

# Drumconrath



Local Area Plan

2009-2015



Adopted on 28<sup>th</sup> April 2009



Prepared on Behalf of  
**Meath County Council**

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## Table of Contents

### Section 1 Statutory Framework

	PREAMBLE
1.0	INTRODUCTION
1.1	Statutory Context
1.1.1	Format of the LAP
1.1.2	Scope & Duration of the LAP
1.1.3	Policy context of the LAP
1.1.4	Likely Significant Effects on the Environment
1.1.5	Public Consultation
1.2	The Challenge
1.2.1	Challenges and Strategic Objectives
1.2.2	Strategic Policies

### Section 2 Present Context

2.0	SETTLEMENT CONTEXT
2.1	Description of Location of Settlement
2.1.1	Population Context
2.2	Heritage
2.3	Community Facilities
2.4	Movement & Access
2.5	Services and Utilities

### Section 3 Objectives and Policies

3.0	DEVELOPMENT FRAMEWORK
3.1	Residential Use
3.1.1	Residential Unit Numbers
3.1.2	Social and Affordable Housing
3.1.3	Density
3.2	Commercial Land Uses
3.2.1	The Role of Kilmainhamwood
3.3	Tourism
3.4	Built and Natural Heritage
3.5	Amenity and Recreation
3.6	Movement Strategy
3.7	Design Guidelines
3.7.1	Demolition of a Protected Structure
3.7.2	Alterations and Extensions to Protected Structures
3.7.3	New Developments in Existing Streetscapes
3.7.4	Access to existing buildings
3.7.5	New and Infill proposals
3.7.6	Shopfront Design and Advertising
3.7.7	Contemporary design and backland development
3.8	Design Standards



- 3.8.1 The Home and its Setting
- 3.9 Infrastructure
- 3.9.1 Water Supply
- 3.9.2 Water Supply Policies
- 3.9.3 Waste Water
- 3.9.4 Waste Water Policies
- 3.9.5 Surface Water Disposal
- 3.9.6 Flood Risk Management
- 3.10 Waste Management
- 3.11 Telecommunications and Broadband
- 3.12 Electricity Networks
- 3.13 LAND USE ZONING
- 3.13.1 Zoning Designations
- 3.13.2 Zoning Matrix
- 3.14 Phasing And Implementation
- 3.14.1 Phasing
- 3.15 Contributions
- 3.16 Monitoring and Review

## **Section 4 Appendices and Maps**

Appendix 1 SEA Screening Report  
Appendix 2 Appropriate Assessment Screening Report  
Land Use Zoning Map No.1  
Variation No. 2 order of priority



## PREAMBLE

The Meath County Development Plan, 2007-2013 was adopted on 02nd March 2007. It identified Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarney, Donore, Drumconrath, Gormanston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon as 'Villages' and specified that the future development of all nineteen villages would be subject to the adoption of Local Area Plans. These plans should be adopted within two years of the adoption of the Meath County Development Plan 2007-2013. The existing County Development Plan, in conjunction with Variation No. 2 adopted in February, 2008, set the context for this Local Area Plan.

This Local Area Plan builds upon the broad development objectives and planning policies outlined within the existing County Development Plan by providing a more detailed and comprehensive planning framework to guide future development proposals and the development of the Village.

Within this document, references to 'the Plan' or 'this Plan' shall denote this Local Area Plan, save where the context requires otherwise. 'The Council' or 'the Planning Authority' shall signify Meath County Council.

All mapping and diagrams throughout the document are orientated in the direction of true north, none are to scale but do contain a scale bar for guidance purposes only.



## 1.0 INTRODUCTION

### 1.1 Statutory Context

The criteria under which a Local Area Plan shall be prepared are set out in Section 18 – 20 of the Planning and Development Acts 2000 and subsequent amendments. In general terms the process consists of the following:

- Pre-Draft Public Consultation.
- Invitation for submissions from the public and interested bodies.
- Manager's Report on Pre-Draft submissions.
- Publication of a Draft Local Area Plan.
- Invitation for submissions from public in relation to Draft.
- Manager's Report on submissions in relation to Draft.
- Adoption of Plan or Publication of Amendments.

#### 1.1.1 Format of the LAP

The LAP comprises a written statement and maps. The written statement includes the objectives the Council have set for the settlement. The maps illustrate these policies/objectives.

Policies are given specific reference numbers and are highlighted within the text. In the event of any discrepancy between the written statement and the maps, the written statement will take precedence.

#### 1.1.2 Scope & Duration of the LAP

The Local Area Plan contains specific objectives and policies designed to ensure that development in Drumcondrath occurs in a co-ordinated and sustainable manner. The LAP has regard to the policies, goals and objectives of the CDP 2007– 2013. The LAP provides a detailed framework for the future development of the village. All planning applications will be assessed within this context and the assessment has regard to both the LAP and the CDP.

The LAP also affords an opportunity for participation by the general public in the planning process. The public, at both pre-draft and draft stages are invited to comment and contributions from the local community and provides the opportunity for valuable dialogue that contributes to an inclusive LAP.

This Plan consists of this written statement and the attached maps, and shall be known as the Drumcondrath Local Area Plan 2009-2015. The Plan shall remain in effect for a period of six years from the date of adoption or until it is the subject of an amendment, a review or a revocation by the Council. It will be subservient to the Meath County Development Plan, 2007-2013, which is the primary planning document in the County. The Meath County Development Plan takes precedence over the Drumcondrath Local Area Plan in the event of any conflict arising between the contents of the two documents.



### 1.1.3 Policy context of the LAP

The Local Area Plan is written in the Context of the National Spatial Strategy, the Regional Planning Conditions and the Meath County Development Plan. In all cases, the LAP must have regard to the policies set out in each of the above documents.

### 1.1.4 Likely Significant Effects on the Environment

An 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 Drumconrath LAP as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the proposed Plan would have. The screening process found that the Draft Drumconrath Local Area Plan 2009-2015 did not require the preparation of SEA. This screening document is contained in Appendix 1.

#### *Natura Sites*

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)). An assessment of the plan is required if necessary. The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular. There are no SACs or SPAs in Drumconrath or adjoining or in close proximity to the settlement. The screening process has found that the Draft Drumconrath Local Area Plan 2009-2015 did not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site. This screening document is contained in Appendix 2.

### 1.1.5 Public Consultation

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

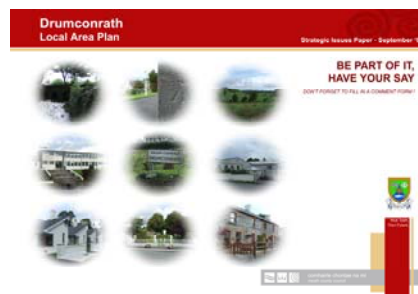
A notice was published in the Meath Chronicle on the 29<sup>th</sup> August, 2008. This notice advertised the Planning Authority's intention to prepare the Drumconrath LAP and that an Issues Paper would be available for public inspection. The notice also invited written submissions from interested parties and members of the public on what matters should be addressed in the LAP.

The Second phase of Pre-Draft Public Consultation comprised a public meeting. A Notice was placed in the local press inviting interested parties to attend the Community Hall in Drumconrath between 6 – 8 p.m. on Tuesday, 23<sup>rd</sup> September, 2008. Display boards were prepared and erected in the venue outlining the planning issues and contained photographs, maps and diagrams designed to stimulate discussion. A booklet containing the 16 posters in miniature was distributed free of charge to those in attendance together with a comment form. The meeting was staffed by two members of Meath County Council Planning Office together with a representative from the Consultant appointed to the preparation of the County Development Plan. All were available to discuss any issues raised by members of the public.





Public Information evening



Cover of Information Booklet

The meeting was attended by a cross section of the community, as well as a number of Local Elected Representatives. There was considerable discussion on a wide range of issues and the meeting proved productive in facilitating a direct interface between the Planning Authority and the public. At the public meeting, a broad range of topics were discussed by those in attendance. The following summarises the matters raised.

### **Derelict sites**

There was widespread comment on the need to encourage the re-development of the derelict and unused sites and buildings, particularly those in central locations. These are considered to be both a missed opportunity to enhance the village and a hindrance to investment.

### **Heritage**

There was comment from a number of attendees on the need to protect and preserve the attractive village that is Drumconrath and to encourage any new works to respect the established buildings and the rural context/parkland setting. They stated that these historical buildings in the village should be adapted where appropriate and should be allowed to play a role in village life in future.

### **Tourism/Employment**

Notwithstanding the established industrial estate in the village, a number of people requested that some further provision be made to encourage additional employment opportunities for Drumconrath. Tourism is a potential area for increased business and several people suggested the establishment of a tourist route in conjunction with other villages in the general area.

### **Residential Development**

It was expressed by some in attendance that Drumconrath needs additional housing. One individual stated the need to ensure that all the completed houses are occupied and to provide additional houses in Drumconrath. This is needed to ensure the numbers in the school and to ensure the future of the football and other clubs. It was explained that there is adequate land zoned residential in Drumconrath to satisfy the demands set out in the current regional and county development plan documents. This is further clarified in the order of priority.

### **Retail**

One of the shopkeepers in the village stated that there was need to encourage and facilitate redevelopment of existing retail premises and to provide opportunities for new business.

### **Recreational Facilities**

There was wide support for the provision of a playground in the village.





## Infrastructure

A number of people requested that consideration be given to improving footpaths, roads and services in the village. The pedestrian path connecting De Valera Park to the village centre is in need of improvements in lighting etc.

Nine submissions were received in response to the Issues Paper and public event. All submissions and observations received by the closing date were taken into account in the preparation of the Draft LAP.

The Draft Local Area Plan for Drumconrath was placed on display for the period 19<sup>th</sup> January 2009 to 2<sup>nd</sup> March 2009. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan.

A total of 10 written submissions were received and they are contained within the Manager's Report on submissions received in respect of Draft LAP for Drumconrath.

### 1.2 The Challenge

The challenge is to produce an LAP that is inclusive. The LAP will strive to create the framework written which the Planning Authority and Community can combine to achieve sustainable and viable development. This framework will facilitate the development of Drumconrath while at all time having regard to the special character of the built environment and wider heritage of the village.

The LAP sets the standards against which development proposals will be considered. It will also encourage development in a manner that will enhance and compliment Drumconrath.

