plan is completed.

### **4.2 Characteristics of the effects and of the area likely to be affected by the proposed LAP**

#### **4.2.1 The value and vulnerability of the area likely to be affected.**

a) Special natural characteristics or cultural heritage

As noted above, all of the plan area contains cultural heritage, in the form of Recorded Monuments and Protected Structures. Detailed policies and objectives are prescribed in the County Development Plan 2007 which relate to the protection of the built and natural heritage. These objectives will be fully adhered to in the LAPs.

With respect to the Recorded Monuments, detailed archaeological investigation will be required at application stage to determine the extent of resource areas and associated buffer zones and ensure their preservation.

In respect of the protected structures, the LAP will ensure that the character and settings of these structures are retained, respected and protected. Meath County Council's Conservation Officer, in addition to the relevant statutory bodies listed in the Planning and Development Regulations 2006, will be consulted with respect to any developments which would have the potential to affect the protected structures.

There are no designated natural habitats areas within the proposed amendment lands. The protection of habitats of localised importance, e.g. river corridors/hedgerows/trees etc., can occur through specific LAP policies, incorporation of existing natural features into landscaping plans during the redevelopment of sites and appropriate conditions to individual planning applications.

b) exceeded environmental quality standards or limit value:

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the implementation of the draft LAP plan with the proposed amendments.

c) intensive land use

There are no designated natural habitats within the LAP area. The amendments proposed to the draft Local Area Plan include 1.73 Ha of new residential zonings, .862Ha of B1, Town Centre use, and 3.665Ha of H1 – Open Space. The LAP will ensure that the redevelopment and development of this area is undertaken with due cognisance to the surrounding environment and that any development and intensification will sustain and improve existing amenity. Variation No. 2 to the Meath County Development Plan 2007 – 2013 details the level of residential development likely to take place in the villages over the lifetime of the Plan and is limited in scale for all settlements. The level of development anticipated in the settlements would be reflective of their village character and thus would not be considered to be of an intensity such as would generate environmental impacts.

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

It is considered that there will be no significant negative effects on the implementation of the draft Plan with proposed amendments. However, with regard to positive effects, it is considered that the probability of these occurring is high. It is expected that the effects will be permanent and therefore irreversible, until such time that any new polices and/ or objective are identified in revised LAP.



## **Clonard Local Area Plan**

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### 4.2.3 The cumulative nature of the effects

No notable cumulative negative effects are anticipated given that the draft LAP and amendments to draft will focus on the principles of sustainable development. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment, the area will be rejuvenated with an improved physical and visual environment.

### 4.2.4 The transboundary nature of the effects

It is not anticipated that the draft LAP with proposed amendments will have any national, regional or inter-county transboundary effects.

### 4.2.5 The risk to human health and the environment

The implementation of the draft LAP with proposed amendments is not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. There are no SEVESO sites in proximity to the plan area or the proposed amendment lands. Any future development in the village will conform to the LAP, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

### 4.2.6 The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The area and population affected by the draft LAP and the proposed amendments is limited. The draft Clonard plan area amounts to 53.87 hectares while the proposed amendments lands amount is 9.43 hectares.

Having regard to Table 6 and Variation no. 2 (outlined above) of the Meath County Development Plan, it is not expected that the resident population of the village will increase significantly relative to the existing populations over the lifetime of the LAP. It is also not anticipated that any large scale development, such as would have impacts beyond the village, would occur as a result of the preparation and implementation of the LAP.

### 4.2.7 Effects on areas or landscapes, which have a recognised national, Community or International protection status

As noted above, there are no landscape features within the draft LAP boundary or within the proposed amendments lands which have a recognised national, European or international protection status.

## **5.0 Conclusion**

On evaluation of the relevant criteria set out in Schedule 2A of the Regulations, it is considered that the draft Local Area Plan and the amendments proposed to the draft will not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. The Planning Authority is satisfied that the draft Local Area Plan and the amendments proposed to the draft will ensure that the settlements will be developed in a sustainable and environmentally sound manner fully consistent with the policies and objectives prescribed in the Meath County Development Plan 2007-2013. In view of this, it is considered that a strategic environmental assessment is not required in respect of the draft Local Area Plan and the amendments proposed to the draft. Notwithstanding this, there are a number of issues which are considered in the preparation of the Local Area Plan and where appropriate, included in the objectives/policies of the Local Area Plan. These are outlined in the attached Appendix.



