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meath county council

Duleek Local Area Plan

2009 - 2015

Adopted 20th August 2009

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1.0 INTRODUCTION

1.1 Background to the Plan

The Duleek Local Area Plan (LAP) 2009 – 2015 has been prepared by Meath County Council to replace the existing Duleek Town Plan as contained within the County Development Plan (2001-2007). The existing plan was adopted as part of the County Development Plan 2001 and has been re-adopted for 2 years pending the preparation and adoption of the Local Area Plan. It aims to respond to the development pressures facing Duleek and the need to provide a positive framework for the future growth, sustainable development and improvement of the town that is consistent with the policies and objectives contained in Meath County Development Plan 2007-2013. It is a key objective of the LAP that it satisfies the needs, aspirations and requirements of the local community and other stakeholders as far as they relate to the proper planning and sustainable development of the area.

Duleek is located in the administrative area of Meath County Council and is designated as a 'small growth town' in the County Settlement Strategy. The town functions primarily as a local service centre to both local residents from within the town and from the rural hinterland. Duleek is an historical settlement positioned along the route of the River Nanny. The settlement developed around a central square or green and this central area is characterised by a number of listed buildings and a series of narrow winding roads. The narrowness of many of these old roads restricts the flow of two-way traffic and provides limitations to road capacities. More recent development has seen the town expand to the north towards the railway line and east towards Duleek Business Park.

Duleek has experienced considerable development pressure in recent years as a result of its location in proximity to the Dublin Metropolitan Area and its attractive rural setting making it a desirable place to live. Increased pressure for more suburban forms of residential development has brought a number of changes to the local community and character of Duleek in terms of its population, environmental quality, built form, traffic, and levels of necessary infrastructure, services and community facilities.

1.2 Duleek Town Context

Duleek with a population of approximately 3,236 people in 2006 is situated in attractive and open countryside in County Meath. In 1991 the town's population was 1,718. The town is strategically placed between the N2 and M1 and is afforded excellent road links to the Dublin Metropolitan Area. Drogheda is approximately 10 kilometres away. The town is not served by a rail link but a rail line does run to the north of the town and the town did have its own train station until 1958.

Duleek takes its name from the Irish word *daimh liag*, meaning house of stones and refers to an early stone-built church, St Cianan's Church, the ruins of which are still visible in the town today. These ruins are amongst a number of historic sites and buildings that have been linked by the Duleek Heritage Trail.

Duleek developed as an early Christian monastic settlement. St Patrick established a bishopric here about 450 AD, which he placed in the care of St Cianan on November 24, 489. The place was attacked and overrun several times by the Norsemen between 830 and 1149 and was also pillaged by the Normans in 1171. In April 1014 the bodies of Brian Ború and his son lay in state in Duleek on their way to Armagh.

The first Norman Overlord of Meath, Hugh de Lacy, established a manor and constructed a motte castle at Duleek. About 1180 he granted St Cianan's Church, together with certain lands, to the Augustinians. The churchyard of the now disused Church of Ireland church occupies part of the site of the early monastery. The village's four Celtic crosses and the lime tree on the village green are reminders of Duleek's links to the struggle between William of Orange and James II and to wider European unrest at the time of Louis XIV of France. One of the crosses, the Wayward Cross, was erected in 1601 by Jane Dowdall in memory of her husband, William Bathe of Athcarne Castle outside the town.

The County Development Plan states that unemployment in the town is still relatively high¹ despite the success of Duleek Business Park. The town has good strategic strengths by virtue of its proximity to the M1 and R132 (former N1). The construction of the new incinerator at Carranstown to the east of Duleek has been a controversial issue locally, but one that may bring economic benefits to the town.

The locational advantages of Duleek close to a major employment centre and with excellent road links to Dublin has led to a growing pressure for development in and around the town.

1.3 The Plan Area

This Local Area Plan includes policies relevant to the area located within the development boundary. The boundary of the current plan area has been delineated in order to:-

- encompass the anticipated development envelope required for Duleek and its wider hinterland area for the 6 year plan period and also for the medium to longer growth of the town i.e. residential lands are phased post 2013.
- ensure that town growth occurs in a sustainable manner and that new development contributes towards the consolidation of Duleek, to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment;

¹ Meath County Development Plan 2007 – 2013 pg 75

- maintain and enhance the unique character of Duleek; and
- provide consistency and continuity with the Plan area boundaries delineated in the previous Duleek Town Plan as contained in the County Development Plan 2001-2007.

1.4 The Purpose of the Plan

The purpose of the Plan is as follows:-

- to interpret national, regional and local planning policy and relate it to the Plan area;
- to give guidance on the nature (type), location, scale, form and design of development that is appropriate to this locale and which may possibly be accommodated within the Plan area as well as the infrastructure necessary to service it;
- to set out a common vision or strategy for Duleek that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the town;
- to encourage a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Duleek that allows for the enhancement of the town character, services, facilities and amenities;
- to identify those aspects of the receiving environment which are at risk from unplanned and inappropriately located development and to establish policy / measures to protect and enhance those aspects of the environment;
- to establish the carrying capacity of the local environment to accommodate new development and consequently to fashion local policies and objectives which take account of these relevant constraints and opportunities; and
- to ensure that a balance is struck between meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past.

1.5 The Legal Status of the Plan

The Planning and Development Act 2000 (as amended) provides the legislative basis for preparing a Local Area Plan (LAP). The Act promotes sustainable development and the need to balance social, economic, environmental and cultural considerations in the planning process. It requires public consultation to be undertaken as an integral part of the preparation of a LAP.

A Local Area Plan must be consistent with the objectives of the County Development Plan and in this regard, the Proposed Local Area Plan for Duleek is consistent with the objectives of the 2007–2013 Meath County Development Plan. In its making, it has also had regard to other relevant planning and environmental policy and legislation including European Union directives, Ministerial guidelines and other national, regional and county plans and policies. The LAP has also taken into account submissions and views expressed at the Pre-Draft Public Consultation exercise held in September 2008.

Once adopted, the Duleek LAP will provide a statutory framework for guiding development and decision-making on planning applications and Council activities in the area covered by the LAP. It is a legal document that will remain in place for a period of six years. When making a planning decision, the Planning Authority and An Bord Pleanála are required to have regard to the provisions of an adopted LAP.

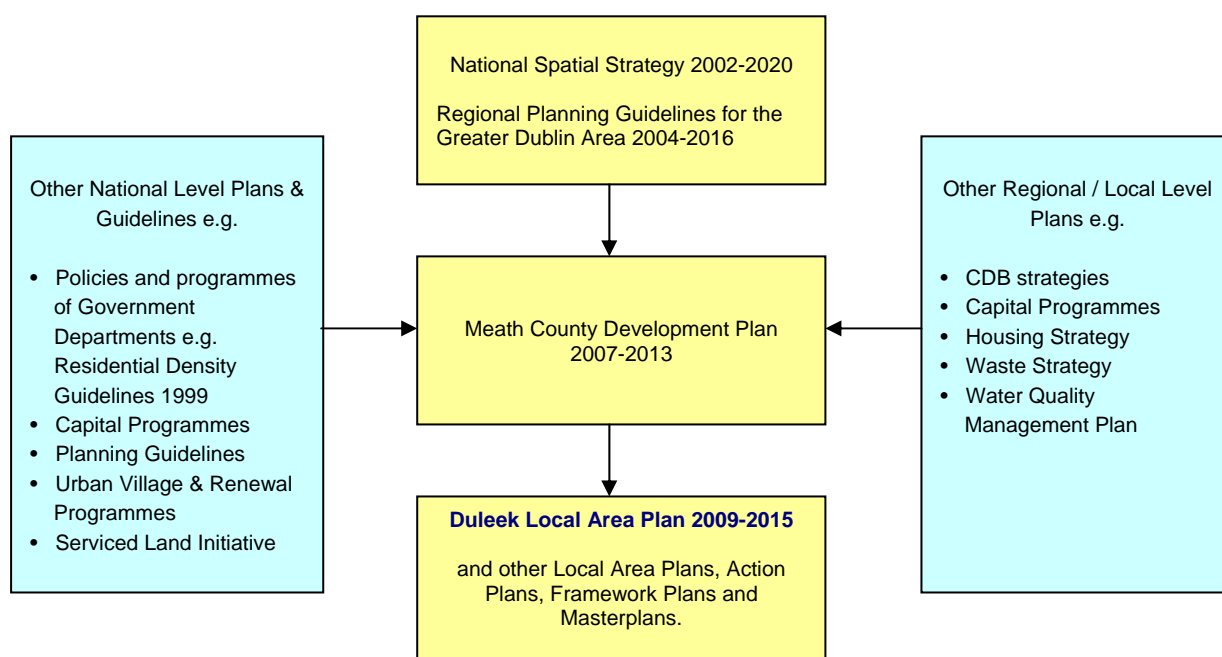
The LAP will help to ensure that the development pressure in Duleek is appropriately managed, that development occurs in a sustainable manner in accordance with a common vision for the area and that it is in the interests of local residents and other stakeholders in the area.

1.6 The Plan Hierarchy

The planning context is the platform on which a Local Area Plan stands and so the Duleek LAP must be designed with a clear understanding of the goals of, and interaction with, local plans and government policy. It must be consistent with national and regional planning guidance and with local development plans that are currently in place.

Table 1.1 shows the links that the Local Area Plan will have with other plans and the planning context within which it will sit. The LAP will form a component within a vertical hierarchy of spatial plans from the National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and Meath County Development Plan 2007-2013. It will also be informed horizontally by other relevant plans, strategies and programmes at national, regional and local levels such as, the National Development Plan 2007-2013, Sustainable Development: A Strategy for Ireland (1997) and its 2002 review, Retail Planning Guidelines for Planning Authorities 2005, Residential Density Guidelines for Planning Authorities 1999, Sustainable Residential Development in Urban Areas 2008 and the accompanying Urban Design Manual.

Table 1.1: Duleek Local Area Plan – Links with other Plans and Government Guidelines



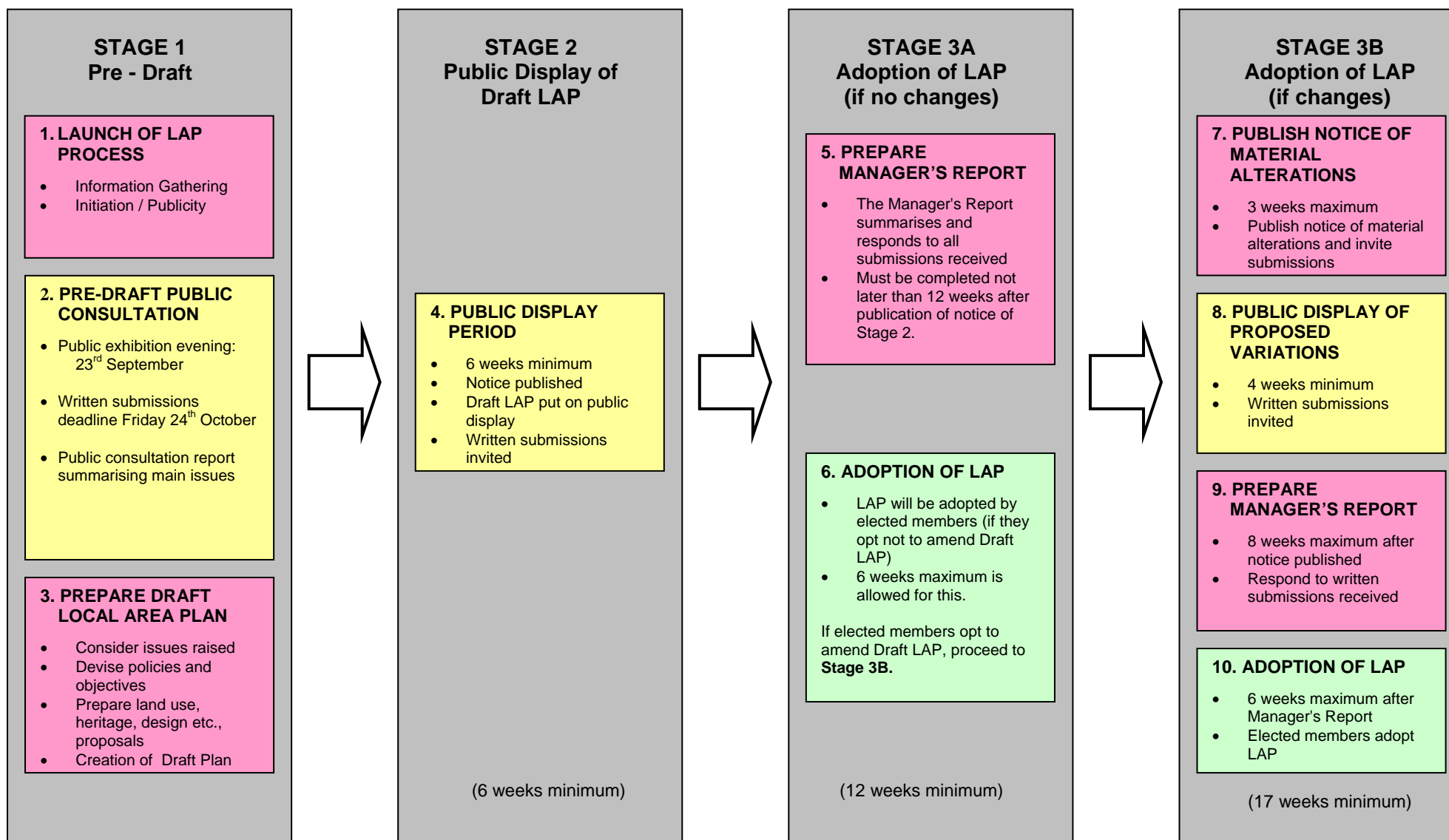
1.7 The Plan Preparation Process

A Local Area Plan is a legal document and must be prepared and adopted in a particular manner and within a strict timescale as set out in Part II Section 20 of the Planning and Development Act 2000 (as amended).

The overall process of preparing an LAP can be split into four main stages of action as shown in Figure 1.2 overleaf. This illustrates the plan preparation process in blue, the key phases of the plan preparation process in grey, the key phases of public consultation in yellow, the technical steps in pink and the political adoption / material alteration steps in green.

The preparation of a LAP has a pre-draft and post-draft phase and both phases must be accompanied by public consultation. A pre-draft public consultation process was undertaken to inform the preparation of the plan and to ensure that the local community and other stakeholders were consulted at an early stage and were able to have their say about the future of the area, refer to Appendix 5a of this Plan for details of the pre-draft submissions made in respect of the Duleek Local Area Plan. This included a public exhibition and the submission of written comments.

Figure 1.2: Timetable for the Preparation of Duleek Local Area Plan 2009-2015



1.8 Public Consultation

A Strategic Issues Paper (SIP) (Fig 1.3) identifying key issues facing Duleek was prepared and made available by Meath County Council. The SIP was used as the basis for discussions at the public exhibition evening that was held in Duleek on Tuesday 23rd September 2008 at Meath County Council Duleek Area Office (One Stop Shop). The purpose of the workshop was to inform local residents about the Local Area Plan (LAP) process for Duleek (pre-draft stage) and to gain people's views, comments and aspirations for their area in order to inform the Draft LAP.

The exhibition evening was open to all members of the community with an interest in the town. The event was advertised in the local media and posters were placed around the hosting premises. Approximately 45 people attended the event and their views were expressed both in person and on comment forms that were available both at the event and via the Meath County Council website. The purpose of the comment forms was to gain people's views on the positive and negative aspects of Duleek and what changes, if any, they would like to see take place there. Four comments forms were completed during the consultation evening and five more were submitted after the event.

Furthermore, 19 detailed written submissions were submitted giving a total of 28 submissions received, each expressing personal views on the future development of Duleek. A report on all the pre-draft submissions received was then prepared. All of the comment forms and written submissions have been given due consideration in the formulation of the Local Area Plan.

A total number of 27 submissions were made following the public display of the Draft Plan. A further 8 submissions were made in respect of the proposed amendments to the Draft Plan.

1.9 Likely Significant Effects on the Environment

A LAP shall contain information on the likely significant effects on the environment arising from the implementation of the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Duleek LAP as it has a population of less than 10,000. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to insure that any negative effects are appropriately addressed at the earliest stage of decision-making on a par with economic and social considerations.

After close consideration of the receiving environment at Duleek the Council determined that the implementation of the Local Area Plan would not have significant effects on the environment.

This was determined by carrying out a detailed SEA Screening Report which took into account the relevant criteria set out in Schedule 2A of the Planning and Development (SEA) Regulations 2004. These are the criteria required to be taken into account in determining whether or not significant effects on the environment would be likely to arise. Furthermore, the Department of the Environment, Heritage

& Local Government (DoEHLG) and the Environmental Protection Agency (EPA) were formally consulted to enable the planning authority to make an informed decision as to whether an SEA is required in this case or not.

Following the screening of the Draft Duleek LAP and associated amendments it was determined that a SEA was not necessary. The screening reports are contained in Appendix B.

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.

Although there are no Natura 2000 sites (SACs or SPAs) within Duleek, adjoining it or in close proximity to it, attention is afforded to the presence of the River Nanny Estuary and Shore SPA (site code 004158) which is located approximately 10 km to the east of Duleek. Appropriate Assessment Screening of the Draft LAP and associated amendments was undertaken. The associated screening reports are included in Appendix B. It was determined that the Draft LAP and associated amendments will not have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, further assessment of this type was necessary.

1.10 Structure of the Plan

The Local Area Plan comprises of a Written Statement and Maps (including a zoning map).

Should a discrepancy exist between the Written Statement and the Maps, the Written Statement shall take precedence.

1.11 Plan Challenges

The challenge for Duleek is to capitalise on the town's strengths while protecting the unique and attractive features of the town. Development needs to be consolidated and growth directed to appropriate locations within the town envelope, allowing more sensitive areas and landscape features to be protected from undesirable development. The town should grow in a sustainable manner in partnership with the local community to improve the physical, economic and social amenity value of the area and this should be addressed in the preparation of the new Local Area Plan for Duleek.

Recent residential development has not been matched by similar provision of infrastructure and services such as adequate sewerage and water supply facilities, and community and recreational facilities.

Other challenges to achieving the proper planning and sustainable development of Duleek, many of which have been highlighted through the pre-draft public consultation process, and which must be addressed through the LAP, are set out overleaf.

- **Significant population growth and development has taken place** in Duleek in recent years. This has transformed the character of the Duleek from historic village to a small town. Development has occurred without a similar increase in the provision of community infrastructure.
- The ongoing **pressure for further development in Duleek**, particularly for suburban style housing estates in the town.
- The concerns of the local community regarding **the scale, extent, nature and design of recent development** in Duleek and its relationship with existing residential development.
- A key challenge for Duleek is **ensuring that the settlement is sufficiently serviced in terms of sewerage facilities, water supply, flood drainage and other key infrastructure** to be able to accommodate local development needs in an orderly and sustainable manner.
- **The quality and width of roads around the town centre varies.** Maintenance and improvement such as resurfacing is required to accommodate the safe movement of traffic through and around the town.
- **The potential flood risks associated with development needs to be recognised in the LAP.**
- **The River Nanny and links to the Battle of the Boyne is a largely untapped resource** in Duleek that has potential to attract visitors and tourists to the town through the sensitive development.
- **Duleek has a rich heritage and unique character** that should be maintained and enhanced.

1.12 Policy Informants

This Plan has considered a range of inputs, guidelines and best practice in developing the policies and actions put forward in the LAP in order to guide the proper planning and sustainable development of Duleek. The main informants relevant to the Draft LAP are as follows:-

- **public consultation** including the input received through the public exhibition evening, written submissions, completed questionnaires; and from speaking with other stakeholders to inform the Plan;
- **legislative context**, including the Planning & Development Act 2000 as amended; the Planning & Development Regulations 2001; EU Directives, such as the Water Framework Directive 2000, and associated Irish legislation; Environmental Law, etc.;
- **strategic planning context**, including national and regional plans, strategies and guidelines in particular the Sustainable Development Strategy for Ireland 1997 and its 2002 review, the National Development Plan 2000-2006, the National Spatial Strategy 2002-2020, the Regional Planning Guidelines for the Greater Dublin Area, the National Biodiversity Plan 2002, the National Heritage Plan 2002, Sustainable Residential Development Planning Guidelines with accompanying Urban Design Manual – A Best Practice Guide (DoEHLG 2009), Development Plans – Guidelines for Planning Authorities (DoEHLG 2007), Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG 2005), Architectural Heritage Protection – Guidelines for Planning Authorities 2005, Landscape and Landscape Assessment, Draft Guidelines 2000, Retail Planning Guidelines for Planning Authorities – updated 2005, and Guidelines on Childcare Facilities 2001;
- **statutory planning context**, including the need for consistency with the Meath County Development Plan 2007-2013;
- **best practice**, including innovative approaches to land use planning, village design, environmental management and service provision, best practice approaches to Local Area Plan preparation, policy formulation and the provision of local infrastructure, facilities and amenities; and
- **principles of proper planning and sustainable development.**

1.13 Implementation

The realisation of the key actions and policies set out in this Local Area Plan, over a period of time will, it is felt significantly benefit the town, ensuring its orderly development and improvement.