#### 1.2.1 Challenges and Strategic Objectives

The challenges and objectives for Drumconrath are as follows:

- To encourage and manage the sustainable development of Kilmainhamwood, appropriate to the size and scale of the village.
- To protect and enhance the village core.
- To protect and conserve architectural features in the village.
- To encourage the development of vacant, underused and derelict sites in the village.
- To protect existing residential amenity and to encourage the provision of additional housing to meet the changing demographics, including Social and Affordable Housing.
- To zone sufficient land to cater for local requirements for commercial, social, residential, community and recreational uses.
- 

#### 1.2.2 Strategic Policies

The challenges and strategic objectives are summarised in the following list of Policies:

- POL 1**      **To protect the scale, character and the built and natural heritage of the village by;**
- a)      **Encouraging development which will improve the character and structure of the village core.**
  - b)      **Protecting the setting and character of the streetscape.**
- POL 2**      **To encourage the sustainable growth and improvement of the village on an appropriate scale relative to its classification in the CDP settlement Hierarchy and by;**
- a)      **Providing adequate sewerage and water supplies.**
  - b)      **Identifying and zoning appropriate development areas to facilitate new developments commensurate with the size of the village.**
  - c)      **Seeking to enhance the village core through the provision of car parking.**
  - d)      **Encouraging the re-use of vacant sites and derelict, underused buildings.**
  - e)      **Providing opportunities to expand employment in Drumconrath.**



**POL 3**

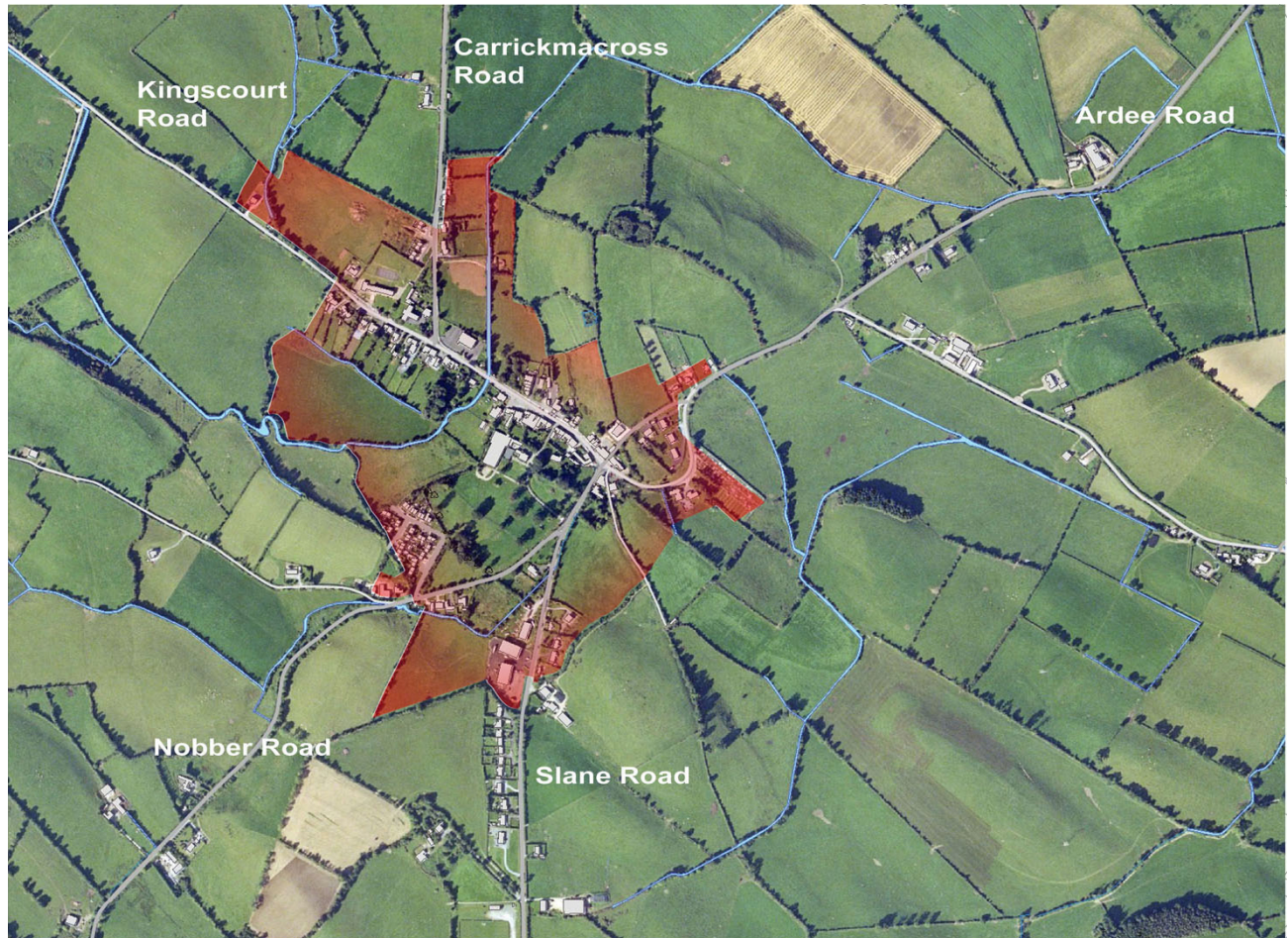
**To develop the Heritage aspect of the village to encourage recreation, leisure and tourism by;**

- a) Improving the village through strengthening the commercial core.**
- b) Improving accessibility within the village.**
- c) Protecting the established amenity areas and the Architectural and built Heritage.**
- d) Identifying Tourism opportunities such as a heritage route.**



## Section 2

### Present Context





## 2.0 SETTLEMENT CONTEXT

### 2.1 Description of Location of Settlement

Drumconrath is located in the north eastern corner of County Meath, 3km west of the N52 National Secondary Route. It is 7km from Ardee, 10km from Nobber and 12km from Kingscourt.

#### 2.1.1 Population Context

The population of Drumconrath and its hinterland increased from 389 in the 2002 census to 405 in the 2006 census, an increase of 4.1%. This compares with an increase in County Meath as a whole of over 21%. Drumconrath needs to consolidate its population in order to ensure the future of the services that sustain the village and wider community.

Variation No. 2 of the Meath County Development Plan allows for an increase of 80 households between 2006 – 2013. This would generate a population of 240 persons using the occupancy rate of 3.02 persons per household, which is the occupancy rate from the 2006 census.

The 2006 census sets out the employment statistics for Drumconrath. These show that the majority of residents travel to work outside the village.

**Drumconrath E.D. Persons aged 15 years and over by principle economic status and sex, 2006.**

Gender	Male	Female	Total
At work	383	209	592
Looking for first regular job	1	2	3
Unemployed having lost or given up previous job	14	14	28
Student	38	51	89
Looking after home/ family	5	153	158
Retired	64	46	110
Unable to work due to permanent sickness or disability	23	13	36
Other	0	2	2
Total age 15 years and over	528	490	1018

**Drumconrath - Persons aged 5 years and over by distance travelled to work, school or college, 2006.**

Distance travelled	0km	1	2 to 4	5 to 9	10 to 14	15 to 24	25 to 49	Over 50	Not confirmed	total
No of persons	15	52	103	115	79	111	99	87	178	857

## 2.2 Heritage

The CDP 2007 -2013 contains the record of Protected Structures for County Meath, including Drumcondrath.

## 2.3 Community Facilities

Drumconrath has a Primary School, Health Centre, Church, Post Office, Community Centre and a pitch and Putt course. There is a river running through the centre of the village which adds amenity value and offers the opportunity for recreational walks.



## 2.4 Movement & Access

Drumconrath although compact has developed along each of the approach roads. The pedestrian link from DeVelara Park to the Main Street helps to improve pedestrian and cycle access in the village. There is no scheduled Bus Eireann Public Transport and therefore the majority of movement to and from Drumconrath is by means of private vehicle.

## 2.5 Services and Utilities

- Water Supply

The water supply in Drumconrath has a present capacity of 1100 cubic metres per day.

- Waste Water Treatment

The waste water treatment system presently has capacity for 600 population equivalent.



## **3.0 DEVELOPMENT FRAMEWORK**

### **3.1 Residential Use**

The County Development Plan sets out the overall strategy for residential development in villages, or 5<sup>th</sup> tier settlements such as Drumconrath, Vol. Section 2.1.8.5;

*All of the above settlements 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 Town. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicted more closely to local rather than regional growth which has taken place over the past decade.*

In addition, HS POL 16 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 4 houses, shall be reserved for persons native of Co Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple housing 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.*

#### **3.1.1 Residential Unit Numbers**

Table 6 sets a target of 80 units for Drumconrath, when committed units are taken into account 54 units are required up to 2013. Existing lands zoned for residential use will accommodate 336 units at the density of 20 units per hectare. In addition further units can be accommodated in the Village Centre area which is zoned C1. Based on Variation No 2 of the CDP, the existing zoned lands will cater for all the needs for residential development in Drumconrath for the lifetime of this LAP.

#### **3.1.2 Social and Affordable Housing**

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

The County Housing Strategy, in respect of Drumconrath, 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.

#### **3.1.3 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. Drumconrath, by virtue of the quality of the existing built and natural environment, requires a



high standard of intervention to successfully weave any new residential proposals into the existing fabric of the village. Each intervention will need to be site specific and tailored to respect the established context into which it is being inserted. In addition, proposals will need to contribute to a co-ordinated strategy that makes best use of the available opportunities to enhance the village.

## **Policies**

- LU POL 1** To provide for the local housing need of Drumcondrath.
- LU POL 2** To implement the policies and objectives as outlined in the settlement strategy of the CDP 2007-2013 including the reservation of between 25-30% of all new multi house developments, being developments in excess of 4 houses, shall be reserved for persons native of Co Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple housing 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.
- LU POL 3** To ensure that future residential development occurs in close proximity to existing services and facilities.
- LU POL 4** To ensure that up to 20% of all land zoned solely for residential use or for a mixture of residential and other uses shall be made available for the provision of social and affordable housing in accordance with the requirements of Part V of the Planning and Development Act 2000-2007 and the County Housing Strategy.
- LU POL 5** To prohibit the development of three storey duplex units in the village in accordance with the CDP.

## **3.2 Commercial Land Uses**

The Regional Planning Guidelines for the greater Dublin area examined the economic performance of each county in the GDA. County Meath has a poor job to labour force ratio of 0.49 which falls well short of the 0.70 figure which is considered sustainable. Meath requires more jobs, therefore to support the existing and projected population. While the large and moderate growth towns will attract larger scale investment, the role of the smaller settlements is also important. Villages have traditionally offered a mix of retail, educational and social services which provide for the day to day needs of the local and surrounding area. It is important that this role is protected, encouraged, and enhanced both to maintain this tradition and to provide for a sustainable and self sufficient village and hinterland.