### **6.0 Recommendation**

Having regard to the forgoing, in particular the amendments to the Draft Clonard LAP, it is not considered necessary to carry out a Strategic Environmental Assessment on the draft Local Area Plan and the amendments proposed to the draft Clonard Local Area Plan.

### **APPENDIX 1**

Some of the issues to be considered in the preparation of the Local Area Plan for Clonard include the following:

- Drinking Water
- Water Treatment Infrastructure
- Water Quality
- Bathing Water
- Flooding
- Biodiversity and Designated Sites
- Climate Change
- Soil and Contamination
- Energy/Energy Conservation
- Traffic Management
- Human Health/Quality of Life
- Cultural heritage
- Landscape/Townscape
- Environmental Policies and Objectives set out in the Meath County Development Plan.
- EIA
- Urban Waste Water Discharge Licensing
- Waste Management

### **Appendix 6**

#### **APPROPRIATE ASSESSMENT SCREENING OF THE CLONARD LOCAL AREA PLAN**

##### **Screening matrix**

###### **Brief description of the project or plan**

The project title is the Clonard Local Area Plan 2009-2015. The objective of the Local Area Plan is to establish a land use framework for the sustainable development of Clonard village in a co-ordinated and coherent manner.

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###### **Brief description of the Natura 2000 site**

No Natura 2000 site was identified within the boundary of Clonard village. The nearest Natura 2000 site is the River Boyne and Blackwater SAC which is in excess of 3km downstream of Clonard village.

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##### **Finding of no significant effects report matrix**

###### **Name of project or plan**

Clonard Local Area Plan 2009-2015

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###### **Name and location of Natura 2000 site**

No Natura 2000 site was identified within the boundary of Clonard village. The nearest Natura 2000 site is the River Boyne and Blackwater SAC which is in excess of 3km downstream of Clonard village.

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###### **Description of the project or plan**

The objective of the Local Area Plan is to establish a land use framework for the sustainable development of Clonard village in a co-ordinated and coherent manner.

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

Not directly connected with or necessary to the management of any Natura 2000 site.

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## **Clonard Local Area Plan**

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

Not applicable to the Clonard Local Area Plan as no Natura 2000 site was identified which might be impacted upon by the plan. The nearest Natura 2000 site is the River Boyne and Blackwater SAC which is in excess of 3km downstream of Clonard village.

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

#### **Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.**

The Clonard Local Area Plan is unlikely to affect any Natura 2000 site.

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#### **Explain why these effects are not considered significant.**

The nearest Natura 2000 site is the River Boyne and Blackwater SAC which is in excess of 3km downstream of Clonard village. Compliance with the Water Framework Directive will ensure that no significant negative effects will occur. Policy 1 in Section 7.2 of the Local Area Plan refers to the requirement for a wastewater treatment to serve existing and future populations.

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#### **List of agencies consulted: provide contact name and telephone or e-mail address.**

National Parks and Wildlife Service, geographical information system, website:

<http://www.designatednatureareas.ie/mapviewer/mapviewer.aspx>

National Parks and Wildlife Service, Information/ Data Request Form

[www.npws.ie](http://www.npws.ie)

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#### **Response to consultation**

No Natura 2000 site identified within the Clonard village boundary.

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### ***Data collected to carry out the assessment***

#### **Who carried out the assessment?**

Niamh Ní Bhroin BSc PhD, Dúlra is Dúchas Teoranta, Tullamore, Co. Offaly

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#### **Sources of data**

Draft Local Area Plan for Clonard 2009-2015, Meath County Council.

European Commission, (2002). *Assessment of plans and projects significantly affecting Natura 2000 sites*. Office for Official Publications of the European Communities, Luxembourg.

National Parks and Wildlife Service, geographical information system, website:

<http://www.designatednatureareas.ie/mapviewer/mapviewer.aspx>

National Parks and Wildlife Service, Planning Development Unit, River Boyne and River Blackwater designation map (printed April 2005).

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## **Clonard Local Area Plan**

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### **Level of assessment completed**

- Desktop survey
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### **Where can the full results of the assessment be accessed and viewed?**

Planning Department Meath County Council, County Hall,