2.0 PLANNING POLICY CONTEXT

2.1 National and Regional Planning Policy Context

2.1.1 The National Spatial Strategy

The National Spatial Strategy (NSS) published by the Department of the Environment in 2002 provides a 20 year planning framework that is designed to achieve a better balance of social, economic and physical development between the regions and an improved spatial distribution of population growth in Ireland. To achieve its objectives, the NSS identifies broad spatial development patterns for areas and sets down indicative policies in relation to the location of industrial, retail, residential and rural development, the location of services, tourism and Ireland's heritage. In doing so, the NSS adopts a hierarchy of development locations based around major centres that have, or have the potential to achieve, critical mass i.e. 'Gateways' with regional 'hubs' identified to transmit the driving force of the gateways. Critical mass relates to size and concentration of population that enables a range of services and facilities to be supported. This in turn can attract and support higher levels of economic activity and improved quality of life.

In the East and Midlands of Ireland the NSS designates Dundalk, Dublin and Mullingar as 'gateways' with Mullingar forming part of a 'linked gateway' with Athlone and Tullamore. Cavan is identified as a 'hub'. Other towns, villages and rural areas are identified in the NSS as having important roles that are to be fostered, developed and diversified to complement the functions of gateways and hubs.

In a rural context, the NSS outlines measures through which rural potential and alternative employment can be developed. These measures build upon local strengths in agriculture, enterprise, tourism, local services, land and marine based natural resources. The NSS also identifies an important need to support the role of rural towns and villages at the local level, as a focus for investment, economic activity and housing development, which at the same time will support the vitality of wider rural areas.

2.1.2 Regional Planning Guidelines for Greater Dublin Area 2004-2016

The Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2004 - 2016 comprise the council areas of Dun Laoghaire-Rathdown, Dublin City, Fingal and South Dublin in the Dublin Region and Kildare County Council, Meath County Council and Wicklow County Council in the Mid-East Region, and give effect to the National Spatial Strategy at regional level. They act to strengthen local authority development plans by setting out broad regional planning objectives.

County Meath is identified in the 'hinterland' area outside the Greater Dublin Metropolitan Area. The development path for the hinterland area has the objective of achieving, over a period of time, a number of large towns (or adjacent sets of towns), each complete with a high level of employment activities, high order shopping and a full range of social facilities. Ideally, such towns should be self-

sufficient with little or no commuting to the Metropolitan Area. Both Drogheda and Navan are identified as 'primary centres'.

The strategy for the hinterland concentrates on sustainable development. Amongst its objectives are that growth centres are to be self-sustaining and should function as focal points; residents of towns and villages should be employed locally and that there is a clear definition of the boundaries of urban centres to ensure a clear division between rural and urban areas.

2.1.3 Sustainable Residential Development in Urban Areas - Consultation Guidelines for Planning Authorities (2008)

The Department of Environment, Heritage & Local Government adopted planning guidelines entitled 'Sustainable Residential Development in Urban Areas' in 2009. The Guidelines are intended to act as a blueprint for the future sustainable development of Irish cities, towns and villages in the coming years. They are focused on creating sustainable communities by incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services.

The guidelines recognise that the ever-expanding footprint of urban areas is not sustainable and in line with the National Spatial Strategy and Regional Planning Guidelines, implements policies and practices that aim to consolidate urban areas by providing high-density residential development built to the highest possible standards in the right locations. Such locations are well-serviced in terms of public transport and community facilities.

The Guidelines have developed through recognition of the increased demand for housing throughout the country, brought about through the rapidly changing demographics and settlement patterns in recent years, which has led to a consequential pressure on existing infrastructure. In meeting new housing needs in the cities, towns and villages across the country over the next 20 years, the Guidelines aim ensure that more and better suited accommodation for families is supplied, higher quality urban design is achieved and high standards in terms of environmental quality and energy efficiency are applied. Such development should be focused at locations that capitalise on current public transport facilities or future transport plans.

The objectives of the new Guidelines are to:-

- set out stronger planning requirements to facilitate the development of sustainable communities through strengthening planning and the provision of necessary support services and amenities;
- help achieve the most efficient use of urban land through housing densities that are appropriate to the location and availability of supporting services and infrastructure, particularly transport; and
- set high standards in terms of space and facilities to meet the needs of the Irish context.

Importantly, for the first time, the guidelines address specific issues and considerations for residential development not only in the larger urban areas but in small towns and villages. The key policy recommendations in the Guidelines in relation to Small Towns and Villages are that:-

- planning authorities should not consider extensive proposals for new development including residential development, in smaller towns and villages in the absence of an adopted local area plan;
- new development should contribute to maintaining compact towns and villages. "*Leap-frogging*" of development at some distances from the built-up area should be avoided;
- in central sites, densities of 30-40+ dwellings per hectare may be appropriate for mainly residential or mixed-use schemes;
- at edge of town centre sites, under controlled circumstances, densities of 25-30 dwellings per hectare with a variety of dwelling types will be appropriate;
- at edge of small town/village, under controlled circumstances, densities lower than 15-20 dwellings per hectare may be appropriate as long as such low-density development does not exceed 20% of the total new planned housing; and
- 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

The key policy recommendations in the Guidelines in relation to the role of Development Plans and Local Area Plans are that:-

- they should contain policies and objectives, which will underpin the creation of sustainable residential developments; and
- they should also include clear guidelines on implementation measures, particularly with regard to the phased and co-ordinated provision of physical infrastructure, public transport and community facilities.

2.1.4 Urban Design Manual – A Best Practice Guide, 2008

The Guidelines are accompanied by the 'Urban Design Manual - A Best Practice Guide' which illustrates how the guidelines can be implemented effectively and consistently across the different scales of urban development around the country. The Manual is an invaluable source of information to those proposing a residential scheme as it sets out best practice advice and the key design considerations to take on board in ensuring well designed sustainable neighbourhoods that will stand the test of time.

2.2 Local Planning Context

2.2.1 Meath County Development Plan 2007 – 2013

The Meath County Development Plan 2007 – 2013 is the overarching document for the County area including the district towns and other towns and villages in the settlement hierarchy. However, separate LAPS have been and are being prepared for the district towns and for other settlements within the county including Duleek. This LAP is consistent with the objectives of the County Development Plan, and contains objectives for the zoning of land and other objectives to ensure the proper planning and sustainable development of the area. The assessment of individual pre-draft submissions were not reviewed as part of the County Development Plan review process. These pre-draft submissions were considered in the Local Area Plan review. The County Development Plan establishes the strategic context in which the various Local Area Plans will be prepared.

Within the County Development Plan Objective **SS OBJ 1** states the need to:

“prepare Local Area Plans for the urban centres contained in Table 7 within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000 - 2006. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County” Development Plan.”²

Table 7: Towns and Villages for which Local Area Plans will be prepared³

Large Growth Towns	Drogheda (Environs)
Moderate Growth Towns	Dunboyne / Clonee / Pace Corridor, Dunshaughlin, Kilcock, Maynooth & Ashbourne,
Small Growth Towns	<u>Duleek</u> , Ratoath, Athboy, Oldcastle & Enfield
Key Villages	Slane, Ballivor, Longwood, Summerhill, Nobber
Villages	Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacorney, Donore, Drumconrath, Gormonston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon, Kildalkey,

Duleek is identified as a ‘small growth town’ in the settlement hierarchy of the Meath County Development Plan 2007 - 2013 and its growth is to be linked to local rather than regional growth. The Development Plan states that as a ‘small growth town’ 25% of all new multi-house developments in excess of 4 units shall be reserved for persons who are native to the County (ie lived in County for at least 1 year) or who by virtue of employment require to live in the town.⁴

In relation to retail, in the Meath Retail Hierarchy Duleek is identified as a Level 4 Local Centre and Tier 1 small town centre. Existing and potential needs can be met

² Meath County Development Plan 2007 – 2013 pg 59

³ Meath County Development Plan 2007 - 2013 pg 59

⁴ Meath County Development Plan 2007 – 2013 pg 43

within the town centre and the LAP will aim to concentrate development there. As a small growth town the County Development Plan states that “*retail is likely to be mainly in the convenience category, with a small supermarket and possibly local centres serving only the town and its local catchment area.*”⁵

Duleek is served by the East Meath, South Louth and Drogheda Water Scheme. It is also served by a wastewater treatment plant which discharges to the Nanny and has limited spare capacity. Critically the release of the remaining residential land bank must be linked to the resolution of the deficit in water services infrastructure provision. Infrastructure is considered in greater detail in Section 3.6.

Phasing of Existing Residential Zoned Land - Meath County Development Plan 2007-2013 – Variation No. 2 Order of Priority

Variation No. 2 ‘Order of Priority’ of the County Development Plan for Duleek outlines the prioritising of existing residentially zoned lands in the town for release over a two phase period. Phase 1 (2007-2013) residential land priorities are as follows:

- Consolidation of the town centre;
- Infill opportunities at Station Road.

Variation No. 2 was prepared in accordance with **Settlement Strategy Strategic Objective 1** that states:

*“The Planning Authority shall, within 6 months of the County Development Plan coming into effect, revisit all existing residentially zoned lands in the County as contained in Volume II of this County Development Plan 2007 – 2013, the Kilcock Local Area Plan 2003 and the East Meath Local Area Plans North & South 2005. All subsequent Framework Plans (to include Local Area Plans, Action Area Plans or similar Framework Plans) adopted pursuant to the adoption of the 2001 County Development Plan within individual towns and villages shall also be revisited. The Planning Authority shall identify and adopt by way of Variation to the County Development Plan an order of priority 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. The release of these existing residentially zoned lands shall be on the basis of the Criteria Determining the Release of Residential Lands as set out in Section 2.1.7. This shall also apply to the preparation of the new Kells & Trim Development Plans. This exercise shall not apply to Navan, Dunboyne / Clonee, Enfield & Ashbourne having regard to the preparation of Local Area Plans / Framework Plans which provides for the phasing of the residential landbank and / or by virtue of the limited remaining uncommitted residential landbanks.”*⁶

⁵ Meath County Development Plan 2007–2013 pg 50

⁶ Meath County Development Plan 2007-2013 pg 56

3.1 POPULATION, TOWN GROWTH AND DEVELOPMENT

3.1.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of population, town growth and housing and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In developing the Policies and Key Actions of this section a range of inputs, guidelines and best practice have been considered, in particular the following:

- **Analysis of demography and recent planning applications in Duleek;**
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Duleek, in particular Chapter 2 on Settlement Strategy and Chapter 5 dealing with the Housing Strategy;
- **Public consultation** including the input received through the public exhibition evenings, written submissions, completed questionnaires and through speaking with other stakeholders;
- **National and Regional Planning Guidelines** which are applicable including the Residential Density Guidelines, Consultation Draft Guidelines on Sustainable Residential Development and accompanying Urban Design Manual etc;
- **Variation Number 2 ‘Order of Priority’ of the County Development Plan 2007-2013;** and
- **Principles of proper planning and sustainable development.**

3.1.2 Existing Situation

The Corporate Plan for Meath Local Authorities 2004 – 2009 has the following strategic objective with regard to housing:

“To ensure that all our citizens enjoy an adequate standard of housing accommodation appropriate to their needs and as far as possible, in a location and tenure of their choice and to provide a responsive and supportive housing service to those in need of assistance.”⁷

Duleek experienced pressure for residential development over the last 10 years leading to significant residential growth. This pace of residential growth was not matched by the provision of associated community and infrastructure facilities. The

⁷ Meath County Development Plan 2007 – 2013 pg 198

LAP promotes sustainable development and links the provision of services to residential growth through the application of Policies and Key Actions.

Meath County Development Plan & Settlement Strategy

Duleek is identified as a '*small growth town*', positioned fourth in the seven-tiered settlement strategy of the Meath County Development Plan 2007-2013. '*Small growth towns*' are classified in the County Plan as '*sub regional centres providing primarily residential roles with a strong commercial and industrial presence*⁸. The development of each Small Growth Town is to be supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale employment uses. Duleek has developed into an administrative, heritage, population and employment centre. It also functions as an important service and development centre in the eastern part of the county.

Duleek's development as a 'small growth town' will be achieved by reducing the projected growth rates of these small growth town centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi house developments are being reserved for locals only. As a 'small growth town' 25% of all new multi-house developments in excess of 4 units shall be reserved for persons who are native to the County (i.e. lived in County for at least 1 year) or who by virtue or employment require to live in the town.

Population Profile

The smallest geographical units distinguished by the Central Statistics Office (CSO) are Electoral Divisions (previously called District Electoral Divisions or Wards). Duleek is located within the boundaries of the Duleek Electoral Division (E.D.) of as defined by the Central Statistics Office.

The most recent census of population taken by the Central Statistics Office (CSO) was on the 23rd April 2006 and the resultant data is now published. Demographic trends are analysed at state, county, and local levels in this Local Area Plan for comparison purposes.

The 2006 Census of Population

The population change within Duleek's Catchment Area is recorded in Table 3.1.1 below.

Table 3.1.1 Population Change

Population Change 1991 - 2006

	Duleek	Duleek (% Change)	Meath County	Meath Co. (% Change)	Ireland	Ireland (% Change)
Total Population 1991	1,718	-	105,370	-	3,525,719	-
Total Population 1996	1,731	0.75%	109,732	4.14%	3,626,087	2.85%
Total Population 2002	2,173	25.53%	134,005	22.12%	3,917,203	8.03%
Total Population 2006	3,236	48.92%	162,831	21.51%	4,239,848	8.24%

Source: Central Statistics Office

⁸ Meath County Development Plan 2007-2013, Section 2.1.8.5, pg. 50

Population in Duleek has shown significant growth over the last decade and more, almost doubling from 1996 to 2006 where the population grew from 1,731 persons to 3,236 persons – an increase of 1,505 people. Between 1991 and 1996 however, population growth in Duleek was low and grew at only +0.75% or 13 people. This figure was almost 3.5% lower than the population growth recorded in County Meath during the same timeframe and 2.1% lower than that which occurred in the State. However, from 1996 to 2002, population in Duleek accelerated significantly showing a +25.53% growth rate in that 6-year period. This was over three times the level of population growth that occurred in the State during that time and higher (by 3.4%) than the level of population growth that took place in County Meath. However, the most significant level of population growth occurred in Duleek between 2002 to 2006 where a growth rate of +48.92% was recorded during that short 4-year timeframe. This figure is over double that which occurred in County Meath during that time (+ 21.51%) and almost six times the level of growth which occurred in the State between 2002 and 2006. This was an unprecedented level of population growth for Duleek.

Population Estimates - Duleek

The County Settlement Strategy set out in Meath County Development Plan 2007-2013, calculates a projected county wide population in line with the principles of the National Spatial Strategy (NSS) and Regional Planning Guidance (RPGs) for the period 2006-2013. Table 3.1.2 presents the population projections for that period for the County and is broken down into its constituent years. The projected population growth for each year has then been applied to the settlement of Duleek to estimate how the population is likely to grow over the next 5 years.

Table 3.1.2 – Population Projections

Calendar Year	County Population Projection	County Projected % growth	Duleek Population Projection	Duleek Projected % growth
2006	160,779	-	3,236	-
2007	164,777	+2.49%	3,316	+2.49%
2008	171,008	+3.78%	3,441	+3.78%
2009	176,534	+3.23%	3,552	+3.23%
2010	181,935	+3.06%	3,660	+3.06%
2011	188,779	+3.76%	3,797	+3.76%
2012	195,495	+3.55%	3,931	+3.55%
2013	201,430	+3.04%	4,050	+3.04%

Source: Central Statistics Office

Should the population of Duleek grow in line with the projected County growth rate until 2013, it will continue to grow at a more sustainable rate than has occurred previously.

Planning History & Housing Demand

There were a significant number of residential planning applications in Duleek during the past ten years. Permitted residential housing schemes were to the north, east and west of the town. A higher density residential apartment scheme was developed at the 'Maudelins' (Planning Application No. SA4.521) located east of the town centre. This scheme makes a valuable contribution to the town streetscape at this location. The increase in residential development in Duleek was not however, accompanied by corresponding development of community and social infrastructure.

Growth in Residential Development

The household and population distribution table shown below (Table 3.1.3), is extracted from Meath County Development Plan 2007-2013, completed on the 15th February 2007. The total number of units includes those which are under construction but not yet occupied.

Table 3.1.3: Household Distribution Table 2006-2013

Settlement	Planning Permission Granted – no construction started	Houses under construction	Committed No. of Units as of 15.02.07	Projected no. of H'holds 2006-2009	Projected No. of H'holds 2010-2013	Total 2006-2013	No. of Units to meet H'hold targets	Remain Undev. Resid. Zoned Land (ha)	Density per hectare	Yield of Remaining Undev.Resid. Zoned Land
Duleek	83	126	209	240	200	440	231	29	25	737

Table 6: Meath County Council Development Plan 2007-2013: Settlement Strategy

Table 3 indicates that the projected number of households for 2006 – 2009 is 240 and from 2010 – 2013 a further 200. This equates to a projected number of 440 from 2006 – 2013 and this is almost 300 households less than the yield (737) of the remaining undeveloped land that is zoned for residential use.

Existing Number of Houses in Duleek

There is an estimated 1250 no. existing dwellings in Duleek (within the development boundary) in early 2009. This figure was arrived at from an analysis of current O.S. maps, analysis of the number of permitted but still to be built units and from site visits and manual count of dwellings in Duleek.

Recommended Level of Residential Growth over the Lifetime of the Local Area Plan

The new DoEHLG Guidelines for Planning Authorities entitled '*Sustainable Residential Development in Urban Areas*' identifies that smaller towns and villages (defined as settlements with a population ranging from 400 to 5,000 people) are a very important part of Ireland's identity, attractiveness and the distinctiveness of its regions.

The Guidelines acknowledge that many smaller towns and villages have experienced a wave of development in recent years, particularly residential developments. In many cases such development has brought positive benefits in the form of extra housing supply and enhancement of the viability of local shops and public services. Concerns have been raised about the impact of rapid growth on the character of small towns and villages which have historically developed slowly and organically over time. Of particular concern is the poor quality of urban design and the impact of large housing estates with a standardised urban design approach.

In order for small towns and villages to thrive and succeed, the Guidelines suggest that their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. For example, the development of new building forms and technologies to a standardised format, used on a large scale, and added to an existing historic settlement can work against diversity of design and successful integration between old and new.

Phasing of Existing Residential Zoned Land - Meath County Development Plan 2007-2013 – Variation No. 2 Order of Priority

Variation No.2 'Order of Priority' of the County Development Plan for Duleek outlines the prioritising of existing residentially zoned lands in the town for release over a two phase period. Phase 1 (2007-2013) residential land priorities are as follows;

- Consolidation of the town centre
- Infill opportunities at Station Road

3.1.3 Growth Strategy

The Growth Strategy for Duleek is to control the growth of the settlement to ensure development is consistent with the policy framework contained in the National Spatial Strategy, Regional Planning Guidelines and the Meath County Development Plan 2007-2013 and in particular, that it is consistent with its designation as a '*small growth town*' in the County Settlement Strategy. The future development of Duleek as a small growth town will be predicated more closely to local rather than regional growth, as has taken place over the last decade.

In terms of residential growth, there remains a significant amount of undeveloped and uncommitted residentially zoned land in Duleek which is considered adequate to meet the residential needs of the town during the lifetime of this Local Area Plan. As part of the growth strategy for Duleek, the release of the remaining residential land bank must be linked to the resolution of the deficit in water services, infrastructure provision and the adequacy of the social infrastructure, in particular educational, amenity and recreational uses, to cater for the increased levels of population.

The town should grow in a sustainable manner with new development contributing towards the consolidation of the town centre (as demonstrated through the location of Duleek's Phase 1 lands), rather than its continuous outward spread, in order to promote the efficient use of land and of energy, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment.

3.1.4 Village Growth and Housing Policy

Village growth and housing policies for Duleek's are as follows;

VGH POL 1: Land to Accommodate Social and Affordable Housing

Meath County Council will consider purchasing land in Duleek to provide social and affordable housing.

VGH POL 2: The Provision of Social and Affordable Housing

Meath County Council will promote the provision of social and affordable housing on lands identified for development in the Order of Priority.

VGH POL 3: Quality Residential Development

Future residential development should integrate visually with the existing town whilst preserving and enhancing the character of Duleek.