### **3.2.1 The Role of Drumcondrath**

There has been a trend in recent times for villages to act as dormitory settlements for other towns. Drumcondrath is convenient to towns such as Ardee, Nobber, Kingscourt and Kells which have established employment opportunities. The industrial estate in Drumcondrath houses a number of employees and this valuable resource needs to be encouraged to develop. The key role for Drumcondrath has been to provide for the everyday needs of the local community and hinterland. The extent of these services is governed by local demand and proximity to other population centres offering similar or alternative services.

The Local Area Plan will seek to protect and enhance the retail and commercial core of the village. Proposals which might reduce or eliminate such uses in the village centre will be resisted. Where a suitable or appropriate adaptive re-use is feasible, the Planning Authority will consider a compatible alternative use which could prevent the risk of the property

becoming vacant or derelict. Such an approach is consistent with the policies in the County Development Plan. There are sites and buildings in central locations which have the potential to strengthen the commercial and retail core. This has the advantage of increasing available services and providing further choice to the local community. The strengthening of the core enhances the self sufficiency of Drumconrath. The potential to re-develop infill, back land and 'over the shop' as offices, would provide space for professional services. These would further enhance the village by increasing the availability of everyday services to the community.

## Policies

**LU POL 6** To preserve and enhance the existing retail and service function of the village.

**LU POL 7** To encourage and facilitate the development of new services and facilities in the village.



Buildings with potential for increased usage to enhance services in village centre

## 3.3 Tourism

Drumconrath is a picturesque location that has potential to attract tourists. The built and natural heritage is an asset to Drumconrath and should be exploited to a greater degree to encourage visitors. Provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a Tourist trail that could link Drumconrath to other towns and villages in the area.

**LU POL 8** To encourage and facilitate the provision of tourist facilities in the village.

**LU OBJ 1** To encourage the development of a tourist trail utilising the villages of North Meath.

## 3.4 Built and Natural Heritage

Drumconrath sits within a picturesque landscape setting and the Council will seek to protect the character of the village and the open countryside through the LAP. The village boundary defines the outer limits for development within the village and the zoning of land will seek to direct development to certain areas and protect other areas within the village. Drumconrath sits in a picturesque setting with an attractive river, fine views of the countryside and the moat rising above it to the north from which there are excellent views. The Council will seek to protect the natural and built environment of the village and will resist proposals which would

be likely to have an adverse impact upon the villages' environment. Protected views have been identified and are indicated on map no.1.

Drumconrath has a strong archaeological heritage, has a number of designated areas of archaeological interest and it is important that this heritage is protected as part of the character of the village. It is not sufficient to protect the particular structures and features but the setting and views should also be protected.

- LU POL 9** To seek to conserve and enhance the built and natural heritage of the village by ensuring that the height, scale, and design of any proposed development within the village complements the character of the village.
- LU POL 10** To protect the structures included in the list of protected structures included in the record of protected structures in the CDP.
- LU POL 11** To require the preservation and re-instatement of traditional details and materials on existing buildings and where improvements or maintenance works are being carried out.
- LU POL 12** To encourage the removal of visually intrusive elements such as overhead cables and inappropriate building materials and/or signage in the village.
- LU POL 13** To preserve the areas of archaeological interest as indicated on map No 1.
- LU POL 14** To ensure that all archaeology including undiscovered archaeology is protected in accordance with current best practice.
- LU OBJ 2** To require that proposals close to or within the setting of an archaeological feature or structure will be required to undertake an archaeological assessment and will also be required to identify/illustrate the possible impacts on views or setting.

The village benefits from the natural river amenities, the associated trees, hedgerows and attendant wildlife. It will be a priority to protect these valuable natural assets.

- LU POL 15** To protect the rivers and watercourses and to have regard to the bio-diversity value of existing trees and hedgerows. To protect wildlife and the established and proposed amenity walkways along the streams and hedgerows.
- LU OBJ 3** To encourage the development of amenity walkways along streams and hedgerows.





Examples of natural heritage

### 3.5 Amenity, recreation and community facilities

Drumconrath has a number of established amenities including the Community Hall and Pitch & Putt course. The Council will continue to work in partnership with the local community to maintain and enhance these existing amenities. In addition, they will seek to identify new opportunities to improve facilities and provide new amenities in the village, such as a playground.



Examples of amenity and recreation features in the village

- LU POL 16** To promote the development of community facilities in the village.
- LU POL 17** To promote the provision of community, cultural, recreational and amenity facilities in tandem with residential, commercial and other development.
- LU POL 18** To protect and enhance access to amenity and recreation facilities.
- LU POL 19** To ensure that a minimum rate of 15% of the total site area shall be designated as 'Open Space' in new residential developments.
- LU POL 20** Retain, where possible, existing trees and hedgerows and incorporate them into future development layouts.
- LU OBJ 4** To promote the provision of a playground to serve the needs of the village.



Examples of playgrounds/play equipment

### 3.6 Movement Strategy

Drumconrath has a dispersed layout for its size and the topography has contributed to a disjointed settlement form. The Main Street is wide, however, it is not defined in a manner that exploits the proportions to create, for example, a civic space or formal on street car parking. This latter item is important, as well laid out car parking would enhance the attractiveness of Drumconrath as a place to stop and transact business.

Drumconrath provides several services for residents, passers-by and tourists. It is vital that access and car parking are managed in a way that protects the amenity of the village while ensuring that it is an attractive place to live, shop and visit. The provision of any new car parking will be required to be in accordance with the standards defined in the County Development Plan.

The present paths are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The council will also seek to provide for the extension of footpaths and public lighting to the development boundaries on all public roads. This should occur concurrently with new development. Consideration will also be given to the creation of cycle lanes which provide a further alternative to cars.

- MOV POL 1** To seek to manage the available car parking and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village.
- MOV POL 2** To encourage the use of sustainable modes of transport including public transport.
- MOV POL 3** To facilitate and encourage cycling as a more convenient, popular and safe method of transport.
- MOV POL 4** To maintain and enhance the established pedestrian paths in the village.
- MOV OBJ 1** To provide for an integrated network of cycle ways throughout the Village where considered appropriate in order to promote more sustainable modes of transportation.
- MOV OBJ 2** To promote the inclusion of bicycle stands within the Village Centre.





Possible re-alignment of the main street to enhance parking and safety also provide on street car parking

### 3.7 Design Guidelines

Future development in Drumconrath must have particular regard to the existing architectural heritage in the village. It is widely accepted that the context and setting are equally as important as the buildings themselves and their details. The best method of conserving historic buildings is to keep them active use. While a degree of compromise will be required in adapting a protected structure to meet the requirements of modern living, it is important that its special interest is not damaged. The Planning Authority will consider in the course of development control whether it is appropriate in such cases to permit any alterations to the protected structures.

#### 3.7.1 Demolition of a Protected Structure

Demolition of a Protected Structure can only be permitted in exceptional circumstances and must first be removed from the Record of Protected Structures. Where partial demolition of a protected structure is proposed, the applicant should make a compelling case that the part does not contribute in any way to the conservation or continued use of the whole structure. Demolition of regionally rated buildings, where these are not yet proposed for protection, and all locally rated buildings, will be resisted where they contribute to the character of the area. Where permission is sought to demolish such a building the applicant will be required to submit the following:

- A character impact statement may to assess the impact of the proposed development.
- A report on the structural condition of the building, together with a survey, historical data (where available), drawings and photographs, sufficient to describe the features of the building.
- A report carried out by a competent and suitably qualified conservation architect will be required to accompany any such application. The Qualification grade of the Architect to be appropriate to the degree of significance of the building.

#### 3.7.2 Alterations and Extensions to Protected Structures

Alterations and Extensions to 'Protected Structures', which are visible from street level, will be discouraged, unless it is demonstrated that the proposed extension would enhance the architectural or historic integrity of the protected structure. Proposals to extend a 'Protected Structure' shall be required to demonstrate that: -

- The extension is necessary.



- The new work involves the least possible loss of historic fabric and that important features are not obscured damaged or destroyed.
- The principal elevations of a structure are not adversely affected by new extensions.
- The design of symmetrical buildings or elevations is not comprised by additions that would disrupt the symmetry or be detrimental to the design of the protected structure.
- The extensions are of a modern composition that complements the original structure in terms of scale, materials and detailed design.

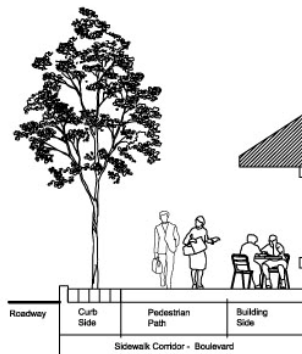
Where an application for retention of unauthorised works to a protected structure is lodged, and, in the opinion of the Planning Authority, it is possible to restore its character by the carrying out of other works, permission for retention shall be refused.

### 3.7.3 New Developments in Existing Streetscapes

The restoration, reuse or redevelopment of under utilised buildings should be a priority to assist in enhancing the character of the streetscape.



Examples of disused buildings that could be adapted to new use



Possible use of space in front of existing buildings

### 3.7.4 Access to existing buildings

There should be easy access to all buildings for people with disabilities. A balance will need to be struck between accessibility and the preservation of the special qualities of a protected structure and its setting. Where it is proposed to improve access to a protected structure, the ability of the building and its setting to meet this requirement must be carefully assessed. If the application of universal design principles and measures to improve accessibility is likely to cause major problems and lead to unacceptable alterations of the character and fabric of the protected building, then the suitability of the proposals should be questioned by the planning authority. The onus will be on the applicant to show that consideration has been given to exploring all possible options for enhancing the accessibility of the protected structure and its

site. The Planning Authority will actively encourage applicants to seek innovative solutions and good designs which minimise intervention into the historic fabric.

### **3.7.5 New and Infill proposals**

In-fill proposals should have high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch within the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes are required. The reversal of previous inappropriate alterations will also be encouraged.