VGH POL 4: The Order of Priority for Duleek

The Local Area Plan shall be restricted to a prioritisation of existing residential zoned lands only, as identified in Duleek's Order of Priority (see the Order of Priority Map).

VGH POL 5: Implement the Housing Strategy

To implement the Housing Strategy for Duleek as set out in Chapter 5 of the Meath County Development Plan (MCDP) 2007-2013.

VGH POL 6: Growth of Duleek

To ensure that the growth and development of Duleek shall be directed to meet the needs of the local community in Duleek and be in keeping with the existing character, amenity, heritage and landscape of the town. Growth of the settlement will be in accordance with the provisions of MCDP 2007-2013, in particular the County Settlement Strategy.

VGH POL 7: The Protection of Residential Amenity

To protect the residential amenity enjoyed by residents of existing dwellings in Duleek. Any development proposed on adjoining lands to residential areas must not detract from residential amenity in terms of privacy, traffic, parking or visual intrusion.

VGH POL 8: The Provision of Adequate School Facilities

To support the expansion or upgrade of Duleek's National Schools to accommodate any projected increase in population and subsequently school enrolment figures, during the lifetime of this Local Area Plan. Please refer to policies CFA POL 5 and CFA POL 6 also.

VGH POL 9: Quality of Design

To ensure a high standard in architecture, design, layout, provision of open space, landscaping and variation in house type and size in the new residential developments in Duleek.

VGH POL 10: Mix of Dwelling Types

To have a good social mix in new residential developments providing a range of unit types/sizes to cater for a range of people including families, first time buyers, single people, the elderly etc.

VGH POL 11: Pedestrian and Bicycle Links

To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre.

VGH POL 12: Provision of Adequate Infrastructure

Any housing scheme above 5 no. units shall be subject to the provisions of the County Development Plan 2007-2013 and the following additional provisions:-

- The necessary services, infrastructure and facilities must be in place to serve the additional housing prior to its construction.
- The increase must be considered in the context of the rate of growth of Duleek in relation to the County growth rate and Duleek's role in the settlement strategy.
- The additional housing must be well-located with respect to the services and facilities in the town centre, must comply with the land use zones and areas set forth in the Plan and must contribute positively to the character of the existing environment.

VGH POL 13: Provision of Social and Affordable Housing

The Council require a 20% quota of social / affordable housing to be provided from each housing development within Duleek, on lands zoned for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less as provided for under the Planning & Development (Amendment) Act 2002. Therefore all residential developments in excess of 4 housing units or any proposed site for residential development in excess of 0.1 hectares is to be subject to the provision of "Social/Affordable" Housing.

Note: Any social & affordable housing provided as part of a private housing development should be integrated with the private housing proposed. It is required that developers discuss the requirements of social and affordable housing provision in their schemes with the housing section of the County Council, prior to an application being lodged. It is important to ensure that it is carefully designed into the development from the outset to ensure good quality urban design and better community environments.

VGH POL 14: Master Plans for New Residential Development Schemes

To permit housing development on residentially zoned lands identified under Priority 1 of the Order of Priority for Duleek, subject to development being in accordance with an agreed master plan for the proposed site and all contiguous and neighbouring residential lands to be prepared by the developer(s)/applicant(s) to the agreement of the Council. A Master Plan will be required in the case of development comprising of 5 no. residential units or greater.

The master plan(s) must include provision for:

- a) the establishment of building design and urban design guidelines in compliance with the objectives of the LAP,
- b) appropriate facilities necessary to support the development provided through the inclusion of necessary childcare facilities and children's play areas in compliance the objectives of the LAP,
- c) priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists,
- d) incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development,

- e) satisfactory mix of housing types and sizes, including affordable, family and adaptable housing, and
- f) singular access points onto the public road

This policy will apply to all lands zoned A1, A2, B1 or C1 in the Local Area Plan where residential uses are considered to be '*normally acceptable*' or '*open for consideration*'.

VGH POL 15 Provision of Schools

A planning application for substantial residential development (5 no. residential units or greater) in Duleek, must be accompanied by a report identifying the demand for school places likely to be generated by the proposals and the capacity of existing schools in the vicinity to cater for such demand.

VGH POL 16: Footpaths and Cycleways

All new residential schemes in Duleek must be designed to incorporate footpaths and cycle ways that link dwellings within the scheme and also link the scheme to the Town centre to encourage walking and cycling. Adequate cycle parking facilities in accordance with the standards set out in this Local Area Plan must also be adhered to.

VGH POL 17: Housing Layout

Within new housing schemes, pedestrian and vehicular movements should be convenient and safe. In addition, development should be so designed to ensure that the opportunities for crime and vandalism are reduced to the greatest possible extent, through the use of passive supervision. The DoEHLG's Urban Design Manual – A Best Practice Guide (Feb. 2008) should be referred to for further guidance on this matter.

VGH POL 18: High Quality Sustainable Residential Communities

The establishment and maintenance of high quality sustainable residential communities will be encouraged and regard should be had to the '*Quality Housing for Sustainable Communities*' guidelines of the DoEHLG, 2007. The planning authority wish to guide and control development in order to achieve high quality in the design. The table below sets out the aspects of quality to be promoted and the policy directing it:-

Aspects of Design

Aspect	Policy
Character A place with its own identity	To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
Continuity and Enclosure A place where public and private spaces are clearly distinguished	To promote the continuity of street frontages and the enclosure of space by development that clearly defines private and public areas.
Quality of the Public Realm A place with attractive and successful outdoor areas	To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
Ease of Movement A place that is easy to get to and move through	To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.
Legibility A place that has a clear image and is easy to understand	To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.
Adaptability A place that can change easily	To promote adaptability through development that can respond to changing social, technological and economic conditions.
Diversity A place with variety and choice	To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

VGH POL 19: Integration of New Social Housing

To integrate new social housing where it is proposed, into the existing social and urban fabric of Duleek.

VGH POL 20: Quality Design & Architecture

High standards of architecture, design and layout are required in all developments so as to ensure the creation and development of an attractive residential and employment environment. High standards of landscaping and amenity areas will also be required in order to promote the development of a sustainable environment capable of serving local needs.

VGH POL 21: Traffic Safety at Design Stage

Traffic safety should be considered at the design stage of any residential development and traffic calming taken into account so that remedial measures such as speed bumps and chicanes are not required. Design features should ensure that wherever possible appropriate traffic speeds are managed by the arrangements of buildings and spaces

VGH POL 22: Density

Residential density in excess of 35 units per hectare is permissible in Duleek on lands within the LAP boundary, subject to good quality design and adherence to the development control standards set out below. In general, densities and house types shall be compatible with established densities and housing character in the area.

In addition to this, appropriate residential density in and around the town centre area will be determined by reference to the key principles of good urban design and in light of the recommendations set out in Government Guidelines including *'The Residential Density Guidelines, 1999'* and the *'Draft Planning Guidelines on Sustainable Residential Development in Urban Areas, 2008'* (DoEHLG), including the accompanying *'Best Practice in Urban Design Manual'*, in conjunction with the following factors:-

- existing densities in adjoining residential areas;
- compliance with quantitative and qualitative development control standards;
- capacity of the infrastructure to absorb the demands created by the development existing features on the site; and
- specified rear garden sizes.

The emphasis is on providing quality-housing environments based on innovation and a design led approach.

VGH POL 23: Public Open Space in Residential Environments

On green-field sites public open space should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of useable open spaces within residential developments.

In other cases (e.g. brownfield sites, backland sites etc.) public open space will generally be required at a minimum rate of 10% of the total site area.

Rationale:

The above standards are intended to work as safeguards in order to avoid over-development and to assist the planning authority in their assessment of planning applications. Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of the open space, the area of roads, grass margins, roundabouts, footpaths and visibility splays shall not be taken into account.

VGH POL 24: Design of Open Space

It is a requirement that the precise location, type and design of open space provision shall be negotiated with developers according to the specific characteristics of the development, the site and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

The Planning Authority will normally expect all public open space provision to take account of the following general principles:

- Public open space should be provided in a comprehensive and linked way and designed as an integral part of the development, rather than as an afterthought.
- Wherever possible the majority of open space should be multi-functional. Areas providing for informal amenity and children's play can often successfully be combined.
- Public open space should be well designed from a visual perspective as well as functionally accessible to the maximum number of dwellings within the residential area.
- Attractive natural features should be protected and incorporated into open space areas.
- Public open space areas should be provided with a maximum amount of surveillance from dwellings within the estate.

To ensure implementation of open space provision the Council will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a detailed scheme to be agreed with the Councils.

Rationale:

Integrated pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. It can be provided in a variety of ways e.g. open spaces both formal and informal, semi-natural areas such as wetlands, woodlands, meadows and green corridors, as well as formal gardens, and seating areas. Also, the use of hard landscaping elements, such as paving or cobbled areas play an increasingly important role in the design and presentation of open space concepts.

VGH POL 25: Private Open Space

An adequate amount of private open space must be provided within the curtilage of each dwelling. In general the requirement will be **60 to 75 square metre** minimum for houses with **3/4/5 bedrooms** in order to ensure that most household activities are accommodated and at the same time be visually aesthetic, receive some sunshine and encourage plant growth.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.4 metres. Boundary fencing and walls shall be of a high quality design and reflect the character of the surrounding area. Unrendered block walls are not considered appropriate.

Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

The following open space requirements apply:

Private Open Space Requirements

Type of Unit	Required Open Space
3/4/5 bedroom houses	60-75 sq.m
1/2 bedroom houses	48 sq.m
1 bedroom apartments	6 sq. m.
2/3 bedroom apartments	8-10 sq.m

The DoEHLG guidance document entitled '*Sustainable Urban Housing: Design Standards for New Apartments*' (Sept. 2007) should be referred to in the case of any proposal including apartments.

VGH POL 26: Play Space

A standard of a minimum of 10 sq. m. of dedicated playable space per residential unit is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

This space is to be distributed throughout the development and should take into account the presence or lack of existing off-site provision. The total space requirement should be broken down into the relevant typologies taking account of the maximum walking distances from residential units given below. All children and young people should have access to play space which should be within a reasonable and safe walking distance from home.

To ensure that children and young people are guaranteed this access to play space the following standards should be observed when new residential developments are being laid out:

Play Space Type	Maximum walking distance from residential unit
Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

VGH POL 27: Bin Storage Standards

Each residential unit is required to have adequate storage for three wheeled bins. Residential units with no rear access shall provided adequate storage for the bins to the front of the development, in contained units.

VGH POL 28: Separation Distance between Houses

A minimum of 2.3 metres shall be provided between dwellings for the full length of the flanks in all development of detached, semidetached and end of terrace dwellings. This area shall be equally divided between the dwellings so separated. Where garages are provided as single storey annexes to houses, the above separation distance may be reduced, providing a direct through access from front to rear of the dwelling is maintained.

A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings.

VGH POL 29: Boundary Treatment of House Sites

Where the flank or rear boundaries of house sites abut roads, pedestrian ways or public open space, suitably designed screen walls 2.0 metres in height and built in accordance with I.S 325, shall be provided. Where concrete screen walls are proposed they shall be suitably rendered and capped in an acceptable manner that is consistent with the design/finish of the house.

VGH POL 30: Naming of Housing Developments

The naming of new residential development should reflect the local and historical context of its siting as far as possible such as local names which reflect the landscape, its features, culture or history of the area in which the development is located. Also considered will be the names of historical persons associated with the area. The use of Irish names will be encouraged. The naming of residential developments shall be approved by the Planning Authority prior to the launching of any advertising campaign for a development.

VGH POL 31: Settlement Strategy for Duleek

In Duleek, which is designated as a small growth town in the County Settlement Strategy, 25% of all new multi-house developments, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue or their employment require to live in the urban centre. This will ensure that the development of Duleek is more closely linked to local rather than to regional residential growth. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

VGH OBJ 1-Specific Development Objective: Provision of Social and Affordable Housing on Lands bounded by Larrix Street to the South and 'The Commons' to the North

The lands designated for A2 Residential Development bounded by Larrix Street to the south and 'The Commons' to the north shall provide for the delivery of social and affordable housing, in line with the County Meath Housing Strategy and as required by Meath County Council. It is recommended that consultation is undertaken with Meath County Council on any proposed development on these lands in order to agree the provision of social and affordable housing.

3.2 LAND USE DEVELOPMENT

3.2.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of land use development and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In devising an appropriate land use strategy for Duleek, the Plan has been informed by a wide range of considerations, including the following:-

- **the existing character, amenity, landscape and heritage of Duleek** which includes for example Duleek Courthouse, St. Cianans church and other cultural/heritage features, such as 'The Lime Tree.';
- **the existing land use pattern, development trends and recent pressure for continued growth**, that has occurred in Duleek owing to its proximity to the M1 motorway and Dublin combined with its' unique historic character, setting and quality environment;
- **the input of the local community and other stakeholders** through the pre-draft public consultation process including public exhibition evenings, completion of questionnaires/leaflets, pre-draft plan submissions;
- **the nature, location, design and density of existing and recently constructed developments in the towns;**
- **the policy, objectives, land-use and development control provisions of** the Duleek Urban Detail Map 12 (2001), the current Meath County Development Plan 2007-2013, the Residential Density Guidelines 1999, Sustainable Rural Housing Guidelines 2005, Sustainable Residential Development Guidelines 2009 by the DoEHLG, the National Spatial Strategy 2002-2020 and the Regional Planning Guidelines;
- **the proper planning and sustainable development of the area**, in particular the need to provide sufficient lands in the Plan Area for the anticipated growth of the town to accommodate local need and associated land use developments, including community facilities, adequate infrastructure and services and local amenities; and
- **Variation Number 2 'Order of Priority' of the County Development Plan 2007-2013** and implications for the release of residential zoned lands in Duleek.

In addition to this, the development boundary for the town has been designated taking into consideration the following factors:-

- **The need to provide a compact and accessible town** to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment, in accordance with the principles of sustainable development;
- **the need to encompass the anticipated development envelope required for Duleek and its wider hinterland area** not only for the 6 year plan period but also for the medium to longer term growth of the town;
- **the need to accommodate the areas potential population growth and demand for housing;**
- **the need to offer locational choice and housing mix to serve local needs;**
- **the existing built environment and road structure;**
- **the desire to maintain and enhance the unique historical character of Duleek;**
- **the level of existing or planned new infrastructure and services;**
- **existing permitted / committed development;** and
- **the need to provide consistency and continuity with the Plan area boundaries** delineated in the previous Duleek Urban Detail Map 2001.

3.2.2 Existing Situation

The Vision Statement contained within the Meath County Development Plan 2007 – 2013 states the following:

“To plan for and support the sustainable development of County Meath as an excellent place to invest in, to visit and to live in, renowned for the quality of the natural and built environment and strength of its communities.”⁹

Duleek is located at the junction of two regional roads (R150 & R152) in the eastern area of county Meath. Historically Duleek was a bridging point on the River Nanny and the village was built on a slight rise of the river flood plain. Duleek’s main street is quite compact, to the north of which is a tree-lined village green which is framed by the Courthouse, Catholic Church and the converted former Church of Ireland building.

⁹ Meath County Development Plan 2007 – 2013 pg 22

As stated within the Central Lowlands Landscape Character Area, recent residential development has not been sympathetic to Duleek's historical origin and has put pressure on the existing infrastructure in the town. On the western edge of the town is the Platin Cement works which dominates the skyline for miles around. Next to the cement works is the site of the permitted Carranstown incinerator. Duleek Business Park is located to the east of the town and provides employment space for light industrial and service based businesses. There are still some vacant plots within the development.

Plate 3.2.1 Duleek Town Green



(Source: BDP)

Duleek benefits from Meath Council Councils' 'One Stop Shop' providing important services to the Duleek community. The GAA and soccer clubs are located in the western and eastern areas of the town respectively. Residential development has predominantly been to the north of the R150 due to the presence of floodplain to the town's southern area.

3.2.3 Land Use Strategy

The land use strategy for Duleek is to provide for the proper planning and sustainable development of the town for the period 2009-2015, while also promoting the aims of national, regional and county policy and objectives.

Over the past decade significant residential development has taken place in Duleek. Continued growth at this level would be unsustainable and inappropriate to the role of the town within the County Development Plan settlement strategy. It would also be out of step with the level of infrastructure, services, amenities and community facilities available in Duleek. For this reason, the County Settlement Strategy recommends that the development of small growth towns such as Duleek should be slowed dramatically and more closely linked to local growth rather than to regional growth, as had occurred in the past decade driven by migration

primarily from the Dublin region. The land use strategy for Duleek aims to assist in achieving this more sustainable level of growth (as proposed by the County Development Plan) by retaining the same development boundary for the settlement and by not zoning any additional residential land in this Local Area Plan. The residential zoned landbank will also be phased according to the Order of Priority for Duleek (i.e. phasing) as set out in Map 2. This is to ensure that only the quantum and scale of residential development projected to take place during the lifetime of the LAP to serve local need will be accommodated. The quantum of zoned land is therefore directly linked to the projected population growth within the plan period. In addition, it is policy of the Local Area Plan that a proportion (25%) of new housing provided in multi house developments are to be reserved for 'locals' only

In order to promote sustainable development, new development in Duleek should contribute towards maintaining a compact settlement and promote the consolidation of the town centre. This is reflected in the location of the Phase 1 zoned lands, as set out in this Local Area Plan.

3.2.4 Land Use Zoning

The land use zoning objectives for Duleek are detailed below and are shown on the Land Use Zoning Map.

The following paragraphs define what is meant when a land use '*Will Normally be Acceptable*', when it is '*Open for Consideration*' or when it '*Will Not Normally be Acceptable*':-

- **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.
- **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.
- **Will Not Normally be Acceptable**
Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

Please note that uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be '*permitted in principle*' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

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

3.2.5 Land Use Development – Objectives

Table 3.2.1 outlines the use zone objective for each zoning category. Section 3.2.6 below outlines the uses that are (i) normally accepted (ii) open for consideration and (iii) will not normally be accepted for each of the land-use zonings outlined in Table 3.2.1 below.

Table 3.2.1: Land Use Zoning Objectives

Use Zone Objective	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan. (Lands designated with an A2 objective but not identified as Phase I or II Housing will not be developed in the lifetime of this LAP.
B1	To protect and enhance the special physical and social character of the existing village centre 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.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E3	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transport corridors
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.

Explanatory Notes

Please note that the residential land use zonings in Duleek are subject to an Order of Priority (phasing) as set out in attached Map entitled- Duleek's Order of Priority.

A1 Zones

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.

A2 Zones

The A2 zones are intended to be the main areas for new residential development. It is envisaged that in the interest of sustainability that the larger tracts of A2 zoned lands could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

B1 Zones

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

C1 Zones

C1 zones have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

E1 Zones

E1 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provide employment opportunities. Non industrial uses are limited to prevent land use conflicts.

E3 Zones

E3 zones have been identified for “park and ride” type facilities near existing and or future public transport corridors.

F1, G1 & H1 Zones

F1, G1 and H1 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.

A1: TO PROTECT AND ENHANCE THE AMENITY OF DEVELOPED RESIDENTIAL COMMUNITIES

WILL NORMALLY BE ACCEPTED: ATM (in commercial premises), B&B, bring banks, open space, public services, residential, water services***.

ARE OPEN FOR CONSIDERATION: adverts, community facility / centre, crèche / childcare facility, cultural facility / use, doctors / dentists*, education, guest house, halting site / group housing, health centre, home based economic activities, petrol station, residential institution, retirement home, shop – local**, sports facilities, veterinary surgery.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, outdoor advertising structures, agri-business, amusement arcade, bank / financial institution, betting office, car park (commercial), caravan park, car dismantler / scrap yard, cash & carry, casual trading, cemetery, church, cinema, conference centre, C&D waste recycling centre, dance hall / night club, drive through restaurants, energy installation, enterprise centre, fuel depot – domestic fuel depot, petroleum products, funeral home, garden centre, heavy goods vehicle car park, hospital, hostel, hotel / motel, industry – general, industry – light, leisure / recreation, library, motor sales / repair, offices <100m2, offices 100 to 1000m2, offices>1000m2, park and ride, plant and tool hire, public house, civic & amenity recycling facility, refuse transfer station, restaurant / café, retail warehouse, science & technology based enterprise, shop – major, shopping centre, take-away, telecommunication structures, third level educational institution, tourism complex, transport depot, warehouse, wholesale warehousing.

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

WILL NORMALLY BE ACCEPTED: ATM (in commercial premises), B&B, bring banks, community facility / centre, crèche / childcare facility, guest house, halting site / group housing, library, open space, public services, residential, retirement home, shop – local **, water services.

ARE OPEN FOR CONSIDERATION: adverts bank / financial institution, betting office, church, conference centre, cultural facility / use, doctors / dentists*, education, enterprise centre, funeral home, health centre, home based economic activities, hospital, hostel, hotel / motel, industry – light, leisure / recreation, offices <100m2, petrol station, public house, residential institution, sports facilities, veterinary surgery.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, outdoor advertising structures, agri-business, amusement arcade, car park (commercial), caravan park, car dismantler / scrap yard, cash & carry, casual trading, cemetery, cinema, C&D waste recycling centre, dance hall / night club, drive through restaurants, energy installation, fuel depot – domestic, fuel depot – petroleum products, garden centre, heavy goods vehicle car park, industry – general, motor sales / repair, offices 100 to 1000m2, offices>1000m2, park & ride, plant and tool hire, civic & amenity recycling facility, refuse transfer station, restaurant / café, retail warehouse, science & technology based enterprise, shop – major, shopping centre, take-away, telecommunication

structures, third level educational institution, tourism complex, transport depot, warehouse, wholesale warehousing.

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.

WILL NORMALLY BE ACCEPTED: ATM (in commercial premises), adverts, B&B, bank / financial institution, betting office, bring banks, casual trading, church, cinema, community facility / centre, crèche / childcare facility, cultural facility / use, dance hall / night club, doctors / dentists* education, funeral home, guest house, health centre, hostel, hotel / motel, leisure / recreation, library, offices <100m2, offices 100 to 1000m2, offices >1000m2, open space, public house, public services, restaurant / café, shop – local**, shop – major, shopping centre, take-away, telecommunication structures, tourism complex, veterinary surgery, water services***.

ARE OPEN FOR CONSIDERATION: outdoor advertising structures, agri-business, amusement arcade, car park (commercial), cash & carry, conference centre, drive through restaurants, enterprise centre, home based economic activities, motor sales / repair, petrol station, residential, residential institution, retail warehouse, science & technology based enterprise, sports facilities, wholesale warehousing.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, caravan park, car dismantler / scrap yard, cemetery, C&D waste recycling centre, energy installation, fuel depot – domestic, fuel depot – petroleum products, garden centre, halting site / group housing, heavy goods vehicle car park, hospital, industry – general, industry – light, park and ride, plant & tool hire, civic & amenity recycling facility, refuse transfer station, retirement home, third level education, transport depot, warehouse.

C1: TO PROVIDE FOR AND FACILITATE MIXED RESIDENTIAL AND BUSINESS USES IN EXISTING MIXED USE CENTRAL BUSINESS AREAS.

WILL NORMALLY BE ACCEPTED: ATM (in commercial premises), B&B, bring banks, church, community facility / centre, crèche / childcare facility, cultural facility / use, doctors / dentists*, education, guest house, health centre, hospital, hostel, hotel / motel, library, offices <100m2, offices 100 to 1000m2, offices >1000m2, open space, public house, public services, residential, restaurant / café, shop – local**, tourism complex, water services***

ARE OPEN FOR CONSIDERATION: adverts, outdoor advertising structures, agri – business, betting office, car park (commercial), cash & carry, casual trading, cinema, conference centre, dance hall / night club, drive through restaurants, enterprise centre, funeral home, garden centre, halting site / group housing, home based economic activities, industry – light, leisure / recreation, motor sales / repair, park and ride, petrol station, plant & tool hire, residential institution, retirement home, science & technology based enterprise, shop – major, sports facilities, take-away, telecommunication structures, third level educational institution, veterinary surgery, wholesale warehousing.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, amusement arcade, bank / financial institution, caravan park, car dismantler / scrap yard, cemetery, C&D waste recycling centre, energy installation, fuel depot – domestic, fuel depot – petroleum products, heavy goods vehicle car park, industry – general, civic & amenity recycling facility, refuse transfer station, retail warehouse, shopping centre, transport depot, warehouse.

E1: TO PROVIDE FOR INDUSTRIAL AND RELATED USES SUBJECT TO THE PROVISION OF NECESSARY PHYSICAL INFRASTRUCTURE.

WILL NORMALLY BE ACCEPTED: adverts, outdoor advertising structures, agri-business, bring banks, cash & carry, energy installation, enterprise centre fuel depot – domestic, fuel depot – petroleum products, garden centre, heavy goods vehicle car park, industry – general, industry – light, motor sales / repair, park and ride, plant & tool hire, public services, civic & amenity recycling facility, refuse transfer station, telecommunication structures, transport depot warehouse, water services***, wholesale warehousing.

ARE OPEN FOR CONSIDERATION: abattoir, car park (commercial), car dismantler / scrap yard, C&D waste recycling centre, crèche / childcare facility, offices >1000m2, open space, restaurant / café, retail warehouse, science & technology based enterprise, shop – local**.

WILL NOT NORMALLY BE ACCEPTABLE: ATM (in commercial premises), amusement arcade, B&B, bank / financial institution, betting office, caravan park, casual trading, cemetery, church, cinema, community facility / centre, conference centre, cultural facility / use, dance hall / night club, doctors / dentists*, drive through restaurants, education, funeral home, guest house, halting site / group housing, health centre, home based, library, economic activities, hospital, hostel, hotel / motel, leisure / recreation, offices<100m2, offices 100 to 1000m2, petrol station, public house, residential, residential institution, retirement home, shop – major, shopping centre, sports facilities, take-away, third level educational institution, tourism complex, veterinary surgery.

E3: TO PROVIDE FOR TRANSPORT AND RELATED USES INCLUDING THE PROVISION OF PARK AND RIDE FACILITIES IN ASSOCIATION WITH PROPOSED ROAD OR RAIL BASED RAPID TRANSIT CORRIDORS.

WILL NORMALLY BE ACCEPTED: adverts, bring banks, car park (commercial), park & ride, public services, telecommunications structures, water services***.

ARE OPEN FOR CONSIDERATION: ATM (in commercial premises), conference centre, crèche / childcare facility, heavy goods vehicle car park, industry – light, industry – general, offices 100 to 1000m2, offices >1000m2, restaurant / café, science & technology based enterprise, shop – local**, transport depot.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, outdoor advertising structures, agri-business, amusement arcade, B&B, bank / financial institution, betting office, caravan park, car dismantler / scrap yard, cash & carry, casual trading, cemetery, church, cinema, community facility / centre, C&D waste recycling centre, cultural facility / use, dance hall / night club, doctors/dentists*, drive through restaurants,

education, energy installation, enterprise centre, fuel depot – domestic, fuel depot – petroleum products, funeral home, garden centre, guest house, halting site / group housing, health centre, home based economic activities, hospital, hostel, hotel / motel, leisure / recreation, library, motor sales / repair, offices <100m2, open space, petrol station, plant tool hire, public house, civil & amenity recycling facility, refuse transfer station, residential, residential institution, retail warehouse, retirement home, shop – major, shopping centre, sports facilities, take-away, third level educational institution, tourism complex, veterinary surgery, warehouse, wholesale warehousing.

F1: TO PROVIDE FOR AND IMPROVE OPEN SPACES FOR ACTIVE AND PASSIVE RECREATIONAL AMENITIES.

WILL NORMALLY BE ACCEPTED: open space, public services, sports facilities, tourism complex, water services***.

ARE OPEN FOR CONSIDERATION: outdoor advertising structures, bring banks, caravan park, church, community facility / centre, cultural facility / use, leisure / recreation, telecommunication structures,

WILL NOT NORMALLY BE ACCEPTABLE: ATM (in commercial premises), abattoir, adverts, agri-business, amusement arcade, B&B, bank / financial institution, betting office, car park (commercial), car dismantler / scrap yard, cash & carry, casual trading, cemetery, cinema, conference centre, C&D waste recycling centre, crèche / childcare facility, dance hall / night club, doctors / dentists,* drive through restaurants, education, energy installation, enterprise centre, fuel depot – domestic, fuel depot – petroleum products, funeral home garden centre, guest house, halting site / group housing, health care, heavy goods vehicle car park, home based economic activities, hospital, hostel, hotel / motel, industry – general, industry – light, library, motor sales / repair, offices<100m2, offices 100 to 1000m2, offices>1000m2, park and ride, petrol station, plant & tool hire, public house, civic & amenity recycling facility, refuse transfer station, residential, residential institution, restaurant / café, retail warehouse, retirement home, science & technology based enterprise, shop – local**, shop – major, shopping centre, take-away, third level educational institution, transport depot, veterinary surgery, warehouse, wholesale warehousing.

G1: TO PROVIDE FOR NECESSARY COMMUNITY, RECREATIONAL AND EDUCATIONAL FACILITIES.

WILL NORMALLY BE ACCEPTED: cemetery, church, cinema, community facility / centre, crèche / childcare facility, cultural facility / use, education, funeral home, health centre, hospital, leisure / recreation, library, open space, public services, civic & amenity recycling facility, retirement home, sports facilities, third level educational institution, tourism complex, water services***.

ARE OPEN FOR CONSIDERATION: bring banks, doctors / dentists*, halting site / group housing, offices <100m2, residential institution, restaurant / café, telecommunication structures.

WILL NOT NORMALLY BE ACCEPTABLE: ATM (in commercial premises), abattoir, adverts, outdoor advertising structures, agri-business, amusement arcade, B&B, bank / financial institution, betting office, car park (commercial), caravan park, car dismantler / scrap yard, cash & carry, casual trading, conference centre, C&D waste recycling centre, dancehall / night club, drive through restaurants, energy installation, enterprise centre, fuel depot – domestic, fuel depot – petroleum products, garden centre, guest house, heavy goods vehicle car park, home based economic activities, hostel, hotel / motel, industry – general, industry – light, motor sales / repair, offices 100 to 1000m², offices >1000m², park and ride, petrol station, plant & tool hire, public house, refuse transfer station, residential, retail warehouse, science & technology based enterprise, shop – local **, shop – major, shopping centre, take-away, transport depot, veterinary surgery, warehouse, wholesale warehousing.

H1: TO PROTECT THE SETTING, CHARACTER AND ENVIRONMENTAL QUALITY OF AREAS OF HIGH NATURAL BEAUTY.

WILL NORMALLY BE ACCEPTED: open space.

ARE OPEN FOR CONSIDERATION: community facility / centre, leisure / recreation, water services***.

WILL NOT NORMALLY BE ACCEPTABLE: ATM (in commercial premises), abattoir, adverts, outdoor advertising structures, agri-business, amusement arcade, B&B, bank / financial institution, betting offices, bring banks, car park (commercial), caravan park, car dismantler / scrap yard, cash & carry, casual trading, cemetery, church, cinema, conference centre, C&D waste recycling centre, crèche / childcare facility, cultural facility / use, dance hall / night club, doctors / dentists*, drive through restaurants, education, energy installation, enterprise centre, fuel depot – domestic, fuel depot – petroleum product, funeral home, garden centre, guest house, halting site / group housing, health centre, heavy goods vehicle car park, home based economic activities, hospital, hostel, hotel / motel, industry – general, industry – light, library, motor sales / repair, offices <100m², offices 100 to 1000m², offices >1000m², park and ride, petrol station, plant & tool hire, public house, public services, civic & amenity recycling facility, refuse transfer station, residential, residential institution, restaurant / café, retail warehouse, retirement home, science & technology based enterprise, shop – local**, shop – major, shopping centre, sports facilities, take-away, telecommunication structures, third level educational institution, tourism complex, transport depot, veterinary surgery, warehouse, wholesale warehousing.

Key

- * *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.*
- ** *As local shop defined as a convenience retail unit of not more than 200 square metres in gross floor area*
- *** *Refers to public utility installations*

3.2.7 Land Use Development Policies

The following are the land-use policies for Duleek:

LUD POL 1: Sequential Approach

To encourage the sequential development of the town core from the centre outwards, in order to ensure that the higher order facilities and the higher density development is located on the most central lands where possible, with optimum access and the highest level of services.

LUD POL 2: Adequate Land

To ensure that an adequate amount of land is included in the development boundary of the town to cater for its growth over the period of the plan and in accordance with the role of Duleek in the County Settlement Strategy.

LUD POL 3: Adjoining Lands

To assess any new development having regard to the development potential of adjoining land.

LUD POL 4: Way Leaves

To preserve free from development the way leaves of all public sewers and public water mains.

LUD POL 5: Sustainable Servicing

To prioritise developments which demonstrate that they can be sustainably and cost-effectively serviced by public infrastructure. Where public infrastructure is generally unavailable, a high standard of private services may be considered subject to appropriate environment and amenity safeguards.

LUD POL 6: Home Based Economic Activity

The Planning Authority supports minor changes to allow for home based economic activity provided the use remains ancillary to the main residential uses; that the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings.

In determining applications for developments involving working at home, the Planning Authority will have regard to the following considerations:

- The effect on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance
- The nature and extent of the work
- Anticipated levels of traffic generated by the proposed development
- Arrangements for the storage of refuse and collection of waste.

Note: Home-based economic activity is defined as small scale commercial activity carried out by residents of a house, being subordinate to the use of the house as a single dwelling unit and including working from home. The Planning Authority recognises that such arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting.

LUD POL 7: Fast Food Takeaways

To prevent an excessive concentration of takeaways in the town centre and to ensure that if proposed that the intensity of such a use is in keeping with both the scale of the building and the pattern of development in the area.

The provision of such facilities will be strictly controlled having regard to the following, where appropriate:-

- The effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents
- The need to safeguard the character and vitality of the town core and to maintain a suitable mix of retail uses.
- Traffic considerations
- Litter control
- The number or frequency of such facilities in the area.
- The need to integrate the design of ventilation systems into the design of the building.
- The Council will require, prior to granting of permission that appropriate cleansing/anti-litter measures be agreed with the Planning Authority.

Plate 3.2.2: Aerial photograph of Duleek



Source: Google Earth

3.2.7.1 Framework Plans

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

The Framework Plan consists of a written statement and a plan or series of plans indicating the objectives in such detail, as may determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details: Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.

Framework Plan Area for Extension to Duleek Business Park

This area relates to lands located north-east of the existing Duleek Business Park zoned *'To provide for Light Industrial Office Type Employment in a High Quality Campus Environment Subject to the Requirements of Approved Action Plans and the Provision of Necessary Physical Infrastructure.'* The framework plan for these lands shall include, inter alia;

- A Design Concept for the Development Site
- High quality design throughout the development
- A landscape plan for the development and landscape management plan (post-completion of the development)
- Include Transport Assessment for the Proposal which addresses the following issues;
 1. Access arrangements to the Development Site
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site
 3. Provision and access for Service Vehicles to the Site
- Address through quality design any potential impacts upon neighbouring land-uses (residential dwellings located south-west and north-east of the proposed development)

3.3 TOWN CHARACTER AND DESIGN

3.3.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of town character and design and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In developing the options, policies and key actions of this section a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **analysis the existing town character and main built heritage features in Duleek to include** Duleek Courthouse, St. Cianans church and other cultural/heritage features, such as 'The Lime Tree.';
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Duleek, in particular Chapter 8 dealing with Cultural, Heritage and Landscape Protection within the County and Chapter 10 on Development Management Guidelines and Standards;
- **Public consultation** including the input received through the public exhibition evenings, written submissions to the pre-draft Local Area Plan and completed questionnaires;
- **best practice approaches to urban and rural design**, including the general principles of good urban design including legibility, permeability, responsiveness, human scale, enclosure, site responsiveness etc;
- **national and regional planning guidelines** which are applicable including the Guidelines on Sustainable Residential Development and accompanying Urban Design Manual, the Architectural Heritage Protection Guidelines and the Landscape and Landscape Assessment Guidelines both by the DoEHLG etc;
- **the need to accommodate additional growth** in accordance with the County Settlement Strategy balanced against the need to consider the optimum location and design of development; and
- **principles of proper planning and sustainable development.**

3.3.2 Existing Situation

The Meath County Development Plan 2007 – 2013 states that *“it is the goal of the Planning Authority to protect, conserve and enhance buildings, areas, structure*

*sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*¹⁰

As noted previously, historically Duleek was a bridging point on the River Nanny and the town was built on a slight rise of the river flood plain. Duleek takes its name from the Irish word *daimh liag*, meaning house of stones and referring to an early stone-built church, St Cianan's Church, the ruins of which are still visible in Duleek today. It began as an early Christian monastic settlement. St. Patrick established a bishopric here about 450 AD, which he placed in the care of St. Cianan on November 24, 489. Duleek was attacked and overrun several times by the Norsemen between 830 and 1149 and was also pillaged by the Anglo-Normans in 1171. The first Anglo-Norman Overlord of Meath, Hugh de Lacy, established a manor and constructed a motte castle at Duleek. About 1180 he granted St Cianan's Church, together with certain lands, to the Augustinians. The churchyard of the now disused Church of Ireland church occupies part of the site of the early monastery.

Plate 3.3.1 Cottages at Parochial House



(Source: BDP)

The village's four crosses and the lime tree on the village green are reminders of Duleek's links to the struggle between William of Orange and James II and to wider European unrest at the time of Louis XIV of France. Duleek's historical development centred on reinforcing its village character around the importance of the village green and the ways in which street, footpaths and buildings relate to this space.

Duleek is contained within the Central Lowlands Landscape Character Area-Landscape Character Area No.6 identified by the County Development Plan. Other settlements contained within this landscape character area are Longwood,

¹⁰ Meath County Development Plan 2007 – 2013 pg 324

Kildalkey and Castlerikard. Within the context of the 'Central Lowlands Landscape Character Area' Duleek is described as follows:

"Small town with attractive village green. Mix of new development is unsympathetic to the attractive location."¹¹

The Central Lowlands Landscape Character Area is identified by the County Development Plan as being of regional importance, having high landscape value, and as having medium landscape sensitivity.

Plate 3.3.3: 'The Maudelins' Residential Scheme



(Source BDP)

The recent larger scale residential developments have placed increased pressure on the existing infrastructure in Duleek including the local roads network. Increased traffic is impacting negatively on the existing urban environment in Duleek. The town centre appears in good economic health with the majority of retail and commercial units occupied and a low vacancy rate in the town core.

3.3.3 Town Design Strategy

The Town Character and Design Strategy for Duleek aims to promote the development of a high quality, well designed, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, environment, heritage and landscape of the town.

The Strategy seeks to encourage proposals for new development based upon a more considered understanding the town's unique character by requesting that all designers of residential or commercial development within the Plan boundary, carry out an appraisal of the distinctive character of the area adjoining the site, and consider how the design and layout of the proposed development responds to, and

¹¹ Pg 47, *Landscape Character Assessments, Meath County Development Plan 2007-2013*

preferably enriches that character. This is referred to as a 'Design Statement' and should be submitted to the planning authority with a planning application for new development. By explaining the planning proposal in more detail and setting out the design decisions that have been made, a proposal can be more easily assessed and appreciated in respect of the contribution that it makes to creating a quality place.

The Town Design Strategy for Duleek also seeks to ensure that all new development in Duleek is carefully thought out and planned to facilitate the provision or improvement of key infrastructure or community facilities (for example, extension/provision of footpaths, cycle routes and public lighting).

High quality design, the use of appropriate materials and a quality layout are considered essential in order to ensure that new development contributes positively to Duleek and helps to create an attractive and sustainable settlement. Design principles and approaches aimed at achieving this, are promoted in the Local Area Plan. To reinforce this and provide further guidance for developers, Section 4 of this Local Area Plan includes Design Guidelines for Duleek.

3.3.4 Village Character & Design Key Actions

Key Action TCD 1: Protection of Trees

To protect and maintain the trees identified for preservation on the Land Use Zoning and Objectives Map.

3.3.5 Village Character & Design Policy

TCD POL 1: The Promotion of High Quality Development

To promote the development of a high quality, sympathetically designed, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, environment, heritage and landscape of the town.

TCD POL 2: Quality in Design, Layout and Use of Materials

A high standard in design, layout and use of materials in new developments is promoted at all times and development that is sensitive to its context and is sustainable will be encouraged.

TCD POL 3: Availability of Services, Infrastructure and Amenities

Only new residential development that has regard to the availability of services, infrastructure, recreational and community facilities required to serve such development will be allowed in Duleek.

TCD POL 4: Re-Use & Rehabilitation of Vacant or Derelict Buildings

The Council will encourage the sympathetic re-use or rehabilitation of any attractive and historic vacant, abandoned or derelict buildings within the plan area and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use.

TCD POL 5: Protected Structures

It is an objective of the Council to protect the existing protected structures in Duleek.

TCD POL 6: Adequate Car Parking Spaces

To ensure that adequate car parking spaces shall be provided in all new developments and the car parking standards set out in the County Development Plan and this Local Area Plan will apply to new developments within the Town.

TCD POL 7: The Provision of Essential Facilities and Infrastructure

All new development in Duleek shall be carefully thought out and planned to facilitate the provision or extension of footpaths, cycle routes and public lighting, where required, that link the Town centre and connect it to the adjoining residential areas. All new development must incorporate these facilities, where appropriate.