**Successful (left) and less appropriate (right) scale, design and use of finishes**

### **3.7.6 Shopfront Design and Advertising**

All new shopfronts shall be of a high quality design and not detract from the appearance of the village. The following guidelines shall be applied to the assessment of any application for new or altered shopfronts:

- The reinstatement of traditional shop fronts where poor replacements have been installed shall be encouraged.
- Design of new shopfronts should be sympathetic with the building and the streetscape.
- External roller shutters are not acceptable.
- The fascia panel, design and lettering of advertising should be an integral part of the shopfront design. These should be simple and legible. The use of well-designed street numbers on the shopfront is required. Letters of more than 400 millimeters will not normally be acceptable.
- The use of plastic internally illuminated box signage and excessively large projecting signage shall be discouraged.



Shopfronts which successfully integrate into the streetscape

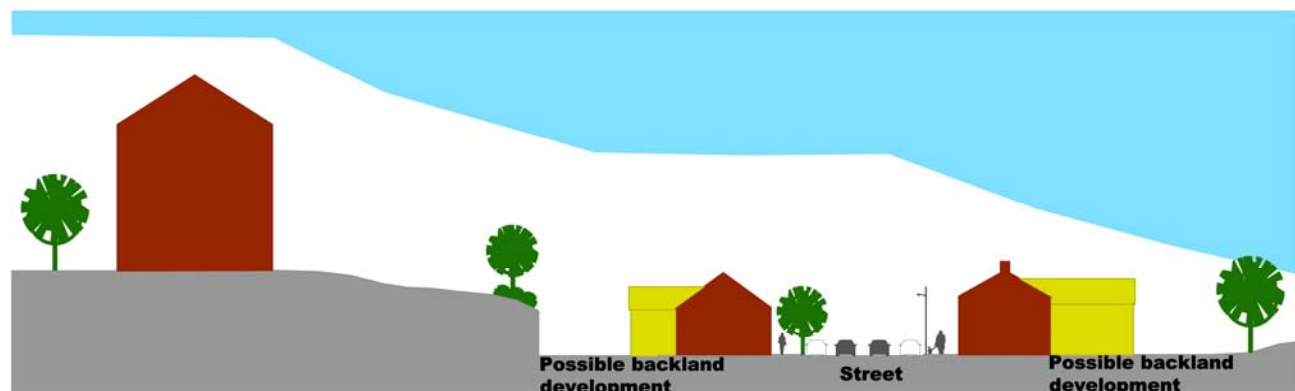
### 3.7.7 Vacant & Derelict Buildings

Drumconrath contains a number of derelict properties in central locations which both deprives the village of a direct contribution and also detracts from the live properties in the vicinity. The Council will encourage proposals which seek to give these new life within the zonings set out.

### 3.7.8 Contemporary design and backland development

Contemporary design will be considered on a case by case basis and shall be analysed in the context of the particular site.

Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach, should be employed to maximize the benefit of a single access.





Potential infill and backland interventions in scale compatible with streetscape

### 3.8 Design Standards

Development Management Guidelines and Standards are contained in Chapter 10 of the CDP, which is the parent document of this LAP. The Department of Environment, Heritage and Local Government published a document in 2008, **“Sustainable Residential Development in Urban Areas, Consultation Draft Guidelines for Planning Authorities”**

This document sets out guidelines for residential developments in small towns and villages (Chapter 6) and the home and its setting (Chapter 7). Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan. The recommendations are as follows:

- New development should contribute to maintaining compact towns and villages in the absence of an adopted local area plan.
- At edge of small town/villages, under controlled circumstances, densities lower than 15-20 dwellings per hectare may be appropriate as long as such low-density development does not exceed 20% of total new planned housing.
- The scale of new development should be in proportion to existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities.

#### 3.8.1 The Home and its Setting

Key recommendations of the guidelines are as follows:

- Residents are entitled to expect that their new homes will offer decent levels of amenity, privacy, security and energy efficiency.
- The orientation of the dwelling and its internal layout can affect levels of daylight and sunlight, and will thus influence not only the amenity of the occupants but the energy demand for heat and light.
- Privacy is an important element of residential amenity, and contributes towards the sense of security felt by people in their homes.
- Where possible, designers should seek to create child-and pedestrian-friendly car-free areas, especially in higher density schemes, through the careful location of access streets and parking areas.
- All houses (terraced, semi-detached and detached) should have an area of private open space behind the building line. The provision of adequate and well designed private open space for apartments is crucial in meeting the amenity needs of residents: in particular, usable outdoor space is a high priority for families.
- Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and the normal frailty associated with old age.
- Adequate provision needs to be made for the storage and collection of waste materials.

### **3.9 Infrastructure**

#### **3.9.1 Water Supply**

The water supply in Drumconrath is presently at capacity (1100 cum/day). 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. Water is a precious resource which is costly to treat and deliver and it needs to be protected. The Council will seek to minimize leakage and make the best economic use of the available resources.

#### **3.9.2 Water Supply Policies**

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

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

**WSP POL 3** To implement the water conservation programme.

#### **3.9.3 Waste Water**

The sewerage treatment works in Drumconrath is at its capacity of 600 population equivalent.

#### **3.9.4 Waste Water Policies**

**WWP POL 1** To provide an adequate waste water collection and treatment system to serve existing and future population in accordance with the Water Framework Directive 2000 and the Water Services Investment Programme as finances permit.

#### **3.9.5 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.

#### **3.9.6 Flood Risk Management**

**Flood POL 1** To assess all development proposals against the Department of the Environment Heritage and Local Government's recent publication 'The Planning System and Flood Risk Management; Consultation Draft Guidelines for Planning Authorities September 2008' or any such guidelines in force at the time of the making of a planning application.

**Flood POL 2** To require that proposals for development demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge from developments.

**Flood POL 3** To require the use of Sustainable Urban Drainage Systems (SUDS) both as a supplement to and as an alternative to surface water discharge from developments to existing drainage systems and water courses.

### **3.9 Waste Management**

Waste will be managed in accordance with the provisions of the Waste Management Plans for County Meath/North East Region, an integrated waste management approach which utilises a range of waste treatment options to deliver effective and efficient waste services and ambitious recycling and recovery targets.

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.

### **3.10 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.

**COM POL 1** To facilitate the provision of Broadband infrastructure in Drumconrath.

**COM POL 2** To require that broadband infrastructure be delivered in tandem with development.

### **3.11 Electricity Networks**

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

### **3.12 LAND USE ZONING**

#### **3.12.1 Zoning Designations**

The Zoning designations A1, A3 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy, Table 7a, Pages 61-63. The designations are as follows:

- A1 To protect and enhance the amenity of developed residential communities.
- A2 To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
- A3 To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with an approved framework plan.
- A5 To provide for low density residential development in accordance with an approved framework plan and individual dwelling design.
- B1 To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
- C1 To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.



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.

### **Land-Use Zoning Objectives Explanatory Notes**

The following explanatory notes on the Plan's Land-Use Zoning Objectives have been taken from the current Meath County Development Plan 2007-2013.

In A1 zones, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/ sunlight, aspect and so on in new proposals.

The A2 zones are intended to be the main areas for new residential development. In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

In B1 zones, it is intended to accommodate the majority of new commercial and retail uses in towns and villages.

F1 and G1 zones are self-explanatory and relate to community and amenity uses or designations. No Residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

### **3.12.2 Zoning Matrix**

Each zoning category is highlighted within the Zoning Matrix with particular land uses identified as 'normally permitted', 'not normally permitted' or 'open for consideration'.

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 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.

#### **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 land-use zone objectives will be considered on their merits.

Use Classes	A1	A2	A3	A4	A5	B1	B2	B4	C1	D1	E1	E2	E3	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	X	X	O	X	X	X
Abattoir	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Adverts	O	O	X	O	X	A	A	A	O	O	A	O	A	X	X	X
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	X	A	O	X	O	X	X
Agri - Business	X	X	X	X	X	O	O	O	O	X	A	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	A	A	X	A	A	X	X	X	X	X	X
Bank / Financial Institution	X	O	X	O	X	A	A	X	X	X	X	X	X	X	X	X
Betting Office	X	O	X	O	X	A	A	X	O	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X
Car Park (Commercial)	X	X	X	X	X	O	A	X	O	O	O	O	A	X	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	O	O	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X
Church	X	O	X	O	O	A	A	X	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	O	O	O	X	X	X	X	A	X
Community Facility / Centre	O	A	O	A	O	A	A	X	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	O	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	X	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	O	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	X	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	O	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	X	A	X	X	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	O	X	A	A	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B4	C1	D1	E1	E2	E3	F1	G1	H1
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	O	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	X	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	X	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	A	A	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X	X	A	O	O	X	X	X
Industry – Light	X	O	X	O	X	X	X	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	X	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	O	O	X	A	X	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	X	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	X	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	X	A	X	O	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	X	A	A	O	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	X	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	O	X	A	X	X	X	X	X
Public House	X	O	X	O	X	A	A	X	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	X	X	A	O	X	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	X	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	X	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	O	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	A	X	X	O	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	X	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	O	O	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	O	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	X	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	A	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	A	A	X	X	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Veterinary Surgery	O	O	X	O	O	A	A	X	O	X	X	X	X	X	X	X
	*	*		*	*											

Use Classes	A1	A2	A3	A4	A5	B1	B2	B4	C1	D1	E1	E2	E3	F1	G1	H1
Warehouse	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	O	O	X	A	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.*

### 3.13 Phasing And Implementation

The responsibility for the implementation of policies and objectives contained within this Local Area Plan 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.

#### 3.13.1 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 infrastructure or the provision of infrastructural capacities.

The phasing of development in Drumcondra is set out in the order of priority which is illustrated in map Variation no.2 Drumcondra Residential Phasing Sequence.

### 3.14 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.

### 3.15 Monitoring and Review

In order to ensure that the development strategy outlined in the Local Area Plan 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 or not the objectives detailed in the Plan are being met.

# **Appendix 1**





**Local Area Plans for Drumconrath, Kilmainhamwood and  
Moynalty 2009-2015**

**Strategic Environmental Assessment**

**Screening Report**

**Prepared by  
The Forward Planning Dept.,  
Meath County Council**

**October 2008**

## **Report pursuant to article 14 a of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004**

### **1.0 Introduction**

Meath County Council proposes to prepare Local Area Plans (LAPs) for the villages of Drumconrath, Kilmainhamwood and Moynalty, Co. Meath. As part of this process, consideration has been given to the likely environmental effects of implementing the Local Area Plans, 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 all of the aforementioned villages is below 10,000 persons, the purpose of this report is to determine if the Local Area Plans require a Strategic Environmental Assessment i.e. screen the LAPs. 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 Drumconrath, Kilmainhamwood and Moynalty. The existing written statements, detailed objectives and urban detail maps for the villages remain in force until the individual Local Area Plans have been prepared and adopted for each designated settlement.

According to the settlement hierarchy for County Meath set out in the County Development Plan, Drumconrath, Kilmainhamwood and Moynalty are listed as 'villages'. 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.

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

#### **Drumconrath**

Drumconrath is situated in the northeast of the County, close to the county boundary with Louth approximately 3 kilometres north of the N52 National Secondary Route (Kells to Ardee road). It is built along the regional road R165 at a confluence of local roads with the regional road. Building along the Main Street of the village is generally two storey in nature. The village is located beside the Garra river and at the foot of two drumlins which combines to create a rural landscape setting.

According to the 2006 Census, the population of Drumconrath and its hinterlands was 405 persons in 2006. An Post Geodirectory data indicates that the current population of Drumconrath village is 409 persons.

#### Kilmainhamwood

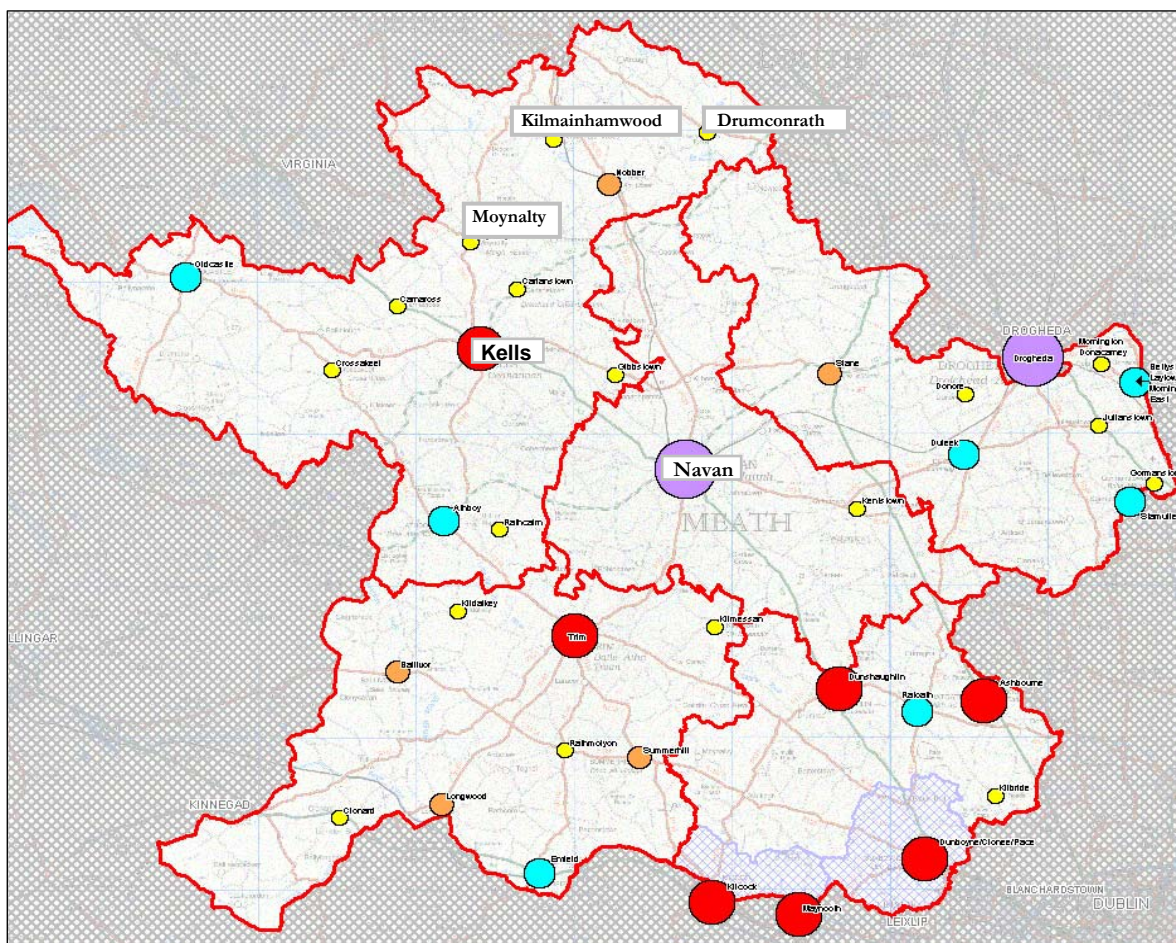
Kilmainhamwood is located in the northern part of County Meath, 16 kilometres from Kells, 7 kilometres from Kingscourt and 6 kilometres from Nobber. The village is located at the junction of county roads. The character of the village is rural in form although with a number of more recent residential developments including a retirement village and convalescent home on the eastern approach road. The centre point of the village includes a fair green planted with mature deciduous trees and containing a water pump (included on the Record of Protected Structures). The Kilmainham river passes through the village and development has mainly taken place to the south and west of the river. To the north, north-east, north-west and west of the village, the land rises steeply. To the south stretching to Whitewood Lake, the terrain is flat.

According to the 2006 Census, the population of Kilmainhamwood and its hinterland was 741 persons in 2006. An Post Geodirectory data indicates that the current population of Kilmainhamwood village is 418 persons.

#### Moynalty

Moynalty is located along the regional road R164 in the northern part of County Meath, 8 kilometres north of Kells and 16 kilometres from Kingscourt. The village has developed along the banks of the Moynalty river and has strong heritage and visual qualities. It is particularly characterised by the use of stone as a boundary treatment along the approach roads. Moynalty is an estate village which was laid out and built during the 1820's by an improving landlord, John Farrell. Work on rebuilding the village began in 1826 and was largely completed by 1837. The form of the settlement consists of two-storey estate houses with dormer windows and gables, while the design of certain properties on the northern side of the main street is based on Swiss architectural styles. Building took place on the north side of the street in order to maintain the views of the Moynalty River and its associated valley.

According to the 2006 Census, the population of Moynalty and its hinterlands was 600 persons in 2006. An Post Geodirectory data indicates that the current population of Moynalty village is 107 persons.



**Figure 1: Map indicating the location of Drumconrath, Moynalty and Kilmainhamwood 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 LAPs must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the Proposed LAPs and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAPs.

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

The proposed LAPs are 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 lands the subject of these LAPs are identified for development by way of their development boundary in the Meath County Development Plan 2007-2013. (Please refer to attached zoning maps). 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. (Please refer to attached Order of Priority Maps.

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

Village	No. of units needed to meet household target
Drumconrath	54
Kilmainhamwood	35
Moynalty	30 (revised in Variation No. 2 from 48 originally in Table 6 of the Development Plan).

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

The priority for development in Drumconrath over the lifetime of the Development Plan is village centre consolidation and development of lands to the south of the village. For Kilmainhamwood, it is again village centre consolidation and development of lands adjacent to the village centre. In Moynalty, the priority is village centre consolidation and the development of 1.1 hectares of land off the Carlanstown Road. All other residential zoned lands in the villages will be released post 2013.

#### 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 10 structures in Drumconrath which are registered as protected structures in the Meath County Development Plan 2007 – 2013. These are detailed below:

REG. NO.	STRUCTURE	STREET/ TOWNLAND	BUILDING TYPE	DESCRIPTION
MH006-200	Saint Peter and Paul's Roman Catholic Church	Rathtrasna	Church ( R C )	Detached cruciform-plan gable-fronted church, built 1833. Cast-iron bell to freestanding belfry.
MH006-201	Drumconrath Parochial House	Rathtrasna	House ( detached )	Detached three-bay two-storey parochial house, built c.1870.
MH006-202	Drumconrath rectory	Drumconrath	House ( detached )	Detached three-bay two-storey over basement rectory, built c.1860, with central entrance porch. Bounded by cast-iron railings on a limestone plinth, with carved limestone gate piers having cast-

				iron double gates.
MH006-203	Handball Alley	Drumconrath	Handball Alley	Handball alley, built c.1910, with rendered rubble and concrete walls, with remains of iron netting supports. Concrete bollards to site.
MH006-204	Drumconrath milestone	Drumconrath	Milestone	Triangular-profile granite milestone, c.1780, inscribed on two sides.
MH006-205	Muldoons	Drumconrath	Public House/ House	Pair of former three-bay two-storey houses, built c.1840, extended by two-bays to the west to accommodate later use as hotel. Now in use as three-bay house to the east and five-bay public house to the west.
MH006-206	Saint Peter's Church of Ireland Church	Rathtrasna	Church ( C of I )	Detached gable-fronted church, built c.1750, with two-bay side elevations to nave. Bellcote to western gable.
MH006-207	House	Drumconrath	House	Detached three-bay two-storey house, built c.1830, with central entrance porch. Hipped tile roof with rendered chimneystacks. Rendered walls with render pilasters to porch. Timber sash windows with stone sills. Bounded by cast-iron railings.
MH006-208	Farm building	Mullyandrew	Agricultural Building	Detached six-bay two-storey building, built c.1860, now disused. Pitched slate roof with cast-iron rainwater goods and red brick chimneystacks.
MH006-209	C of I Cemetery	Greenan	Cemetery	Church of Ireland cemetery, c.1910, with upright limestone and marble grave markers. Bounded by cast-iron railings on plinth walls, with rendered gate piers and cast-iron double gates.
MH006-210	RC Graveyard	Greenan	Cemetery	Roman Catholic cemetery, c.1915, with twentieth-century Celtic Revival high crosses and upright stone grave markers. Statuary depicting the crucifixion at centre of cemetery. Bounded by rendered wall with cast-iron gate piers and wrought-iron gates.

The current urban detail map for Drumconrath also includes an objective to protect a number of trees in the village

There are 7 structures in Kilmainhamwood which are registered as protected structures in the Meath County Development Plan 2007 – 2013. These are detailed below:

REG. No.	STRUCTURE	STREET/ TOWNLAND	BUILDING TYPE	DESCRIPTION
MH005-200	Parochial House	Eden	Parochial House	Detached three-bay two-storey parochial house, built 1927, with gabled projecting entrance bay. Pitched slate roof with red brick chimneystacks.