TCD POL 8: Design Principles and Approaches

To promote the use of design principles and approaches that will help to create high quality built and natural environments and that are appropriate to context and landscape setting of Duleek. The following design principles will be promoted in Duleek:-

a) Context-based design

New development should be responsive to its site context and be in keeping with the Town character, amenity, heritage, environment and landscape.

b) Quality Place-Making

Buildings and public spaces should be designed to create quality places that are suited to their context, that have a recognisable identity and that contribute to the creation of a high quality public realm.

c) Making Connections

Providing, maintaining or improving sustainable movement systems e.g. the roads, streets, footpaths, cycle routes, public transport routes, green corridors and systems for providing service utilities, all of which improve urban life, must be considered carefully and planned for in all new development proposals

d) Built Form

New development should seek to improve on the existing situation but at the same time be sensitive to its context and in keeping with the scale and character of the existing development, particularly the historic buildings in the Town Centre areas

e) Connectively, Permeability & Legibility

Developments should provide for a high level of connectivity and permeability, to enable and encourage walking and cycling and to promote linkages between areas, together with an adequate level of legibility. The provision of basic facilities such as footpaths and cycle ways to allow walking and cycling to and between different parts of the Town must be considered in the layout of all new development proposals.

TCD POL 9: New Vehicular Accesses

Any proposed vehicular access must not endanger public safety by giving rise to traffic hazard. The Planning Authority will take account of relevant considerations such as traffic levels, typical vehicle speeds and plans for re-alignment.

TCD POL 10: Building Materials & Finishes

High quality and traditional materials where possible, should be used in any new development in Duleek. This means using, where possible:-

- Materials that are relative to the local area - this means sourcing materials locally thus reducing transport costs.
- Natural materials or recycled materials
- Windows and doors should be hard wearing timber.
- Openings should be simple and restrained
- Slate roofs should be of a colour consistent with the Duleek area.

TCD POL 11: Sustainable Design

New buildings should be sustainable in their siting, orientation, design and construction. Passive solar design techniques, high energy efficiency, low impact construction methods and the use of local building materials and craftsmanship can all help to ensure that new developments minimise their environmental impacts and long term costs, thus offering a more sustainable development solution.

TCD POL 12: Height Control of New Residential Development

Three storey duplex units will be permitted in Duleek only where it is considered that the siting, layout, design and finishes used will not negatively impact on the character and amenity of the surrounding area.

TCD POL 13: Building Widths

Building widths are encouraged to reflect vernacular forms with narrow floor plans that provide benefits in terms of dual aspect and views, solar gain, reduced ridge heights, less monolithic buildings, greater opportunities for creating enclosure, defined street edges, courtyards, etc.

TCD POL 14: Policy on Gap Sites / Infill Development

Investment in new or improved services in Duleek shall be utilised properly through the prioritisation of development that either re-uses brownfield development land, such as sites in or adjoining the town centre, or appropriately located backland sites. Development of such sites will be subject to the relevant design standards and safeguards outlined in this Local Area Plan, where the protection of existing residential amenity will be paramount.

Rationale:

It is important that new development contributes to maintaining a compact town in order to prevent its continuous outward spread and encroachment into the rural countryside, which is unsustainable and would, in turn, lead to an uncoordinated and costly approach to the provision of social and physical infrastructure in Duleek.

TCD POL 15: Pre-planning Meetings

Pre-application discussions with potential applicants will be encouraged so that there is clarity around sequencing priorities of the development plan, the vision

statement and priority (phasing) objectives of the local area plan and how they relate to the applicant's land. The role of non-statutory design briefs or design statements (see Policy TCD POL 16 below) should be agreed at this stage. Pre-application meetings should also inform the quality, design and layout of any proposed development to ensure that it appropriately addresses the policies and objectives of the Local Area Plan.

Design Principles for New Development

TCD POL 16: Submission of a Design Statement

All designers of new residential or commercial development within the Plan boundary are encouraged to carry out an appraisal of the distinctive character of the area adjoining the site, and to consider how the design and layout of the proposed development responds to, and preferably enriches that character. This will form the basis of a design statement that should include or summarise the character appraisal and be submitted with a planning application. By explaining the planning proposal in more detail, setting out the design decisions that have been made, a proposal can be more easily appreciated and accepted.

Some information on how best to prepare a design statement is set out in the box below.

BEST PRACTICE INFORMATION SHEET – PREPARING A DESIGN STATEMENT

The design criteria set out in the Department of the Environment, Heritage and Local Government's Urban Design Manual 2008 – a best practice guide, provides a framework for the systematic appraisal for applications for residential development in urban areas and should be referred to in preparing a design statement. The core aim of the Guide is to provide developers, designers and planners with the information and backing they need to improve the design quality and sustainability of the development proposals that they are involved with and aid their process through the planning system.

In preparing a design statement the Urban Design Manual recommends that the following criteria should be considered and documented by the designer:-

- 1 **Context:** How does the development respond to its surroundings?
- 2 **Connections:** How well connected is the new development
- 3 **Inclusivity:** How easily can people use and access the development?
- 4 **Variety:** Does the proposed use, scale, materials and housing type complement those that already exist so that a balance is struck?
- 5 **Efficiency:** How does the development make appropriate use of resources, including land?
- 6 **Distinctiveness:** How do the proposals create a sense of place?
- 7 **Layout:** How does the proposal create a people friendly place and spaces?
- 8 **Public realm:** How safe. Secure and enjoyable are the public areas?
- 9 **Adaptability:** How will the building/s cope with change?
- 10 **Privacy and Amenity:** How does the development provide a decent standard of amenity
- 11 **Parking:** How will the parking be secure and attractive
- 12 **Detailed design:** How well thought through is the building and landscape design?

The twelve elements are based on the known elements of successful places and all are explained in more detail in the Urban Design Manual which is available to download for free at the website for the Department of Environment, Heritage and Local Government at www.environ.ie Meath County Council refer applicants of all new development within Duleek to refer to the Manual and to incorporate its recommendations, where appropriate, into the design and layout of buildings.

TCD POL 17: Housing Densities

Given the nature of how the town has developed in the past and in order to ensure that new development grows in a sustainable and compact manner, and makes the best use of available lands within the settlement boundary, a density in excess of 35 houses per hectare, (as set out in the Meath County Development Plan 2007-2013) is set for greenfield sites within the development boundary, subject to good quality design and adherence to the development control standards set out below. In general, densities and house types shall be compatible with established densities and housing character in the area. Please refer to Section 3.2 for further information on density standards.

TCD POL 18: Building Lines

In considering the proper planning and sustainable development of an area when dealing with applications to carry out development, the Planning Authority will

normally seek to ensure that development is not carried out in front of established building lines, or in a position which would be in conflict with a building line which may be determined, where proper planning and sustainable development would show such to be desirable. In deciding where a building line should be located, the form of development to which it is related will be considered.

TCD POL 19: Car Parking for Residential Development

Car parking spaces will be calculated on the basis of one/two spaces per dwelling unit depending on dwelling size, access to public transport and local facilities. These may be provided on site or on street. Appropriately designed on-street car parking will be encouraged so as to facilitate increases in residential densities at appropriate locations. This parking may be provided as a shared parking area or bay, which may be integrated into the overall development, or provided on-street where road widths are developed to adequate standards. In general, no more than 10-15 spaces will be provided in a shared parking cluster, in the interest of visual amenity. Within group parking areas, consideration will be given to the visibility of residents' cars (from their homes if possible), convenience, and the need to soften the impact of group parking by landscaping.

In some older residential areas, small front gardens and original features such as railings are characteristic of the overall development scheme, and in such areas on site car parking in front gardens/patios may not be permitted. Proposals for off street parking need to be balanced against loss of amenity (visual and physical) and will be considered in light of traffic flows and car parking in the vicinity.

Table 3.4.1: Car Parking Standards

Land Use - Residential	Car Parking Requirement
Dwellings	2 per conventional dwelling
Flats/Apartments	1.25 per 1 & 2 bedroom unit 2 per 3 - 4 bedroom unit In all cases, 1 visitor space per 4 apartments
Hotel Accommodation (excluding bars, functions rooms, etc.)	1 per bedroom
B&B/Guesthouse	1 per bedroom
Motel Accommodation	1 per bedroom
Hostel Accommodation	1 per bedroom or 1 per 10 beds
Self-Catering Accommodation	1 per unit
Institutions	1 per employee
Land Use - Employment	
Manufacturing Industry	1 per 50 sq.m. gross floor area
Warehousing	1 per 100 sq.m. gross floor area
Offices Land Use - Commercial	1 per 25 sq.m. gross floor area
Shops/Shopping Centres and Retail Warehousing	1 per 20 sq.m. gross floor area
Cash and Carry	1 per 50 sq.m. gross floor area
Banks	1 per 20 sq.m. gross floor area
Restaurants	1 per 5 sq.m dining area
Bars, Lounges, Function Rooms incl. such spaces in hotels	1 per 4 sq.m. of public area
Night Club/Dance Hall	1 per 4 sq.m. of public area
Service Garages	To be determined by the Planning Authority
Retail Outlets within Service Garages	1 per 10 sq. m of net floor area
Land Use - Health and Education	

Facilities	
Hospitals Schools 3 per classroom	1 per bed
Surgeries	2 per consulting room
Nursing Homes	1 per 3 beds and one space per employee
Colleges	To be determined by the Planning Authority
Land Use - Community Facilities	
Churches	1 per 4 seats
Libraries	1 per 20 sq.m. gross floor area
Cultural Buildings	To be determined by the Planning Authority
Crèches	1 per employee & dedicated set down area 1 per 5 children
Cinemas/Theatre	1 per 3 seats
Funeral Homes	1 per 5 sq. m. gross floor area
Community Centres/Halls	1 per 5 sq. m. gross floor area
Land Use - Sports Facilities	
Sport Clubs-including swimming pools tennis courts etc.	2 per court, 5 per 100 sq.m.
Golf/Pitch & Putt courses	3 per hole
Golf driving ranges	1 per 2m of base line/per trap
Bowling Alleys	5 per lane
Stadia	1 per 3 seats

Source: Meath County Development Plan 2007-2013

Notes

1. In the case of any specific uses not listed in the above table, the Planning Authority will specify its requirements in relation to parking.
2. The above car parking standards shall be applied at the discretion of the Planning Authority in the County's rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement structure of Meath.
3. That the non-residential car parking standards are set down as "maxima" standards.
 - Parking facilities for mobility impaired drivers and their vehicles shall be provided at the general rate of 2 per 100 spaces, such spaces shall be proximate to the entry points of the proposed buildings.
 - The parking standards shall be proximate to the entry points of the proposed buildings.
 - The parking standards for residential development will be reviewed in town centre locations and where innovative design principles are adopted. In such cases grouped parking will be encouraged.

TCD POL 20: Loading and Unloading

In all major developments of an industrial/commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements:

Design Criteria:-

- Each required space shall be not less than 3.7m in width, 6m in length and 4.3 m in height exclusive of drive and manoeuvring space and located entirely on the site being served.

- Loading spaces may be enclosed within a structure and must be enclosed if located within 15m of the curtilage of the building where the use involves regular night operation.
- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.
- The maximum width of driveway openings at the street boundary shall be 6 metres and the minimum width shall be 3.7 metres.

Loading facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. They shall not be reduced in total extent after their provision and all reasonable precautions shall be taken by the owner or sponsor of particular uses to assure availability of required facilities to the delivery and pick-up vehicles that they are designed to serve.

However, the Planning Authority may modify the requirements of loading and unloading facilities in any specific case where it appears that it would be in the interest of the proper planning and sustainable development of the areas to do so.

TCD POL 21: Cycle Parking

Secure cycle parking facilities shall be provided in new office, residential, retail and employment generating developments. Bicycle racks shall be provided in all cases where the Planning Authority deems bicycle parking necessary. Such facilities should be within 25 metres of a destination for short-term parking, (shops) and 50 metres for long term parking (school, college, and office). Where stands cannot be provided on site, a contribution will be required towards the provision of public cycle stands by the Local Authority at the rate of €100 per space required. The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.

All long-term (more than three hours) cycle racks shall be protected from the weather. From a security viewpoint cycle racks should not be located in out-of-the-way locations.

All cycle facilities in multi-storey car parks shall be at ground floor level and completely segregated from vehicle traffic. Cyclists should also have designated entry and exit routes at the car park.

Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well posted. Weather protected facilities should be considered where appropriate. In addition, parking should be placed within a populated, well-supervised area, and monitored by CCTV where possible.

TCD POL 22: Shopfronts and Signage

In order to conserve the distinctive character of Duleek's traditional buildings it is the policy of the Council to encourage the maintenance of original shop fronts, or the reinstatement of traditional shop fronts where poor replacements have been installed.

In new buildings the proposed shop fronts shall have regard to the existing shop fronts in the vicinity and shall complement both the building and the location. In existing buildings the original fascia line shall be maintained and not excessively

enlarged or lowered. Modern 'multiple' formats which have adopted a 'corporate image' will not necessarily be allowed to use their standardised shopfront design, corporate colours and materials. Such companies shall be encouraged to ensure that their particular fascia takes account of the character of the street and local area. The construction of nameplate fascias linking two or more buildings of different architectural design and character is generally unacceptable. The removal of street doors giving separate access to upper floors will not be permitted unless alternative separate access is provided.

TCD POL 23: Advertising and Signposting

To strictly control all advertising signs in relation to their location, design, materials and function, particularly in Duleek town centre. Advertising shall be controlled as follows:

- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs.
- Signs shall be sympathetic in design and colouring, both to the building on which it will be displayed and its surroundings.
- Signs shall not obscure architectural features or details.
- Signs will not be permitted above eaves or parapet levels.
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited.
- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Temporary hoardings may be approved where they can be used for the screening of building sites or land, which is unsightly.
- Signs attached to buildings are preferable to those on freestanding hoardings.
- Signs shall not be permitted to project above the roofline of buildings.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the city, towns and villages will be declared. Due to the damage which a proliferation of large, competitive advance signs can cause to the appearance and image of the important entrance routes into the towns and villages, individual advance signage will be phased out and well-designed and located composite signage will be sought as the opportunity arises.

- 'B&B' signage will be restricted to 1 sign per premises and no directional finger post signs will be permitted.

Rationale:

Advertising signs, separately, or more particularly in groups, can often cause injury to visual amenities, and can detract from the appearance of an area or a building; this is especially so when they are out of scale and character with their surroundings. They can also be a major distraction to road users and frequently result in traffic hazard. It is important that the character and visual amenity of Duleek town centre is maintained appropriately and enhanced.

TCD POL 24: Automatic Teller Machines

The planning authority will strictly control the location of Automatic Teller Machines (ATMs) having regard to the following:

- The need to protect the character of the street, building or shop front into which they are to be incorporated into especially buildings on the Record of Protected Structures.
- The design and location must be such that they are safe and easily accessible.
- Canopies, signs and logos shall be discreetly incorporated into the overall design the avoidance of a traffic hazard.
- Satisfactory arrangements are made in relation to litter control.

The provision of ATMs at petrol stations will be encouraged to facilitate drivers wishing to use them. In general, ATMs will not be provided where customers queuing may cause disruption to pedestrians.

TCD POL 25: Fast Food Takeaways

Proposals for the development of these facilities will generally only be acceptable in the town centre or neighbourhood centres. Planning applications for new fast food take-away uses will be considered on their own merits. Regard will be had to the impact of the take-away on the amenities of the area, including noise, odour and litter.

The Planning Authority may impose restrictions on opening hours of such uses as a condition of a planning permission. Full shopfront details will be required at application stage to assess the visual suitability of proposals in the area.

TCD POL 26: Agricultural Developments

In the construction and layout of any agricultural buildings, it is required that buildings be sited as unobtrusively as possible and that the finishes and colours used will blend the development into its surroundings.

The Council will require that agriculture developments be constructed and located so as to ensure that there is no threat of pollution to ground or surface waters. In assessing planning applications for agriculture developments the Council will have

regard to the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2006.

3.4 COMMUNITY FACILITIES AND AMENITIES

3.4.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of community facilities and amenities and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In developing the options, policies and actions of this section a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **analysis of existing community facilities and amenities in Duleek** and the demand for additional facilities in the area;
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Duleek , in particular Chapter 7 dealing with Social Strategy;
- **public consultation** including the input received through the public exhibition exhibitions, written submissions to the pre-draft Local Area Plan, completed questionnaires, submissions on the Draft Plan and subsequent submissions on the amendments to the Draft Plan;
- **National and Regional Planning Guidelines** which are applicable including the Childcare Facilities Guidelines 2001 published by the DoEHLG and the Primary School Guidelines 2000 published by the Department of Education & Science; and
- **principles of proper planning and sustainable development.**

3.4.2 Existing Situation

The Meath County Development Plan 2007 – 2013 states that the council is committed to strengthening the settlement structure and service integration across the County and aims to eliminate the gaps in facility and service provision where these exist.¹²

There are a range of existing community facilities and services in Duleek that form an integral part of the community life of the town. These include educational, religious, public / institutional, sports and recreational facilities.

The natural and physical environment in Duleek also has a number of features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. These include the River Nanny and the green lands that

¹² Meath County Development Plan 2007 – 2013 pg 266

stretch alongside it, which provide a natural habitat for much wildlife as well as being an attractive place for fishing or walking. 'The Commons' area is designated as a proposed Natural Heritage Area and is used locally for informal recreation.

In addition to this, Duleek has a strong network of active community and sports groups. These include Duleek AFC soccer and Duleek – Bellewstown Gaelic football clubs and the Duleek Heritage Group.

Duleek Girls National School is located on the south-eastern edge of the town and currently employs 13 teaching staff, 3 special needs assistants and 2 members of support staff. Duleek Boys National School is located on the same site. There are no secondary schools in Duleek. The level of new residential development that has taken place in Duleek in recent years has increased the pressure for additional primary and secondary school places. Elderdale Creche and Montessori is located to the north of the town and provides an educational facility for pre-school children.

The Meath County Council 'One Stop Shop' office in Duleek provides an essential service to the community. Duleek Court House is due to be re-opened in 2009 through funding provided by the 'Town / Village Amenity Levies Scheme.' It is envisaged the Court House will have wide ranging community use in addition to serving as a branch library. There is an existing Catholic Church within the town centre.

Plate 3.4.1: Meath County Council One Stop Shop & Library



(Source: BDP)

The senior and schools football clubs share facilities to the east of Duleek. These facilities include 3 pitches (1 x 7 aside, 1 x 11 aside and 1 floodlit pitch) and a floodlit training area. There are currently 160 registered school children within the club aged between 8 and 14. The club has 11 teams completing at various ages and levels.

Duleek GFC is located on the western periphery of the town and caters for the settlement of Duleek and the wider catchment area. Their facilities currently comprise 1 pitch and a clubhouse and changing facility. A small pitch & putt golf course has been developed to the west of the town next to 'The Belfry' residential scheme and nearly opposite the Gaelic football club. It is assumed that this is a private rather than public run operation.

Despite the amount of recent residential development and a young demographic there are few playing facilities for children. The 'Duleek Bath Abbey Playground' is the only existing play space. There are plans for a new children's playground due to be located at Station Road, Duleek. The town also contains an 18 hole pitch and putt golf course. Allotments are provided northeast of the town, outside the settlement limit. These allotments serve an important community function for the community of Duleek.

A range of passive recreational facilities and amenities exist in Duleek including the following:-

- The Commons – This large open area that dominates the north eastern side of the town is well used resource and provides space for dog walkers.
- The River Nanny – used for fishing and riverside walks
- There is a small Health Centre located to the west of the town centre and there are two pharmacies in the town.

Duleek is served by a limited commuter service to Dublin and a more frequent service that runs between Drogheda and Navan (source: <http://www.buseireann.ie>)

The Role of the Planning Authority

The primary role of the Planning Authority in relation to the provision of community facilities is to reserve sufficient lands within the settlement centres to meet likely future demands for community infrastructure.