				Rendered to ground floor, roughcast rendered to first floor, with decorative render quoins.
MH005-202	Keogans	Eden	Public House	Detached nine-bay two-storey house, built c.1860, now in use as a public house. Projecting porch with pilasters, decorative eaves course, cast-iron frill, and square-headed openings having chamfered surrounds and stone sills.
MH005-203	Kilmainham Bridge	Eden	Bridge (road )	Triple-arch limestone road bridge, built c.1800, with stone weir to downstream side. Limestone dressing to arches and triangular cutwaters. Cast-iron railings to parapet. The northern arch is no longer in use.
MH005-204	Water pump	Eden	Water pump	Cast-iron water pump, erected c.1870, now missing the pumping arm. Banding to the pier and fluting to the neck and cap.
MH005-205	House	Eden	House ( detached )	Detached double-pile four-bay two-storey house, built c.1810. Ruled and lined rendered walls with render quoins. Pitched slate roof with rendered chimney stacks and clay pots.
MH005-206	Remains of a church	Eden	Archaeological area monuments and features	Alter stone remains of an early Church, it is a recorded monument.
MH005-209	McMahon's	Eden	House ( detached )	Detached five-bay two-storey house, built c. 1810, now derelict.

The current urban detail map for Kilmainhamwood also includes an objective to protect a number of trees in the village

There are 27 structures in Moynalty which are registered as protected structures in the Meath County Development Plan 2007 – 2013. These are detailed below:

REG. No.	STRUCTURE	STREET/ TOWNLAND	BUILDING TYPE	DESCRIPTION
MH011-200	Water Pump	Moynalty	Water Pump	Cast-Iron Water Pump, erected c. 1870, with lions head surrounding spout. Fluted base and cap, with finial and side handle.
MH011-201	National school	Moynalty	National school	Detached multiple-bay single-storey national school, built 1938. Comprising of nine-bay double-height hipped roofed central block, with projecting flat-roofed block to front and side elevations. Seven-bays to flat-roofed entrance block, with flanking fiv
MH011-202	Bell tower	Moynalty	Bell tower	Freestanding two-stage belfry, built 1909. Pitched slate roof with decorative cast-iron ridge cresting and crosses. Ruled and lined rendered walls with rock-faced limestone base, corner buttresses,



				quoins and dressings to openings. Ashlar limestone.
MH011-203	Gates/railings	Moynalty	Gates/railings	Walkway with cast-iron railings, c.1820, raised on stone piers.
MH011-204	Saint Mary's Roman Catholic Church	Moynalty	Church ( R C )	Detached T-plan gable-fronted Roman Catholic church, built 1820. Limestone boundary walls with wrought-iron gates to north, and carved limestone gate piers with cast-iron railings and gates to south-east. Mass rock located to north.
MH011-205	Parochial house	Moynalty	Parochial house	Detached four-bay two-storey parochial house, built c.1830. Rendered walls. Hipped copper-clad roof with timber eaves brackets and red brick chimneystacks. Square-headed openings with timber sash windows. Porch addition to central ground floor bay.
MH011-206	Moynalty House	Moynalty	Country house	Detached three-bay two-storey over concealed basement house, built 1825. Limestone Doric porch approached by limestone steps. Hipped slate roof with timber brackets to eaves and rendered chimneystacks. Rendered walls with full height pilasters supporting
MH011-207	Moynalty House	Moynalty	Gates/railings	Cast-iron gate piers with anthemion decoration and double gates, erected c.1825, set in rubble limestone walls.
MH011-208	Moynalty House	Moynalty	Outbuilding (domestic)	Double-height rubble limestone outbuilding, built c.1825, single-storey block to north-east. Hipped slate roof. Cast-iron diamond pane windows with red brick dressings. Remains of stone barn with corrugated-iron roof to site. Remains of walled garden.
MH011-209	Moynalty House gate lodge	Moynalty	Gate lodge	Pair of semi-detached two-bay two-storey former gate lodges, built c.1825, now in use as a detached private dwelling. Roughcast rendered walls. Pitched slate roof with terracotta ridge cresting and angled brick chimneystacks. Carved timber bargeboard.
MH011-210	Telephone box	Moynalty	Telephone box	Concrete telephone box, erected c.1950, with moulded concrete cap, glazed panels and glazed door.
MH011-211	House (terraced)	Moynalty	House (terraced)	Former group of three terraced two-bay two-storey houses, built c.1826, now in use as pair of houses. Roughcast rendered walls. Pitched slate roofs with timber brackets to eaves and angled red brick chimneystacks. Dormer windows to first floor. Eastern h
MH011-212	Borora River Bridge	Donore	Bridge (road)	Six-arch road bridge, c.1750. Rendered rubble limestone walls with roughly dressed stone arch ring. Upstream side

				of bridge has triangular cutwaters.
MH011-213	Borora Stores	Moynalty	shop/ apartments	Detached three-bay two-storey former National School, built 1826, now in use as two private dwellings. Roughcast rendered walls. Hipped slate roof with cast-iron rainwater goods. Dormer windows with timber corbels to eaves. Square-headed window openings
MH011-214	House (terraced), Public House	Moynalty	House (terraced)	Former group of three terraced houses, built c.1825, now in use as four-bay two-storey house and public house. Roughcast rendered walls. Hipped slate roof with rendered chimneystacks and cast-iron rainwater goods.
MH011-215	Cemetery (Church of Ireland)	Donore	Cemetery (Church of Ireland)	Private burial ground, c.1912, containing marble grave marker surrounded by cast-iron railings on concrete plinth.
MH011-216	House (detached), Shop	Moynalty	Police station	Detached three-bay two-storey former police barracks, built c.1830, now in use as house and shop. Rendered walls with render quoins. Hipped slate roof with rendered chimneystack. Early twentieth-century timber shopfront with panelled pilasters.
MH011-217	Graveyard (Church of Ireland)	Moynalty	Graveyard (Church of Ireland)	Church of Ireland graveyard, with interments from c.1800. Variety of carved stone grave markers dating mainly from the nineteenth century. Including early nineteenth-century slate grave marker, located close to the east wall of the church.
MH011-218	Saint Mary's Credit Union (former C of I)	Moynalty	Financial institution /former Church (C of I)	Board of First Fruits former Church of Ireland church, built 1819. carved limestone gate piers having cast-iron railings and double gates.
MH011-219	House (detached), Public House	Moynalty	House (detached), Public House	Detached three-bay two-storey house, built c.1825, with projecting terminating bays. Modern balustraded roof spans between projecting bays. Now also in use as a public house. Rendered walls. Pitched tile roof with rendered chimneys and dormer windows.
MH011-220	Milestone	Moynalty	Milestone	Carved limestone milestone, c.1840, set in rendered rubble limestone wall.
MH011-221	Water pump	Moynalty	Water pump	Cast-iron water pump, c.1900, with square panelled shaft having fluted cap, finial and circular manufacturer's name plaque. Enclosed by rendered walls and set on a concrete base.
MH011-223	House (detached), Shop	Moynalty	National school	Detached four-bay two-storey former national school, built 1826, with canted end bays. Now in use as a retail outlet. Rendered walls. Hipped slate roof.

				Veranda to ground floor supported on cast-iron columns with cast-iron bases, set on limestone kerbs.
MH011-224	Water pump	Moynalty	Water pump	Cast-iron water pump, c.1900, with banded shaft, plain neck, cap and foundry mark.
MH011-225	The Villa	Moynalty,	Houses ( semi detached )	Pair of semi-detached two bay two-storey houses, built c. 1860. Roughcast rendered walls with pitched slate roofs with red brick chimney stacks and timber bargeboard to gables and dormer windows.
MH011-226	House (semi-detached)	Moynalty	House (semi-detached)	Semi-detached two-bay two-storey house, built c.1860. Roughcast rendered walls with rendered quoins and plinth course. Pitched slate roof with red brick chimneystack and dormer windows. Square-headed window openings with stone sills. Modern slate roofed.
MH011-228	House (detached)	Moynalty	House (detached)	Detached three-bay two-storey house, built c.1930, with central projecting entrance porch. Ruled and lined rendered walls with continuous sill course to first floor. Hipped tile roof with rendered chimneystacks. Square-headed openings.

#### Architectural Conservation Area

There is no Architectural Conservation Area designated in either Kilmainhamwood or Drumconrath. There is an Architectural Conservation Area in Moynalty reflecting the quality of the architectural heritage in the village and its attractive setting.

#### Protected Views and Prospects:

According to the landscape classification included in the Meath County Development Plan 2007 – 2013, Drumconrath and Moynalty are situated in the North Navan Lowlands character area. Kilmainhamwood is situated in the North Meath Lakelands character area. Both of these character areas are considered to be of 'moderate value'. The North Navan Lowlands area is designated as being of moderate sensitivity while the North Meath Lakelands area is designated as being of low sensitivity.

There are no protected views or prospects which affect Drumconrath or Kilmainhamwood. There is a key viewpoint on the southern side of Moynalty village which is the view from the R164 to the south towards Kells and towards the hills to the northwest of Navan.

#### National Monuments:

There are a number of historical site/monuments within the urban areas of Drumconrath, Kilmainhamwood and Moynalty as identified in the Sites and Monument's Record for County Meath. These are detailed below with a description where available:

**Drumconrath:**

Monument Number	National Grid Reference	Classification	Description <sup>1</sup>
ME006-009	E228,346 N290,073	Font	Subcircular font (diam. 55cm, H 32cm ) with four lugs, one of which is missing, outside RC church.
ME006-011	E288,440 N289,653	Castle-Motte	Circular flat-topped mound (diam. of top 11m, diam. of base 29m, H 4.5-5.5m) defined by slight fosse. Slight traces of bailey to NE (dims. 22m NE-SW, 26m SE-NW).
ME006-012001	E288,603 N289,807	Church	Present Protestant church built on site of old church of which no visible trace. Flat – bottomed font with four wide and four narrow chamfered towards base with central drain hole and two sockets for attachment of cover.
ME006-012002	E288,615 N289,785	Cross slab	
ME006-012003	E288,593 N289,812	Font	
ME006-012004	E288,604 N289,796	Graveyard	
ME006-012	E288,590 N289,870	Town	n/a

The village core of Drumconrath forms part of an area of Archaeological Interest.

**Kilmainhamwood:**

Monument Number	National Grid Reference	Classification	Description
ME005-029	E278,665 N289,565	Cross	Cross with solid subrectangular disc-head and cross carved in false relief on each face, seventeenth century in date. Piscina nearby.
ME005-028001	E278,323 N289,717	Graveslab	Stone with rectangular hole at the top and ringed cross in raised relief below. Also recumbent graveslab depicting full figures, of life-size man and woman, probably seventeenth century.
ME005-028002	E278,323 N289,717	Holed Stone	

**Moynalty:**

<sup>1</sup> Descriptions taken from Michael J. Moore (1986) 'Archaeological Inventory of County Meath' OPW.

Monument Number	National Grid Reference	Classification	Description
MH011-014	E273,617 N282,539	Castle Motte	Flat-topped mound (dims. of top 16m NE-SW, 12m NW-SE, dim. of base 36m NE-SW, H4-6m). Situated to edge of ravine. Bailey may have existed to SE (dims. c. 39m NW-SE, c. 31m NE-SW).
MH011-013	E273,450 N282,708	Church	The present C of I church built on site of older church of which there is no visible trace.
MH011-012	E273,393 N282,672	Bridge	n/a
MH011-011	E273,129 N282,580	Mound	Flat-topped mound, defined by scarp SE-W (diam. 10m, H 2.5m) possible the result of quarry holes to S, which are now enclosed.

#### Natural Heritage Areas

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

#### 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 in Drumconrath, Moynalty or Kilmainhamwood or adjoining or in close proximity to the settlements. It is not considered that the proposed Local Area Plans 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 areas contain cultural heritage, in the form of Recorded Monuments, Protected Structures and there is one Architectural

Conservation Area in Moynalty. 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 LAPs 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.

The Meath County Development Plan 2007 – 2013 contains specific policies regarding the Architectural Conservation Area in Moynalty which include objectives to protect the character and setting of the village. These will be reflected in the policies and objectives in the LAP.

There are no designated natural habitats areas within the LAP boundaries. 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 areas will not be limited as a result of the LAP implementation.

c) intensive land use

There are no designated natural habitats within any of the LAP areas. The LAPs will ensure that the redevelopment and development of these areas is undertaken with due cognisance to the surrounding environment and that any development and intensification will sustain and improve existing amenity. The plans will improve the public realm through encouraging the redevelopment of brown field sites to provide a mix of uses and create vitality. 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 LAPs. 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 policies and/or objectives are identified in revised LAPs.

#### 4.2.3 The cumulative nature of the effects

No notable cumulative negative effects are anticipated given that the LAPs 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 LAPs 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 LAPs 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 areas. Any future development in the villages will conform to the LAPs, 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 areas and population affected by the Local Area Plans is limited. The plan area for Drumconrath amounts to 50.85 hectares and An Post Geodirectory data indicates that the current population is 409 persons. The Kilmainhamwood area amounts to 31.37 hectares. An Post Geodirectory data indicates that the current population is 418 persons. The Moynalty plan area amounts to 24.58 hectares while the An Post Geodirectory data for the village indicates that the current population is 107 persons.

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 villages will increase significantly relative to the existing populations over the lifetime of the LAPs. It is also not anticipated that any large scale development, such as would have impacts beyond the villages, would occur as a result of the preparation and implementation of the LAPs.

#### 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 Plan boundaries 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 proposed Local Area Plans 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 LAPs will ensure that the settlements will be developed in a sustainable and environmentally sound manner fully consistent with the policy 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 proposed Local Area Plans. Notwithstanding this, there are a number of issues which will be considered during the preparation of the Local Area Plans and where appropriate, included in the objectives/policies of the Local Area Plans. These are outlined in the attached Appendix.

### **6.0 Recommendation:**

It is not considered necessary to carry out a Strategic Environmental Assessment for the proposed Local Area Plans for Drumconrath, Kilmainhamwood or Moynalty.



Some of the issues to be considered in the preparation of the Local Area Plans for Drumconrath, Kilmainhamwood and Moynalty 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 2**

# **Appropriate Assessment Screening Report**

of the

Draft Drumcondrath Local Area Plan 2009 – 2015

Prepared in conformance with Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as amended

April 2009

## 1.0 Introduction

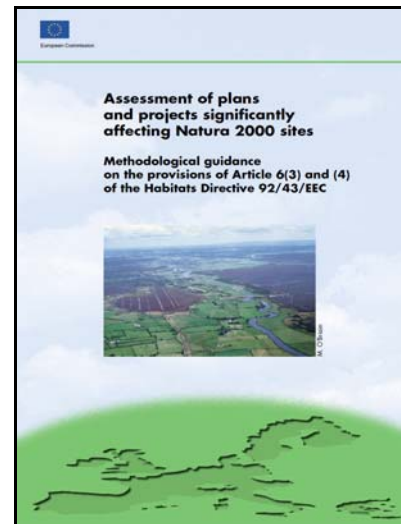
Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, hereafter referred to as the Habitats Directive, compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site, the competent authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

If the assessment concludes that the plan or project will have a negative impact on the site, it may only proceed and be carried out for imperative reasons of overriding public interest as outlined in the Directive and the member state concerned shall take all compensatory measures to ensure that the overall coherence of the Natura 2000 site is protected. The European Commission must be informed where this occurs.

Meath County Council are preparing a Local Area Plan for Drumcondra as required by the Meath County Development Plan 2007 – 2013, the parent policy document to the Local Area Plan.

The Draft Drumcondra Local Area Plan 2009-2015 has been screened to ascertain if the Plan should be subject to an appropriate assessment as outlined in the Habitats Directive. The screening has had regard to the European Commission's guidance document entitled "Assessment of plans and projects significantly affecting Natura 2000 sites, methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC". In line with the suggested assessment methodology put forward by the Commission, a screening matrix and a finding of no significant effects matrix have been completed.



The screening process has found that the Draft Drumcondra Local Area Plan 2009-2015 does not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site.

## 2.0 Overview of Proposed Local Area Plan

It is an objective of the current Meath County Development Plan (2007- 2013) to designate Drumcondra as a 'village' and to prepare a Local Area Plan for the settlement. It is a further objective of the Meath County Development Plan that all Local Area Plans will be prepared within the immediate two years following the adoption of the County Plan (March 2007).

The draft Local Area Plan has been prepared in order to set out a comprehensive framework for the proper planning and sustainable development of Drumcondra over the period of 2009 to 2015.

The Planning and Development Act 2000 (as amended) sets out the requirements for the preparation of a Local Area Plan. Section 19(2)(as amended by the Planning and Development Act 2002) states that “a local area plan shall be consistent with the objectives of the development plan”. The Local Area Plan is therefore a subsidiary document to the Meath County Development Plan 2007–2013 and compliance with the policies and objectives in the County Development Plan is required for development in Drumcondrath.

The draft Local Area Plan is based on the household projections contained in the Meath County Development Plan. These envisage an additional 80 households in Drumcondrath over the lifetime of the County Development Plan. The County Development Plan also requires that the future development of villages such as Drumcondrath be predicated more closely to local rather than regional growth.

The Local Area Plan is comprised of a written statement which is divided into 3 Sections, namely:

1. Statutory Framework
2. Present Context
3. Objectives and Policies

The Plan is also accompanied by a land use zoning and objectives map.

The draft Local Area Plan contains general policies relating to the protection of natural heritage and the need for adequate proposals for infrastructure and services to support development. These include:

**LU POL 8:** To seek to conserve and enhance the built and natural heritage of the village by ensuring that the height, scale, and design of any proposed development within the village complements the character of the village.

**LU POL 9:** To protect the structures included in the list of protected structures included in the record of protected structures in the CDP.

**LU POL 10:** To require the preservation and re-instatement of traditional details and materials on existing buildings and where improvements or maintenance works are being carried out.

**LU POL 11:** To encourage the removal of visually intrusive elements such as overhead cables and inappropriate building materials and/or signage in the village.

**LU POL 12:** To preserve the areas of archaeological interest as indicated on map No 1.

**LU POL 13:** To ensure that all archaeology including undiscovered archaeology is protected in accordance with current best practice.

**LU POL 14:** To protect the rivers and watercourses and to have regard to the bio-diversity value of existing trees and hedgerows. To protect wildlife and the established and proposed amenity walkways along the streams and hedgerows.

**LU OBJ 1:** To require that proposals close to or within the setting of an archaeological feature or structure will be required to undertake an archaeological assessment and will also be required to identify/illustrate the possible impacts on views or setting.

**LU OBJ 2:** To encourage the development of amenity walkways along streams and hedgerows.

There are no policies in the draft Local Area Plan which directly relate to Natura 2000 sites as there are no such sites within the plan area. The policies of the Meath County Development Plan 2007 – 2013 in relation to such sites include:

HER POL 3: To require any planning application that proposes development within or adjacent to the area designated as a cSAC, SPA or pNHA illustrated on Map 8.3 to be accompanied by an ecological impact assessment, assessing the impact of the proposal on these areas with conservation designations. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Section of the Department of Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

HER POL 8: To maintain, and where possible enhance, the conservation value of the cSACs, as identified by the Minister for the DoEHLG, and any other sites that may be proposed for designation during the lifetime of this Plan.

HER POL 9: To have regard to the views and guidance of the National Parks and Wildlife Service of the DoEHLG in respect of proposed development where there is a possibility that such development may have an impact on candidate or designated Special Areas of Conservation.

HER POL 10: To permit development on a designated SAC or those proposed to be designated over the period of this plan, only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of DoEHLG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

HER POL 11: To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and/or disturbance of species.

HER POL 12: To have regard to the views and guidance of the National Parks and Wildlife Service of the DoEHLG in respect of proposed developments where there is a possibility that such development may have an impact on candidate or designated Special Areas of Conservation.