3.4.3 Community Facilities and Amenities Strategy

The Community Facilities and Amenities Strategy for Duleek seek to:-

- to support the provision of an adequate level and distribution of community facilities and amenities that meets the needs of the local community as they arise and as resources permit;
- to have community facilities and amenities in appropriate locations that are easily accessible by the majority of the local community, and are located on centrally located sites where possible;

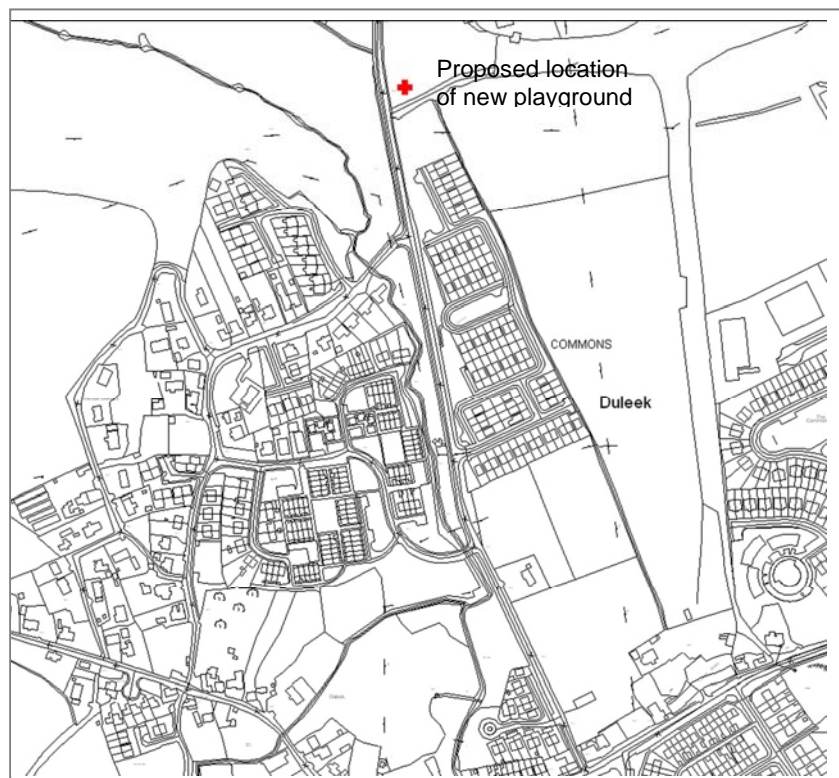
- to promote community facilities and amenities that are clustered or linked together, where facilities are complementary and it is practicable to do so in order to allow for shared and multi-purpose use of facilities;
- to conserve and enhance the amenity of the River Nanny in Duleek including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways; and
- to support the upgrading and expansion of the primary school in Duleek (Duleek National Girls School and Duleek National Boys School) to accommodate increased pupil capacity and more expansive recreational facilities, should they be required in the future.

3.4.4 Community Facility & Amenity - Key Actions

Key Action CFA 1: Provision and Maintenance of Playground

Meath County Council will provide and maintain a new children's playground off Station Road, Duleek.

Figure: 3.5.1: The location proposed for a new playground at Station Road, Duleek.



Source: Meath County Council

Key Action CFA 2: The River Nanny as a Recreational Resource

To co-operate with local community groups, interested parties such as Failte Ireland, An Taisce, game clubs and other appropriate organisations to carry out appropriate developments along the River Nanny, where resources permit including the laying out, upgrading or maintenance of walks, bridle paths, access points, new access links and picnic sites, where no negative impact to the natural environment is inflicted.

Key Action CFA 3: Improvement of Existing Leisure Facilities

To seek opportunities to improve the quality and capacity of existing leisure facilities and where appropriate, the Council will use its powers under the Planning & Development Act 2000, as amended, to require development levies to achieve the enhancement of existing facilities.

Key Action CFA 4: Pursue the Development of a Civic Amenity and Ball Sports Area

To pursue the development of a civic amenity and ball sports area in the vicinity of Sampson's Field to the rear of the Millrace Estate and to link this into a network of walkways in the town.

3.4.5 Community Facility & Amenity Policies

The following are the policies for community facility and policy provision:

CFA POL 1: Community Facilities

To support the provision of adequate levels of community facilities and amenities in appropriate, accessible locations to serve the needs of the local community of Duleek as the need arises and resources permit.

CFA POL 2: Co-operation with Community Groups

To liaise with community groups and to assist community initiatives subject to the availability of resources.

CFA POL 3: Conserve and Enhance the River Nanny

To conserve and enhance the amenity of the River Nanny including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.

CFA POL 4: Recycling Facilities

To investigate a new site on which to locate additional recycling facilities in Duleek that will be accessible to more members of the local community.

CFA POL 5: The Provision of Adequate School Facilities

To facilitate where appropriate the expansion of the primary school in Duleek (Duleek Girls National School - Scoil Náisiúnta Bheinín Naofa Cailíní and Duleek Boys National School - Scoil Náisiúnta Bheinn Naofa Buachaillí), as and when necessary, to accommodate any growth in population. It is considered that the schools will require the provision of an additional 4 primary school classrooms during the lifetime of this LAP, in order to cater for the projected increase in enrolment figures up to 2013.

CFA POL 6: Future Relocation of the School Facilities

To facilitate the relocation of the primary schools in Duleek, should this be required in the future and should it be difficult to expand both schools any further on their current site. Lands have been zoned for community, recreational and educational uses off Station Road and adjacent to the Commons Residential Area, to accommodate the future relocation of the schools, should this be necessary.

CFA POL 7: Protecting the Recreational Potential of the River Nanny

To co-operate with local community groups, interested parties such as Failte Ireland, An Taisce, game clubs and other appropriate organisations to protect the recreational potential of the River Nanny and lands adjoining it.

CFA POL 8: Existing Facilities

To retain existing community facilities and prevent change of use or redevelopment, unless it can be clearly demonstrated that the facility is no longer required and that the new use or development contributes to the community needs of the town.

CFA POL 9: Change of Use Applications from Residential to Health Care

To consider change of use applications from residential to health care facilities / surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity by way of an increase in traffic, car parking or noise. The full conversion of semi-detached or terraced type dwellings will not be permitted.

CFA POL 10: Protection of Existing Leisure and Recreation Facilities

To protect leisure and recreation facilities from change of use or redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area.

CFA POL 11: Provision of Sports and Recreation Infrastructure in New Residential Developments

In the case of large residential developments developers are required to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site, or the payment of a development levy, to enable appropriate alternative provision to be made.

CFA POL 12: Provision of Community Facilities in New Residential Developments

To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development. The Planning Authority shall seek the efficient delivery of community and social facilities in Duleek commensurate with the needs of the resident population and that these facilities are developed.

CFA POL 13: Dual Use of School Buildings

The dual use of school buildings will be supported in Duleek, where it does not conflict with the delivery of the education service (i.e. outside school hours and during school holidays).

Rationale:

The dual use of educational buildings can contribute to meeting the wider needs of the community, by helping to satisfy demand for a variety of activities. The DoEHLG Guidelines on Childcare Facilities recommend the use of school premises to cater for after school care and school authorities are encouraged to examine how they can help address this demand.

CFA POL 14: The Provision of Childcare Facilities

To encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for every 75 dwellings. The Planning Authority will encourage developers of new residential developments to consult with the Meath County Childcare Committee on how best to meet the childcare needs of that area.

CFA POL 15: Children's Play Areas

A minimum of 400sq.m. of children's play area is required for a development of 40 dwellings or more (based on average occupancy of 2.9 persons per house). The minimum units of open space shall be 200 sq. m. with any one side being greater than 10 metres. No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable.

CFA POL 16: Library Service

Protect the library service in Duleek located in the One Stop Shop, in accordance with Meath County Council's approved the Five Year Development Plan 2005-2009 which sets out a number of measures to be implemented by 2009.

A specific land-use objective is provided for lands located at Dowdstown, Duleek-refer to Objective 'CFA OBJ 1' below.

CFA OBJ 1- Specific Development Objective- Lands Located at Dowdstown, Duleek

Lands zoned '*To provide for necessary community, recreation, and educational facilities' located*' (4.95 hectares in area) located off the R150 at Dowdstown have a site specific objective. This objective is as follows;

'to provide a medical/ retirement complex to include associated housing, nursing home and medical facilities.'

Development of the subject site shall comply with the above objective. Any planning application for the development of this site must deliver the following;

- Design Concept for the overall layout of the proposal

- Assisted living units
- Details on the access arrangements and parking arrangements
- Pedestrian linkages throughout the site
- Provision of footpaths and lighting linking the development site to Duleek town centre
- Careful consideration of the neighbouring residential units should be addressed in the layout of the proposed development

3.5 INFRASTRUCTURE AND SERVICES

3.5.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of infrastructure and services and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In developing the options, policies and key actions of this section a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Duleek;
- **resources** that are available to Meath County Council to facilitate the delivery of infrastructure and services and Meath County Council's planned upgrades to infrastructure and services;
- **National and Regional Planning Guidelines** which are applicable to infrastructure and service provision;
- **public consultation** including the input received through the public exhibition evenings written submissions, completed questionnaires and through speaking with other stakeholders;
- **best practice** including innovative approaches to sustainable drainage systems etc; and
- **principles of proper planning and sustainable development.**

3.5.2 Existing Situation

In relation to infrastructure within the County the Meath County Development Plan 2007-2013 has set the following goal,

“To promote and facilitate the provision of the necessary infrastructure to fully accommodate the demand for economic development and future population increases in an environmentally sustainable manner”.

Water Supply

Duleek is supplied with water from the East Meath Water Supply Scheme. There is a full upgrade planned to the East Meath Water Supply Scheme, as part of the Needs Assessment Investment Programme 2007-2009.' Meath County Council has engaged consultants to carry out a 'Preliminary Report' on the proposed upgrade. The 'Preliminary Report' will be issued to the Department of the Environment, Heritage and Local Government for their review. It is anticipated the 'Preliminary Report' will recommend £170 million for the upgrade of the East Meath Water Supply Scheme over seven separate phases/ schemes. It is envisaged the early schemes will come on line between 2010 and 2013. This will increase the provision of water supply in Drogheda and the Meath environs of Drogheda. This will result in additional water supply in Duleek.

Waste Water

Currently, there is no capacity in the existing waste water scheme in Duleek for new development. A new waste water scheme is under construction in Duleek. It is expected to be completed in 2010. When complete and operational it will have a PE of 7,000. The current waste water scheme has an estimated PE of 3,500 with an existing additional load of 2,500 PE expecting to connect to the new waste water scheme that are currently using private waste water systems. After this there will be a remaining 1000 PE available in the new waste water scheme. It is planned that the waste water scheme will have connections to the primary school pending funding from the Department of Education.

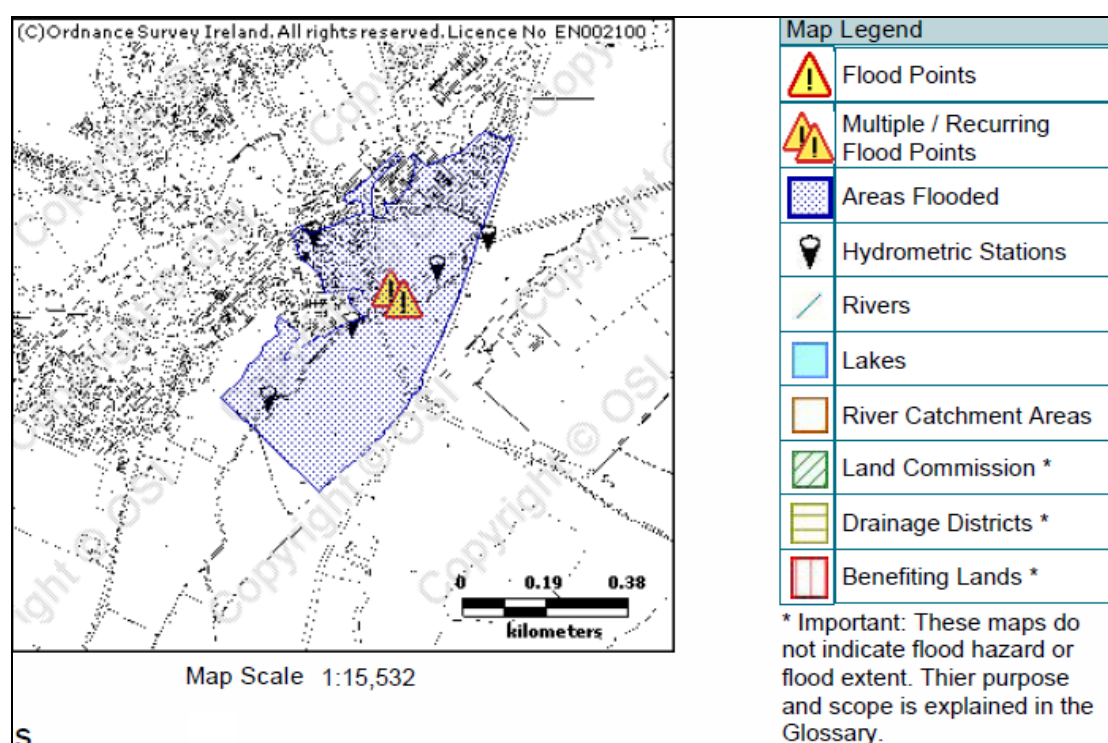
Water Quality

Generally, water quality in Meath is poorer in the south of the County, particularly on the outskirts of County Dublin. However, in the County Development Plan the River Nanny at Duleek is identified as having elevated levels of phosphorus.

Flooding

The River Nanny runs to the south and east of Duleek and the OPW have carried out extensive remedial works at the town to prevent flooding. Figure 3.5 illustrates the significant amount of floodplain around the river and the location of multiple/recurring flood points. The presence of this floodplain will limit development on this land.

Fig 3.5 Map showing Flooding incidents in Duleek



Source: Office of Public Works

Roads

The quality of roads in Duleek is mixed. The R150 that runs through the village centre contains a number of potholes and is in need of resurfacing. The recent residential estates served by good road surfaces, however the surfaces in the area known as the 'Lanes District' are very poor. The roads that run through this area are tight and have barely enough space for two passing vehicles.

In February 2009 Meath County Council allocated a significant sum of money towards the route selection and costings for a new bypass road at Duleek. The County Development Plan Urban Detail Map 12 indicates the bypass being located to the south west of the town.

Footpaths

The village centre and new residential estates are all served by footpaths. The older areas such as the 'Lanes District' do not have pavements. The open areas to the west of the town do not have footpaths despite the proximity to large residential developments.

Incinerator at Carranstown, Duleek

Ireland's first commercial incinerator was permitted by An Bord Pleanála in 2007 at Carranstown, to the northeast of Duleek. The incinerator will process 200,000 tonnes of waste each year. Attached as a condition in the decision notice was a planning condition requiring the realignment of the R152 including provision of right/ left turn lane and ghost island.

Development on the site commenced in August 2008 and the incinerator is expected to be operational from January 2011.

3.5.3 Infrastructure and Services Strategy

The Infrastructure and Services Strategy for Duleek seeks to provide sufficient infrastructure and services to accommodate the existing community and to remedy any inadequacies and deficiencies that currently exist. Appropriate infrastructure and services should also be provided to support new development in the Plan in a manner that is sustainable, efficient, cost effective, environmentally appropriate and that protects public health. Wherever practicable, services and infrastructure should be delivered in an integrated manner and should be planned and provided for in advance of new residential development or in tandem with it.

3.5.4 Infrastructure and Services Key Actions

Key Action IS 1: Additional Water Supply for Duleek

To actively pursue the provision of additional water supply for Duleek to serve the existing population and any increases during the lifetime of the Local Area Plan.

Key Action IS 2: Sewer Upgrades and Duleek School

To pursue inclusion of Duleek's National Schools (the boys and the girl's school) in the sewer upgrade works and secure funding to extend the scheme to the schools.

Key Action IS 3: Footpath and Public Lighting

To review the current status of public footpath and public lighting provision in Duleek and to upgrade where necessary, upon such time as the sewerage works are complete.

Key Action IS 4: Duleek Bypass

To ensure that a route is reserved for the proposed Duleek Bypass to the south west of the town and that it remains protected from development.

Rationale:

A bypass for Duleek is considered important in order to reduce the high level of traffic, including HGVs that currently pass through the town centre causing many negative impacts to the town and its residents including significant traffic congestion, visual disturbance, noise, pollution and safety concerns for pedestrians. Government funds have just been allocated towards route selection and costings and so this work should be pursued during the lifetime of the Local Area Plan.

Key Action IS 5: New Cycleways

Meath County Council will investigate the possibility of inserting cycle ways alongside or incorporated with footpaths in the town area, upon such time as the sewerage works are complete.

Key Action IS 6: Works to be Completed after Completion of the Bypass

Upon such time as Duleek bypass is completed and operational the following improvements will take place in Duleek:-

- To upgrade the junction of the R150 and Longford Roads;
- To provide/upgrade or extend as appropriate footpaths along Larrix Street extending from the Longford Road to Larrix Court, and along The Steeples from Longford Road to Navan Road (R150) and towards the Hawthorns.
- To pursue traffic calming measures at the junction of Kentstown and Balrath Roads through measures such as a roundabout and provision of a new access from Carey's Lane to serve backlands on the main street.

Key Action IS 7: New Pedestrian Walkway

To develop a new pedestrian way from Ryan's Park to the Old Nanny Bridge that will connect existing and new development areas in the town.

3.5.4 Infrastructure & Services – Policy

The following are the key policies in relation to infrastructure and services in Duleek:

IS POL 1: Infrastructure and Services

It is a requirement of the Council that appropriate infrastructure is provided to cater for development proposals, with particular reference to sewerage services, water supply, surface water disposal, street lighting, and public footpaths. Priority will be given to the provision of adequate infrastructure in advance of any development.

Rationale:

There is a need to plan for and provide sufficient infrastructure and services to accommodate existing development in Duleek as well as the future development and continued growth of the town in line with the provisions of the County Settlement Strategy.

IS POL 2: Cycle Lanes in New Residential Development

To require that cycle lanes be included in all new housing estates in Duleek.

IS POL 3: Demonstration of Accessibility for Pedestrians and Cyclists

To require planning applications to demonstrate the development proposal's accessibility for pedestrians and cyclists in Duleek.

IS POL 4: Adequate Infrastructure and Services

All proposals for new development must be accompanied by supporting information detailing how the development is to be served by:

- sewerage facilities
- water supply
- surface water disposal
- street lighting and
- public footpaths

IS POL 5: Flooding Impact

New development must not create or exacerbate flooding elsewhere.

IS POL 6: Flooding along the River Corridor

To investigate any potential flooding issues associated with the river corridor and to restrict any form of development within the areas which are sensitive to the effects of flooding.

IS POL 7: Development in Flood Prone Areas

Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas. Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. (Examples of such development might include park areas, sports pitches, certain types of industry, warehousing, etc. designed to be flood resistant and/or insensitive). Such development, should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems and where it is considered that flooding would not result in significant hardship/financial loss or cost.

In areas at risk from flooding, a precautionary approach will apply and the methodology set out in the Planning Guidelines *'The Planning System and Flood Risk Management'* will be applied to development proposals.

Rationale:

The Flood Risk Management Draft Guidelines were published jointly by the DoEHLG and Office of Public Works (OPW) and aim to provide for comprehensive consideration of flood risk, both in preparing plans and in determining applications for planning permission. The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

The Guidelines recommend the application of the sequential approach for taking account of flood risk. The sequential approach works by guiding development away from areas that have been identified through a flood risk assessment as being at risk from flooding. The Guidelines also outline details of a justification test which assesses whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and

demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere.

With regard to project-level developments, the Guidelines require developers and their agents to:

- Carefully examine their development proposals to ensure consistency with the requirements of the guidelines including carefully researching whether there have been instances of flooding on specific sites or potential for flooding and declaring any known flood history in the planning application form as required under the Planning and Development Regulations 2006.
- Engage with the planning authorities at an early stage, utilising the arrangements for pre-planning application consultation with regard to any flood risk assessment issues that may arise.
- Carry out a site-specific flood risk assessment, as appropriate, and comply with the terms and conditions of any grant of planning permission with regard to the minimisation of flood risk.

Flood Risk Assessments (FRAs) aim to identify, quantify and communicate to decision-makers and other stakeholders the risk of flooding to land, property and people. The purpose is to provide sufficient information to determine whether particular actions (e.g. approving applications for proposed development) are appropriate.

The purpose of a site-specific flood risk assessment is to assess all types of flood risk for a new development. FRAs identify the sources of flood risk, the effects of climate change on this, the impact of the development, the effectiveness of flood mitigation and the residual risks that remain after those measures are put in place. The responsibility to screen for and carry out a FRA lies with those proposing the development in consultation with the LA and emergency planners.

In addition to flooding from coasts and rivers, the Guidelines include advice on assessing flood risk from other sources, for example overland flow and areas prone to surface water flooding.

IS POL 8: Surface Water Run-Off

Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. e.g.:-

- Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable
- materials,
- On site storm water ponds to store and/or attenuate additional runoff from the development should be provided,
- Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.

IS POL 9: Development Adjacent to Watercourses

For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. A setback of 10m is required depending on the width of the watercourse. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels

IS POL 10: Road Network

To exercise control over new developments requiring direct access to regional roads by restricting new access points to a minimum to preserve their strategic function and in the interests of traffic safety.

IS POL 11: Floodlighting

Proposals for lighting schemes should include details of the size, type, siting and number of fixtures, as well as wattage, colour of light source, light pattern and potential impact on the building material. Proposals should demonstrate how lighting schemes would enhance and protect the character of an area or group of protected structures and/or co-ordinate with any adjacent lighting schemes. Powerful wide angled over lighting which can diminish the architectural features of a building or area will be discouraged

IS POL 12: Sustainable Drainage Systems

To implement SUDS (Sustainable Drainage Systems) as the preferred solution for the disposal and treatment of surface water run-off for all proposed developments.

New developments will be required to adhere to the principles of Sustainable Urban Drainage as part of their development proposals. Compliance with the recommendations in the Technical Guidance Document, Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances. Also, in the design of new developments consideration should be given to incorporating some of the following measures:

- On site water ponds to store and/or attenuate additional runoff from the development should be provided
- Soak-aways or French drains should be provided to increase infiltration and minimise additional runoff
- Surface water run-off should be passed through a litter screen and petrol/oil interceptor before discharged off site to watercourses.

Attenuation measures should be designed such that the SUDS features will not overflow during a 30-year return period rainfall event. Overflow from the attenuation measures is to be retained within the site area up to the 100 year event.

IS POL 13: Transport and Traffic Assessments

To require developers to provide a detailed Transport and Traffic Assessment, as carried out by competent professionals in this field, where new developments in Duleek will have a significant effect on travel demand and the capacity of surrounding transport links. Where a Transport and Traffic Assessment identifies

necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the Council. A Transport and Traffic Impact Assessment may be required as part of any development proposal which impacts on an existing junction of a National Route. Any additional works required as a result of the Transport and Traffic Assessment shall be funded by the developer.

Transport Assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidelines given in the joint DoEHLG / Dept. of Transport / DTO publication "Traffic Management Guidelines", Section 1.11. The thresholds for Transport Assessment are as follows:

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road;
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists;
- Residential development in excess of 200 dwellings;
- Retail and leisure development in excess of 1,000 m²;
- Industrial development in excess of 5,000 m², and;
- Distribution and warehousing in excess of 10,000 m².

IS POL 14: The Provision of Appropriate Recycling Facilities

To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by Meath County Council or its agents.

IS POL 15: The Promotion of Energy Efficiency

To encourage planning applications for developments which maximise energy efficiency through their location, layout or design or which make appropriate use of energy conservation techniques, provided the development would not have a detrimental impact on the amenities of occupiers of nearby properties, or the amenities of the area. Development which is wasteful of energy in its location, layout or design will generally be resisted.

IS POL 16: Environmental Sustainability in Residential Development

To attain high standards of energy efficiency and environmental sustainability in residential development, including the following;

- 1) Bio-climatic site design;
- 2) Water Conservation;
- 3) Ventilation;
- 4) Energy efficient strategies for housing design;
- 5) Daylight analysis, and;
- 6) High insulation standards.

IS POL 17: Accesses off the Road Network

To ensure that all development accessing off Duleek's road network is at a location and carried out in a manner that would not endanger public safety by way of a traffic hazard.

3.6 ENVIRONMENT AND HERITAGE

3.6.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of environment and heritage and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

Policy Informants

In developing the options, policies and key actions of this section a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **the main natural and built heritage features in Duleek** which include Duleek Courthouse, St. Cianans church and other structures, such as 'The Lime Tree.';
- **legislative requirements and Policy Guidelines** including EU Directives, such as the Habitats Directive, Groundwater Directive and Water Framework Directive, and relevant Irish legislation and policy;
- **Meath County Development Plan 2007-2013 Record of Protected Structures**;
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals appropriate to Duleek, in particular Chapter 8 which deals with Culture, Heritage and Landscape Protection in the County;
- **public consultation** including the input received through the public exhibition evenings, written submissions, completed questionnaires and through speaking with other stakeholders;
- **National and Regional Planning Guidelines** which are applicable including the Architectural Heritage Protection Guidelines 2004 and the Landscape and Landscape Assessment Guidelines both by the DoEHLG;
- **Principles of proper planning and sustainable development.**
- **Review of the Draft County Meath Heritage Plan 2007-2013**

3.6.2 Built Heritage

3.6.2.1 Existing Situation

Architectural Heritage

The architectural heritage of County Meath is a unique and valuable resource that forms an important and irreplaceable part of the character and heritage of Duleek. An Introduction to the "Architectural Heritage of County Meath" was published by the National Inventory of Architecture (NIAH) in 2002, and offers an illustrated introduction to the architecture of the county.

Part 4 of the Planning and Development Act 2000, makes provision for the protection of architectural heritage which includes a requirement to:

"Include in the development plan a Record of Protected Structures"

In addition to this, the DoEHLG has issued guidelines for planning authorities in respect of Part 4 of the Planning and Development Act 2000 entitled Architectural Heritage Protection Guidelines 2004.

Record of Protected Structures - Explanation

A protected structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. In County Meath these are afforded protection under the Record of Protected Structures (RPS) contained in the Meath County Development Plan 2007-2013. The RPS may be amended by the addition of entries as part of the making of the County Development Plan or via Section 55 of the PDA 2000 (as amended) at any time during the life of the Development Plan.

A protected structure, unless otherwise stated in the RPS, includes 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include:

- a) the interior of the structure;
- b) the land lying within the curtilage of the structure;
- c) any other structures lying within that curtilage and their interiors, and
- d) all fixtures and features which form part of the interior or exterior of the above structures.

Owners or occupiers of a protected structure can ascertain the specific details of the nature and extent of protection for each individual structure by seeking a declaration under Section 57 of the Act.

Under Section 54 (2) of the Planning & Development Act 2000 (as amended) all works which would materially affect the character of a protected structure or a proposed protected structure, will require planning permission.

The Meath County Development Plan 2007-2013 identifies a total of 13 no Protected Structures located within the development boundary for the settlement, which are listed in County Meath's Record of Protected Structures. Details of those protected structures are set out in table 3.6.1.

Table 3.6.1 Duleek's Protected Structures

Name / Structure	Description	Location	Reg. Number	NIAH No.
Single storey, semi-detached house (teachers houses)	One of a Pair of semi-detached four-bay single-storey former teacher's houses built c.1884	Navan Road, Commons, Duleek	MH027-200	14321012
Single storey, semi-detached house (teachers houses)	One of a Pair of semi-detached four-bay single-storey former teacher's houses built c.1884	Navan Road, Commons, Duleek	MH027-201	14321012
Duleek House – County House	Detached three-bay three-storey over basement county house, built c.1750, attached to an earlier house to the rear, built c.1700. Design by Richard Cassels. Ranges of stone built outbuildings, built c.1750 (14321015)	Abbey Road, Abbeyland, Duleek	MH027-203	14321014
Church Lane - Vent pipe	Cast-iron vent pipe, erected c.1870, with a cast-iron fluted base, and a replacement steel shaft with a crown top.	Commons, Duleek	MH027-204	14321011
Saint Kieran's Graveyard	Graveyard with Roman Catholic, Church of Ireland and Huguenot interments, established c.1816. Random rubble stone boundary wall with ashlar piers and wrought-iron gates. Ruin of the twelfth-century abbey to site.	Commons, Duleek	MH027-205	14321010
St. Kieran's Church of Ireland and Abbey (Church of Ireland)	Detached Board of First Fruits church, built c.1816, with three-stage entrance tower having ashlar steeple and pinnacles to the west.	Church Lane, Commons, Duleek	MH027-206	14321009
Police Station	Detached three-bay former RIC barracks, built c.1924, with a gable-fronted twostorey central bay flanked by single-storey bays. Now in use as a Garda station.	Commons, Duleek	MH027-207	14321013
Connell's House – Thatched House	Detached three-bay single-storey house, built c.1690, with gabled porch, with single-bay extension to south gable.	The Green, Commons, Duleek	MH027-208	14321007
Outbuildings	Two six-bay ranges of outbuildings, built c.1898. Range to east is single-storey and range to west is two-storey. Pitched slate roofs with a red brick	Commons, Duleek	MH027-210	14321006

Name / Structure	Description	Location	Reg. Number	NIAH No.
	chimneystack and cast-iron rainwater goods.			
Court House	Detached T-plan gable-fronted three-bay former court house, built c.1838, Designed by Francis Johnston.	Main Street, Commons, Duleek	MH027-211	14321008
Parochial House	Detached five-bay two-storey parochial house, built c.1795, renovated and remodelled c.1860. House extended to rear. Front site enclosed by cast-iron railings and gate. Stone gate piers to west of house give access to rear site.	The Green, Commons, Duleek	MH027-212	14321005
St. Cianan's RC Church	Detached gable-fronted church, built c.1812, extended c.1966. Entrance gable to south-west and apse to north-east gable added c.1966. Site enclosed by a random rubble stone wall with stone piers, steel gates and railings.	Main Street, Commons	MH027-216	14321004
Old Nanny Bridge – Bridge (road)	No description	Abbeyland, Duleek	MH027-213	14321004

Archaeological Heritage

The archaeological heritage of an area includes monuments, places and artefacts either situated on land or under water. The archaeological heritage of County Meath is a unique resource and forms an important and irreplaceable part of the character and heritage of its many towns and villages, including Duleek.

County Meath has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The County Development Plan 2007-2013 recognises the importance of preserving, protecting and fostering a greater public appreciation of the county's archaeological heritage.

Plate 3.6.1: Duleek Town Green and Lime Tree



(Source BDP)

Record of Monuments and Places

There are a number of monuments and places within Duleek that are included on the Record of Monuments and Places (RMP) produced by the DoEHLG. These monuments and places are afforded statutory protection under Section 12 of the National Monuments (Amendment) Act 1994 and the policies set out under Chapter 8, Section 8.3.2 of the County Development Plan 2007-2013. There are Zones of Archaeological Potential (ZAP's) around the monuments and places in the RMP and these should be considered in any proposed developments in the vicinity.

In relation to development, as specified in the County Development Plan all development and proposals within the Zones of Archaeological Potential or which relate to Recorded Monuments and Places must be referred to the National Monuments Advisory Service of the DoEHLG. In addition to this, Section 12 (3) of the National Monuments (Amendment) Act 1994 requires that any interference/work to a known archaeological site should be notified in writing to the Minister two months prior to the commencement of work.

The core area of Duleek town is designated as an Area of Archaeological Interest. In addition to this, there are 32 no. recorded sites and monuments within the

development boundary of Duleek recorded on the Archaeological Survey of Ireland (ASI).

The Archaeological Monuments in Duleek are listed in Table 3.6.2 below.

Table 3.6.2: Record Archaeological Monuments for the Settlement of Duleek

SMR Number	Classification	Townlands
ME027-038011-	Church	ABBAYLAND
ME027-038012-	Gatehouse	ABBAYLAND
ME027-038013-	Church	ABBAYLAND
ME027-038014-	Gatehouse	ABBAYLAND
ME027-038015-	Building	ABBAYLAND
ME027-038----	Town	ABBAYLAND, BALS...
ME027-024----	Souterrain	BELLEWSTOWN
ME027-023----	Cross	COMMONS
ME027-038001-	Church	COMMONS
ME027-038002-	Graveslab(s)	COMMONS
ME027-038003-	Church	COMMONS
ME027-038004-	High Cross	COMMONS
ME027-038005-	High Cross	COMMONS
ME027-038006-	Tomb(s)	COMMONS
ME027-038007-	Architectural Fr...	COMMONS
ME027-038008-	Graveslab(s)	COMMONS
ME027-038009-	Round Tower possible	COMMONS
ME027-038010-	Cross	COMMONS
ME027-038017-	Castle - Motte	COMMONS
ME027-038018-	Souterrain	COMMONS
ME027-038019-	Ecclesiastical E...	COMMONS
ME027-038020-	Building (medieval)	COMMONS
ME027-038021-	Hut Site (medieval)	COMMONS
ME027-038022-	Excavation - Miscellaneous	COMMONS
ME027-038023-	Excavation - Miscellaneous	COMMONS
ME027-038024-	Metalworking Site	COMMONS
ME027-038025-	Hut Site(s)	COMMONS
ME027-038026-	Excavation - Miscellaneous	COMMONS

ME027-019----	Bridge	PRIORYLAND
ME027-020----	Bridge	PRIORYLAND
ME027-021----	Enclosure	PRIORYLAND
ME027-038016-	Field System	PRIORYLAND

Source: National Monuments Service

Duleek Heritage Trail

Duleek has a high quality built heritage and its most historic buildings have been formally connected through the creation of the 'Duleek Heritage Trail'. The trail includes ancient Irish monastic sites and sites linked to the Battle of the Boyne. Much of the town centre has been preserved but there are some ruins to the north of the green. The buildings/ structures included within the Duleek Heritage Trail include the following:

- Duleek Courthouse
- Connells House
- Duleek Parochial House
- The Lime Tree
- St. Cianans R.C
- Larrix Street and Kingsgate
- St. Mary's Abbey
- Duleek Wayside Cross
- Duleek House
- Duleek Commons
- The Beford Cross
- The Nanny Bridges
- Coach House or 'The Buildings'

Plate 3.6.2 Connell's House



Plate 3.6.3 St. Cianan's RC Church



(Source of both: NIAH)

3.6.2.2 Built Heritage Strategy

The built heritage strategy aims to ensure that new development respects and is responsive to the historical and cultural heritage of the town and to ensure the protection and enhancement of the archaeological and architectural heritage of Duleek. This should be achieved by implementing the policy guidance contained in Chapter 8 of Meath County Development Plan 2007-2013, by having regard to the Architectural Heritage Protection Guidelines 2004 produced by the DoEHLG and

by ensuring that the relevant legislative provisions of the Planning and Development Act 2000 (and as amended) that relate to architectural heritage and archaeology are implemented accordingly. These mechanisms should help ensure that aspects of Duleek's unique history, built and cultural heritage, special interest and character of the town is maintained for future generations to enjoy.

3.6.2.3 Built Heritage Policy

Architectural Heritage

EH POL 1: Record of Protected Structures

To protect the existing protected structures in Duleek on the RPS for County Meath.

EH POL 2: Retention, Re-Use and Rehabilitation of Protected Structures

To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting.

EH POL 3: Protection of Buildings on the RPS

To seek the conservation and protection of the buildings listed in the Record of Protected Structures.

EH POL 4: Works to Protected Structures

Any works or alterations to Protected Structures that will materially affect the character of the protected structure, its interior or the land or any structures within its curtilage, will require planning permission and should be subject to early consultation with Meath County Council's Conservation Officer and/or the Heritage Service of the Department of Environment, heritage and Local Government.

General Advice:

Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the Architectural Heritage Guidelines published by the Department of Environment, Heritage & Local Government, 2004. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape.

EH POL 5: Assessing Proposals to Protected Structures

To have regard to the Architectural Heritage Protection Guidelines 2004 issued by the Department of the Environment Heritage and Local Government when assessing proposals for development affecting a protected structure.

EH POL 6: Best Practice in Conservation

To promote the principles of best practice in conservation and the use of appropriate materials and repair techniques through the administration of the Conservation Grants Scheme funded by The Department of the Environment Heritage and Local Government.

EH POL 7: Regular Maintenance of Protected Structures

To provide assistance where possible to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.

EH POL 8: Attendant Grounds

To protect elements of designed landscapes of special interest located within the attendant grounds of Protected Structures, including boundary features.

EH POL 9: Architectural Impact Assessment

To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates/demesnes that contain Protected Structures.

EH POL 10: Alterations and Removal

To strongly resist any demolition or substantial modification of any building included in the Record of Protected Structures or any building proposed to be included in the RPS.

Important Note: The current legislative context of protected structures set out in the Planning & Development Act, 2000 specifies that where a structure is protected, the protection includes the structure,

- *the interior of the structure*
- *the land lying within the curtilage of the structure*
- *any other structures lying within that curtilage and their interiors*
- *all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (ii)*

All works which would materially affect the character of the protected structure, or a proposed protected structure, will require planning permission. Even relatively minor works to a building such as the removal of interior walls; the creations of wall openings or partitioning of rooms; works to roofs or railings; the replacement of materials etc., which are normally considered exempt under the provisions of the Act are not so, in the case of a protected structure. Planning permission must be sought in relation to almost all changes internally or externally to a protected structure.

Section 57 of the Planning and Development Act 2000 (as amended) allows the owner or occupier of a protected structure to make a written request to the planning authority for a declaration as to the types of works the authority considers would or would not materially affect the character of the protected structure.

Declarations can be issued to permit specific minor works, including enabling works that, in the opinion of the planning authority, would not materially affect the character of the protected structure. A declaration will not exempt works that would have a material effect on the character of a protected structure. The issue of a declaration is a service that the planning authority provides to the owner or occupier of a protected structure in order to clarify for them their duties and rights.

As far as the demolition of a protected structure the Act provides that permission may only be granted for the demolition of a protected structure or proposed protected structure in exceptional circumstances. Where the proposal is to be made to demolish such a structure, it requires the strongest justification before it can be granted permission and will require input from an architect or engineer with

specialist knowledge so that all options, other than demolition, receive serious consideration.

Caution will be used when considering proposals to demolish parts of protected structure and proposed protected structure as such parts may be of importance to the culminative historic interest of a building. It is important to note that sometimes even earlier alterations to a protected structure may also be of interest and can comprise an irreplaceable part of a unique history and it is important to respect the contribution of different stages of historical development of a protected structure. In this regard, where partial demolition of a protected structure is proposed, the onus is on the applicant to make a case that the part – whether or not it is original to the structure – does not contribute to the special interest of the whole and that demolition is essential to the proposed development and will allow for the proper conservation of the whole structure. Demolition or removal of any part of a protected structure is therefore not something to be considered lightly.

EH POL 11: New Works

To encourage that any new works contribute positively to the architectural and historic character of the area, its present and future life. In general, new development should relate closely to the established character of the town, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions.

EH POL 12: Consultation with the Conservation Officer of Meath County Council

Meath County Council will refer all planning applications involving protected structures to the Conservation Officer for their review.

Archaeological Heritage

EH POL 13: Sites of Established Archaeological Interest

To safeguard the archaeological value of the sites (and their settings) in Duleek that are listed in the Record of Monuments and Places (see section 3.7.2.1). In assessing proposals for development the County Council will have regard to the recommendations of the Department of the Environment, Heritage and Local Government.

EH POL 14: Protect and Enhance Archaeology

To protect and enhance the archaeological sites and monuments (including their setting) in Duleek including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Meath or newly discovered sub-surface archaeological remains.

EH POL 15: Preservation In-Situ

To ensure the preservation in-situ, or preservation by record of:

- a. The archaeological monuments in Duleek which are included in the Record of Monuments and Places as established under section 12 of the National monuments (Amendment) Act, 1994 and in the Urban Archaeological Survey of County Meath.

- b. Any other sites and features of historical or archaeological interest.
- c. Any subsurface archaeological features that may be discovered during the course of infrastructural/development works.

EH POL 16: Advice to Developers

To provide guidance to developers and property owners in Duleek regarding the archaeological implications of a proposed development.

EH POL 17: Archaeological Assessment

To require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential, or their settings.

EH POL 18: Protection of Archaeological Material In-Situ

To ensure the protection of archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed.

EH POL 19: Archaeological Investigations and Recording of Sites

To require that sites of archaeological interest are subject to archaeological investigations and recording, according to best practice, in advance of redevelopment where preservation in situ is not feasible.

EH POL 20: Development in the Vicinity of a Recorded Monument

To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential does not seriously detract from the setting of the feature, and is sited and designed appropriately.

3.7.3 Natural Heritage

3.7.3.1 Existing Situation

As well as protecting the County's rich historic heritage the Meath County Development Plan 2007 – 2013, *"strives to protect, conserve and enhance the County's biodiversity and natural heritage. This includes wildlife (flora and fauna), habitats, landscapes and/or landscape features of importance to wildlife or which play a key role in the conservation and management of natural resources such as water."*¹³

As noted previously, Duleek is located within Central Lowlands Landscape Character Area- Landscape Character Area No.6 identified by the County Development Plan. The Central Lowlands Landscape Character Area is identified by the County Development Plan as being of regional importance, having high landscape value, and as having medium landscape sensitivity.

¹³ Meath County Development Plan 2007 – 2013 pg 308

Plate 3.6.4 River Nanny to south of Duleek



(Source :BDP)

In terms of natural heritage within the Duleek Local Area Plan there are a limited number of designated sites. There is a proposed Natural Heritage Area (pNHA) within Duleek known as Duleek Commons (ref.: 001578) with a second pNHA known as Thomastown Bog, located 3km west of Duleek outside the town settlement limit. This raised bog is surrounded by wet woodlands and grassland. Countrywide there are 630 proposed NHAs (pNHAs), which were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated.