HER POL 13: To permit development on a designated SPA or those proposed to be designated over the period of this plan, only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of DoEHLG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

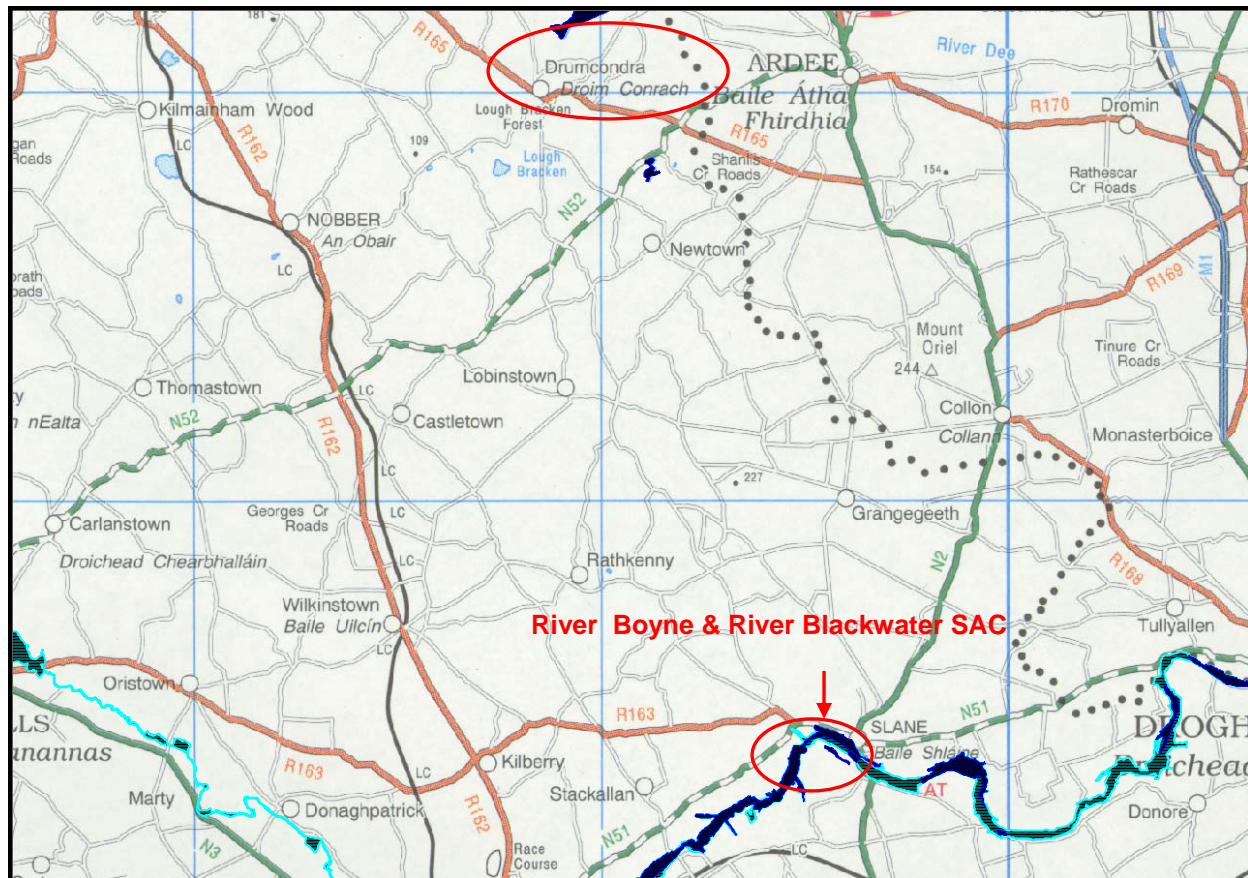
## **2.0 Overview of Applicable Natura 2000 Site**

There are no Natura 2000 sites within the boundary or in close proximity of the Local Area Plan.

The closest Natura 2000 site to Drumcondra is the River Boyne and River Blackwater SAC, located south of Drumcondra and approximately 17 kilometres away (measured directly from point to point). Its location is shown in Figure 1. Details on this site are provided below.

**Site Name:** River Boyne and River Blackwater SAC  
**Site Code:** 002299

**Description:** This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.



**River Boyne & River Blackwater Sac**

### Environmental Protection Agency

The Environmental Protection Agency (EPA) is an independent public body established under the Environmental Protection Agency Act, 1992. Its sponsor in Government is the Department of the Environment, Heritage and Local Government. It is the statutory body responsible for protecting the environment in Ireland. It regulates and polices activities that might otherwise cause pollution. It also ensures that there is solid information on environmental trends to inform government policy.

The EPA manages a spatial data service called EPA ENVision. This is an internet based map viewer which gives state authorities and the public at large, access to environmental data for the whole of Ireland. The following information is available regarding the area listed above:

River Boyne and River Blackwater SAC: Water quality at the Boyne Estuary is listed as “intermediate status”. Water quality in the River Boyne north at Slane village is stated as “moderate status”.

### **3.0 Screening Matrix**



## Assessment criteria

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

The Draft Drumcondrath Local Area Plan 2009-2015 has been drafted to provide a framework for the proper planning and sustainable development of this area over the lifetime of the plan. The Plan provides for the orderly expansion of the village. While the Plan envisages substantial additional development in the context of the current size of the village, the level of development nonetheless remains limited when viewed in the wider context (80 additional households projected over the period 2007-2013) and therefore is unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects).

*Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:*

*- size and scale:*

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

*- land-take:*

The draft Drumcondrath Local Area Plan provides for sufficient residential lands to meet the household projections for the village set out in the Meath County Development Plan 2007 – 2013. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from land take shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

*- distance from the Natura 2000 site or key features of the site:*

The closest Natura 2000 site is approximately 17 kilometres from Drumcondrath. Given the distance involved and the limited extent of development proposed in the LAP, no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from distance to the sites shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

*- resource requirements (water abstraction etc.):*

Drumcondrath's primary water supply is derived from Lough Bracken and is supplemented by groundwater from 2 boreholes, the total capacity is 1,300m<sup>3</sup>/day. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from resource requirements (water abstraction etc), shall be permitted on the basis of this LAP (either individually or in a combination with other plans or projects).

*- emissions (disposal to land, water or air):*

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from their emissions

(disposal to land, water or air), shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

*- excavation requirements:*

Soils and rock are a natural resource and an important component of a local ecosystem. The policy provisions included in the Plan and the parent Meath County Development Plan 2007 – 2013 ensure that no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from excavation requirements shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*- transportation requirements:*

The transportation policies of the draft Local Area Plan (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from transportation requirements shall be permitted on the basis of this Plan.

*- duration of construction, operation, decommissioning, etc.:*

The Draft Drumcondra Local Area Plan shall be adopted in early to mid 2009 and will remain in effect until 2015. The duration of the plan is irrelevant and not applicable to the ongoing protection of any Natura 2000 site. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from duration of construction, operation, decommissioning etc., shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*- other:*

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

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

*- reduction of habitat area:*

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

*- disturbance to key species:*

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

*- habitat or species fragmentation:*

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

*- reduction in species density:*

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

*- changes in key indicators of conservation value (water quality etc.):*

No projects giving rise to significant changes in key indicators of conservation value in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

*- climate change.*

No projects likely to give rise to significant change in the climatological conditions experienced in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

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

*- interference with the key relationships that define the structure of the site:*

No projects giving rise to significant interference with the key relationships that define the structure of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*- interference with key relationships that define the function of the site.*

No projects giving rise to significant interference with the key relationships that define the function of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

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

*- loss:*

N/A

*- fragmentation:*

N/A

*- disruption:*

N/A

*- disturbance:*

N/A

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

N/A

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

N/A

#### **4.0 Finding of No Significant Effects Report Matrix**

Name of project or plan

Draft Drumcondra Local Area Plan 2009-2015

#### Name and location of Natura 2000 site

There are no Natura 2000 sites within, adjoining or in close proximity of the Local Area Plan boundary. The closest Natura 2000 site is River Boyne and River Blackwater SAC, situated approximately 17 kilometres from Drumcondrath.

#### Description of the project or plan

The draft Local Area Plan contains specific objectives and policies designed to ensure that development in Drumcondrath occurs in a co-ordinated and sustainable manner. The Local Area Plan provides a detailed framework for the future development of Drumcondrath over the period of 2009 to 2015. It is an objective of the current Meath County Development Plan (2007- 2013) to designate Drumcondrath as a 'village' and to prepare a Local Area Plan for the settlement. The draft Local Area Plan is based on the household projections contained in the Meath County Development Plan and allows for additional supporting development.

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

The Draft Plan is not directly connected with or necessary to the management of any Natura 2000 site but rather the future planning and development of Drumcondrath. The Plan does however contain robust and thorough provisions to protect and enhance the natural heritage of Drumcondrath.

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

The Draft Drumcondrath Local Area Plan 2009-2015 is the only land use plan directly applicable to Drumcondrath village. It is a subsidiary document to the Meath County Development Plan 2007 – 2013 and is placed within a hierarchy of plans such as the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and the National Spatial Strategy 2002-2020.

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

#### 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 Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

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

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

In addition, it should be noted that any developments permitted in accordance with this plan also have a legal duty to conform with the relevant statutory and regulatory provisions enacted for the prevention of environmental pollution and degradation or other effects likely to significantly and adversely affect the integrity of Natura 2000 sites having regard to their conservation objectives.

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

At the time of writing Irish legislation does not prescribe statutory consultees for the purpose of consultation on the appropriate assessment of land use development plans. However Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government states the Department should be consulted.

As part of the Strategic Environmental Assessment of the Draft Drumcondra Local Area Plan 2009–2015, consultation occurred with the following prescribed bodies - stating that a submission or observation in relation to the Strategic Environmental Assessment process could be made to the Planning Authorities;

Department of the Environment, Heritage and Local Government (DEHLG), Dún Scéine, Harcourt Lane, Dublin 2. Tel: 01 833 3190

Department of Communications, Energy and Natural Resources (DCMNR), Leeson Lane, Dublin 2. Tel: 01 678 3084

Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork.  
Tel: 021 487 5540

*Response to consultation.*

The response from the Department of Communications, Energy and Natural Resources referred to comments in relation to the SEA screening process for the village.

The Department of the Environment, Heritage and Local Government recommend in their submission that the Local Area Plan includes a natural heritage section. The Planning Authority should also ensure that the Local Area Plan does not adversely impact on designated sites or protected species and should also ensure that the Local Area Plan and any development proposals take into account the need to protect, retain and enhance biodiversity generally as per the National Biodiversity Plan. The Department also stresses the importance of completing an appropriate assessment screening exercise in accordance with Circular SEA 1/08 and NPWS 1/08 dated 15/2/08 titled 'Appropriate Assessment of Land Use Plans'. The importance of Natural Heritage Areas, biodiversity and wetland habitats are also noted. In addition it is stated that where flood plains are present, these should be identified and left undeveloped to allow for the protection of valuable habitats and provide areas for flood water retention. The importance of protecting ground and surface water from pollution accompanied by the instalment of adequate sewerage treatment facilities and water supplies prior to any development proposed in the Local Area Plan are also noted. It is also advised that the impact of any proposed water abstraction schemes on the natural heritage should be fully assessed. The submission also details the importance of the architectural heritage of Drumcondra.

*Data collected to carry out the assessment*

Who carried out the assessment?

Meath County Council.

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

A desktop study was completed utilizing existing information from the relevant state authorities.

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

The full results of the assessment can be accessed and viewed in this document which is available for public inspection at the offices of Meath County Council's Planning Department, Abbey Road, Navan, Co. Meath.