In addition to this, Duleek has a strong network of well-wooded hedgerows, a range of mature broadleaved copses and rows of pines, which are characteristic of most parts of the Central Lowlands area of County Meath. A number of mature trees (7 no. in total) in the town centre area of Duleek are designated for preservation under the Meath County Development Plan.

3.7.3.2 Natural Heritage Strategy

The Natural Heritage Strategy for Duleek seeks to ensure the protection and enhancement of the natural heritage of the town including its landscape character, open spaces, natural habitats, watercourses, mature trees and hedgerows, etc. It aims to protect and conserve biodiversity within the plan area and on adjoining lands, landscape character areas and flora and fauna and to provide for the passive and active recreational needs of users. In addition high quality landscaping and open space areas should be provided on developed lands to provide important visual relief from the built environment and amenity places for users of the development.

The strategy aims to protect and conserve the designated site - Duleek Commons proposed Natural Heritage Area (pNHA) (site code: 001578) and in this regard, any planning application that proposes development within or adjacent to the area of

Duleek Commons pNHA will be required to be accompanied by an ecological impact assessment, assessing the impact of the proposal on the area with the conservation designation.

3.7.3.3 Natural Heritage Policy

Refer below to policy for the natural heritage in Duleek:

EH POL 21: The Banks of the River Nanny

To protect the banks of the River Nanny and to provide and maintain a river walk along it, where possible, in conjunction with the relevant statutory bodies and voluntary groups.

EH POL 22: Development near to the River Corridor

To ensure the protection and enhancement of the river corridor and the natural habitats contained therein.

EH POL 23: Preservation of Existing Hedgerows and Mature Trees

To ensure the preserve existing hedgerows and mature trees which occur on development sites and roads. Provision should be made in the site layout for incorporating specimen trees that are in good condition.

EH POL 24: Protection of Open Space

The Planning Authority will not normally permit development which would result in the loss of public or private playing fields, parks, children's play space, amenity open space or land zoned for recreational or open space purposes. An exception may only be considered where one or more of the following requirements are demonstrably met:

- There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community, the type, recreational, amenity value and accessibility of such provision.
- Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community served by the existing open space.
- The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.
- The site is indicated for an alternative use in the development plan.

Rationale:

Playing fields, parks, gardens and informal open spaces are not only important as a recreational resource but also provide valuable green areas for wildlife corridors and habitats, act as buffers between conflicting land uses, enhance visual amenity especially in developed areas and contribute to the health and quality of life of

citizens. Only where it is clearly established that open space and playing fields are no longer required for their original purposes, and the County Council has considered the need for other forms of recreational and amenity open space in the locality will it permit alternative development proposals. Many existing areas of open space are of considerable value and are therefore worthy of protection in their own right.

EH POL 25: Development and the River Corridor

Proposals for developments which encroach on the river corridor must be accompanied by an assessment of the potential impact on natural habitats and the wider riparian environment.

EH POL 26: Development Within or Adjoining Duleek Commons pNHA

To require any planning application that proposes development within or adjacent to the area Duleek Commons proposed Natural Heritage Area (pNHA) the location of which is shown on Map No.3 (attached) , to be accompanied by an ecological impact assessment, assessing the impact of the proposal on this area with a conservation designation. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Section of the Department of the Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

EH POL 27: Development That May Impact upon Duleek Commons pNHA

To refer any application for development to the National Parks and Wildlife Service of the DoEHLG where there is the possibility that the proposed development may have an impact on proposed Natural Heritage Area in Duleek (Duleek Commons – Site Code: 001578)

EH POL 28: Assessment of Development Proposed on the designated pNHA

Development will only be permitted on Duleek Commons pNHA, where an assessment, carried out to the satisfaction of the Planning Authority and National Parks and 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.

EH POL 29: Ensuring the Conservation Objectives of Duleek Commons pNHA

Meath County Council will support and cooperate with statutory authorities and others in support of measures taken to manage Duleek Commons proposed Natural Heritage Area in order to achieve its conservation objectives.

EH POL 30: Promotion of Appropriate Development on the pNHA

Appropriate development primarily for recreational or educational purposes that will not conflict with the preservation of Duleek Commons pNHA in its natural state, will be promoted there.

EH POL 31: Maintain and Enhance the pNHA

To maintain, and where possible enhance, the conservation value of the Duleek Commons pNHA, as identified by the Minister for the Environment, Heritage and Local Government, and any other sites in Duleek that may be proposed for designation during the lifetime of this Plan.

EH POL 32: Protection of Features of Special Historic Interest in Duleek

To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of the special historic interest of any of Duleek's important protected structures.

EH POL 33: Ecological Corridors

To encourage the creation, development and maintenance of ecological corridors, ecological stepping stones, green bridges, animal underpasses, eco-ducts and culverts, where appropriate in Duleek.

EH POL 34: Development which May Impact on Rivers, Streams and Watercourses

To consult the Eastern Regional Fisheries Board and the National Parks and Wildlife Service of the DoEHLG prior to undertaking, approving or authorising any works or development which may impact on rivers, streams and watercourses.

EH POL 35: Run-off from Development

To require that runoff from a developed area will not result in the deterioration of the quality of downstream watercourses or habitats.

EH POL 36: Development Applications and the Landscape Character of Duleek

In making an application, potential applicants should have regard to the landscape character area in to which the application site falls and to address the concerns of the Planning Authority at design and siting stage. Further details on the landscape character areas within the County, including Duleek are set out in the Meath County Development Plan 2007-2013.

EH POL 37: Hedgerows and Trees

Where possible, existing hedgerows and trees should be retained, in particular those that form the boundaries of the development sites. Boundary hedgerows and trees which have to be removed must be replaced with a replacement hedge or indigenous trees and shrubs appropriate to the site conditions. Where possible, hedges and trees should not be removed during the nesting season (March 1st to April 31st).

3.7 ECONOMIC DEVELOPMENT AND TOURISM

3.7.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Duleek in terms of economic development and tourism and sets out a strategy for its future growth. The strategy is a long term plan of action designed to achieve particular goals through the application of Policies and Key Actions. The Policy and Key Actions for Duleek are listed at the end of this section.

It is important to note that the Local Authority does not have a direct role or remit in economic development or job creation but has a role to play in promoting economic development by the provision of policies and infrastructure to enable such growth.

Policy Informants

In developing the options, policies and key actions of this section a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **Existing employment sources and tourist attractions of potential in Duleek** i.e. the Duleek Business Park.
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to tourism within Duleek, in particular Chapter 3 dealing with Economic Development and Chapter 6 on Rural Development.
- **Public Consultation** including the input received through the public exhibition evening, written submissions, completed questionnaires and through speaking with other stakeholders throughout the preparation of the Local Area Plan
- **Marketing Heritage Capital, Marketing Tourism in Meath Strategy, 2005-2010**, which aims to develop, inward investment and marketing within the county's tourism sector.
- **National and Regional Planning Guidelines** which are applicable including the Retail Planning Guidelines by the DoEHLG
- **Principles of proper planning and sustainable development.**

3.7.2 Existing Situation

Economic Development

Of the 3,236 total population recorded in Duleek in 2006 (April 06 Census), 2,471 (76%) are aged over 15-years of age. Of those, 1,569 persons (63 %) are recorded as being at work. The remaining 902 persons (37 %) of those aged over 15 years of age are either students, retired, unable to work due to permanent sickness or disability, looking after home/family, looking for first regular job or

unemployed having lost or given up previous job. 765 of the total population (24%) in Duleek are under the age of 15.

There are three significant employment locations within or close to Duleek. These are the Duleek Business Park, the quarry to the north of the town and the Platin Cement Works to the east of the town. These employers will be added to during the life of the Plan by the opening of the incinerator at Carranstown.

Duleek's Position within the County Retail Hierarchy

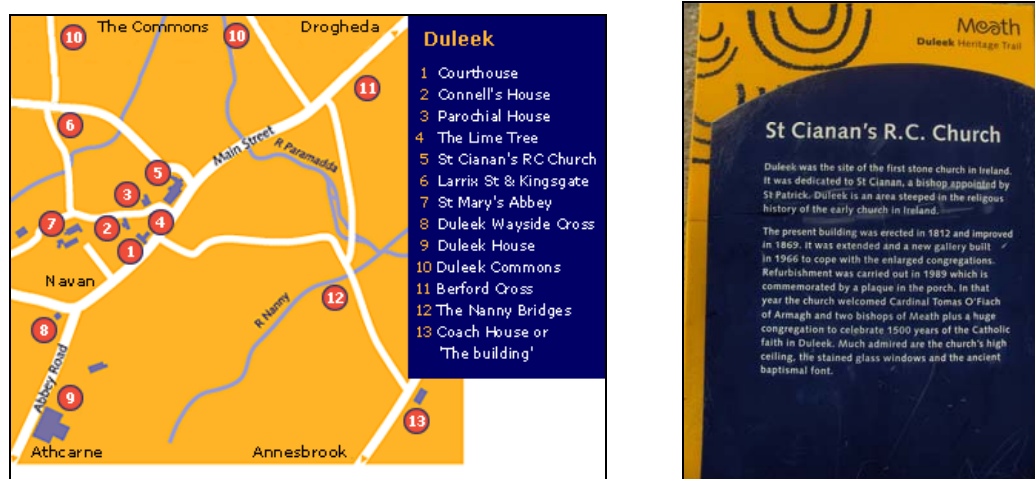
Duleek is designated as Tier 1 Level 4 of the County Retail Hierarchy as a 'small town centre'.¹⁴ As a general rule large scale retailing is not considered appropriate in small town centres. The County Development Plan considers small town centres should act as centres for convenience retailing and tourism related comparison retailing.

Tourism Development

Duleek is identified as a settlement with potential to be a tourist base and is considered a secondary tourist attraction in the County Development Plan.

There is formal signage relating to the route of the Duleek Heritage Trail (detailed in section 3.6.2). There is also signage at the River Nanny Bridge explaining the town's role during the Battle of the Boyne.

Plate 3.7.1 Map of Duleek Heritage Trail and branded signage at St Cieran's R.C. Church



(Source: www.meath.ie & BDP)

Duleek is not explicitly referred to in the Meath County Tourism Strategy, 'Ireland's Heritage Capital – Marketing Tourism in Meath, 2005-2010. However, its rich historic fabric and attractive rural setting means that it has potential to play a critical and enhanced role in the development and implementation of a sustainable tourism policy that enhances the image of Meath as Ireland's Heritage Capital.

¹⁴ Pg 95, *Meath County Development Plan 2007-2013*

3.7.3 Economic Development & Tourism Strategy

The economic development and tourism strategy for Duleek is as follows:-

- to promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the growth of Duleek and on appropriately zoned and serviced land;
- to support Duleek's position as a Tier 1 Level 4 settlement - a 'small town centre', in the County Retail Hierarchy and to encourage the upgrading and expansion of the existing local shops and services and the development of new local shops and services in the town centre area to serve local need, as appropriate and in accordance with Meath County Retail Strategy;
- to support and facilitate private and community initiatives for enterprise, tourism and employment where such proposals are compliant with the policies of the Local Area Plan;
- to promote, encourage and facilitate the development of sustainable tourism in Duleek through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the potential economic benefits arising from the tourism industry.
- to co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourism based enterprises and facilities in Duleek.

3.7.4 Economic Development & Tourism Key Actions

Key Action EH 1: Upgrading of Duleek Heritage Trail Signage

To investigate the potential of upgrading the existing Duleek Heritage Trail signage (see ED POL 64 of the Meath County Development Plan 2007-2013) to provide information stands to supplement existing signage. Duleek Heritage Trail consists of the following:- Duleek Courthouse, Connells House, Parochial House, The Lime Tree, St. Cieran's R.C. Church, Larrix Street and Kingsgate, St. Mary's Abbey, Duleek Wayside Cross, Duleek House, Duleek Commons, The Berford Cross, The Nanny Bridge, Coach House or 'The Buildings'.

Key Action EH 2: Duleek Court House

To ensure that Duleek Court House is renovated appropriately and sensitively as planned, and opens during 2009 as a key community facility also accommodating a branch library.

3.7.4 Economic Development & Tourism – Policy

Refer below for the policies for tourism and development in Duleek:

EDT POL 1: The Promotion of Enterprise

To promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the growth of Duleek and on appropriately zoned and serviced land.

EH POL 2: Growth in Retail

To encourage the upgrading and expansion of existing retail stores and services and the development of new shops and services in the town centre to serve local need, as appropriate and in accordance with Meath County Retail Strategy.

EH POL 3: Support of the County Retail Strategy

To support Duleek's position as a Tier 1, Level 4 settlement in the County Retail Strategy. Note: small town centres in the County Retail Hierarchy are not centres where new large scale retail development is envisaged within the County. Review of the scope and potential of all Tier 1 Level 4 centres indicates that needs and potential will, on the whole, be able to be met within the heart of each of these centres, including Duleek.

EH POL 4: Non Retail Uses at Ground Floor Level

To control the provision of non-retail uses at ground floor level in the Duleek Town Centre.

EH POL 5: The County Tourism Strategy

The Council is supportive of Meath County Council's Tourism Strategy entitled '*Ireland's Heritage Capital - Marketing Tourism in Meath, 2005-2010*'

EH POL 6: Promoting Tourism

To promote, encourage and facilitate the development of sustainable tourism in Duleek through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the economic benefits arising from the industry.

Note: Section 3.7 of this Plan sets out more specific policy and objectives of the Council in relation to the conservation of Duleek's built and natural heritage.

EH POL 7: Tourist Based Enterprises and Facilities

To co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourist based enterprises and facilities in Duleek.

EH POL 8: Employment Growth and Promotion

To facilitate enterprise and employment, and to co-operate with other agencies including the private sector in order to provide employment opportunities in Slane that are in keeping with the size and growth of the town.

EH POL 9: Re-Use of Historic Buildings to Promote Economic Development and Tourism

To encourage the reuse of Duleek's historic buildings where they lie vacant or underused and recognise the contribution that they can make to economic development, tourism, education and the aesthetic qualities of Duleek's landscape and town centre.

4.0 DESIGN GUIDELINES FOR DULEEK

4.1 Introduction

The following design guidelines recognise the distinctive character of Duleek and seek to maintain the quality of place associated with the Duleek. The Design Guidelines will seek to ensure future development is in keeping with the established form of the town and sympathetic to the important historical origins of the town.

4.2 Overview of Design Characteristics of Duleek

Duleek is located at the junction of two regional roads (R150 and R152). Historically Duleek grew around the tree-line village green framed by the Courthouse, Catholic Church and converted former Church of Ireland building. The past ten years has witnessed an expansion to the traditional town centre/ core, an increase in service provision in the settlement, and a marked increase in the level of residential development in the town. The town centre provides a range of services to the resident population including Meath County Councils 'One Stop Shop,' Garda Station, local shops and restaurants. Duleek is located within the 'Central Lowlands Landscape Character Area.' Within the context of the 'Central Lowlands Landscape Character Area' Duleek is described as follows;

*"Small town with an attractive village green. Mix of new development is unsympathetic to the attractive location."*¹⁵

The townscape character of Duleek's Main Street is largely characterised by the presence of a diverse range of shops and service providers and the prominent position of Saint Cianan's Church, next to the village green area. Footpaths (in some instances in a poor repair) line the Main Street along with sporadic streetlighting and hanging basket poles. There is an obvious lack of street furniture within Duleek village centre, apart from the provision of a number of litter bins. The village green at the centre of the town between the church and the old courthouse fails to maximise its potential as an attractive civic space.

Duleek Business Park is located east of the town centre proximate to the M1. Platin Cement operations is located on the western edge of the town and maintains a significant visual impact on the sky-line in the Duleek area and further beyond. Construction has begun on Irelands' first commercial incinerator at Carranstown, Duleek, approximately 2 km from Duleek town centre, and is due for completion in 2011. The incinerator has the potential to become a dominant feature in the sky-line in Duleek.

4.3 Architectural Heritage and Archaeological Heritage in Duleek

There are 22 no. protected structures located in the settlement of Duleek, ranging from vents/ pipes and bridges to the existing courthouse in the town. The core area of Duleek town is designated as an Area of Archaeological Interest. In addition to

¹⁵ Pg 47, *Landscape Character Assessments, Meath County Development Plan 2007-2013*

this there are 32 no. recorded sites and monuments within the development boundary of Duleek recorded on the Archaeological Survey of Ireland.

4.4 Duleek Heritage Trail

As noted in Section 3.6 of this document the built heritage of Duleek is of a high quality and its most historic buildings are connected through the 'Duleek Heritage Trail.' The 'Duleek Heritage Trail' is an important asset of the built heritage environment of the town and should be capitalised upon during the future development of the town.

4.5 General Design Guidelines for Duleek

Recent development in Duleek has been unsympathetic to the historical character and evolution of the town. Residential development for the most part has little reference to Duleeks' historical past and did not form linkages to the town centre. The town centre would benefit from improvements to the urban environment. The provision of 'Design Guidelines' for the future development of Duleek offers the opportunity to enhance the sense of place associated with Duleek and provide a more attractive environment for the residents of Duleek. Key challenges in Duleek are to marry the historical origins of Duleek with the newer residential development in the town and provide an attractive town centre environment.

4.6 Protected Structures

Protected Structures and their setting will be protected in Duleek in line with the provisions of the Planning and Development Act 2000, as amended. Their contribution to the built heritage and urban environment in Duleek is recognised and valued. Any development that may impact upon a protected structure will be required to submit an Architectural Impact Assessment in order to assess the potential impacts on the Protected Structure.

4.7 Demolition of a Protected Structure

Demolition of a Protected Structure can only be permitted in exceptional circumstances and it 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 proposed for demolition does not contribute in any way to the conservation or continued use of the whole structure. Where permission is sought to demolish such a building, the application must be accompanied by the following;

- a character impact statement which assesses the impact of the proposal;
- 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; and

- 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

4.8 Alterations and Extensions to Protected Structures

Alterations and extensions to Protected Structures that 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; and
- the extensions are of a modern composition that complements the original structure in terms of scale, materials and detailed design.

4.9 Upgrade of Urban Environment in Duleek

Following completion of the waste water treatment facility and the planned by-pass for the town, Meath County Council will investigate the potential of undertaking an Environmental Improvement Scheme in the town centre of Duleek, in order to improve the urban environment in the town. Environmental improvements in the public realm of the town centre could take the form of convenient and safe pedestrian crossings, provision of street furniture, landscaping developments and high standards of design and finish in commercial developments. Street furniture should be provided the village green in order to develop an attractive public amenity area in the town.

4.10 Derelict Land/ Properties

Meath County Council will promote the re-use the regeneration of derelict land and buildings within Duleek town centre for appropriate town centre uses (retail and commercial uses). The Council will utilise the provisions of the Derelict Sites Act 1990 to encourage refurbishment of derelict properties.

4.11 Planning Applications for Town Centre Sites / Buildings

Meath County Council will assess all planning applications for new developments in the town centre, or change of use applications thoroughly having regard to the following:

- scale of the proposed development;
- design & layout of the proposed development;
- impact on neighbouring buildings;
- impact on established building line and streetscape in the area;
- existing uses already in the area; and
- standard of Design and finish including signage.

4.12 New & Infill Proposals

Infill proposals should be of a high quality design. The rooflines and elevations of new buildings should be sympathetic to the traditional proportions and established patterns of new 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 prior inappropriate alterations will also be encouraged.

4.13 Shopfront Design and Advertising

There is a notable difference in the style of building façades and shop front design in the upper area of the town around the village green (more traditional) and as you move towards in the east of the town. The following guidelines shall be applied to the assessment of any applications for new or altered shop-fronts:

- the reinstatement of traditional shop fronts where poor enhancements have been installed shall be encouraged;
- design of new shopfronts should be sympathetic with the building and the streetscape, in particular the area around the village green in the centre of the town; and
- the fascia panel, design and lettering of advertising should be in integral part of the shopfront design- these should be simple and legible.

The use of plastic internally illuminated box signage and excessively large projecting signage shall be discouraged.

4.14 Improving the Streetscape in Duleek

Visual improvement in the appearance of buildings will be encouraged in order to improve the physical appearance of the urban environment in Duleek. The provision of seasonal flower displays and the use of appropriate external lighting can bring buildings to life and contribute to an increasingly vibrant streetscape.

4.15 Areas of Heritage Interest within Duleek- Improvement of Existing Signage

Meath County Council will investigate the potential of upgrading the existing Duleek Heritage Trail signage in order to maximise the potential of the areas and structures of heritage interest in Duleek and to upgrade the urban environment in Duleek.

4.16 Respecting Areas of Historic Interest within Duleek

Key historic buildings are positive landmarks that contribute to Duleeks identity. It is important that adjoining development respects and enhances the character of such landmarks through sympathetic design, scale, massing, height and the use of appropriate materials.

4.17 Guidelines for Residential Development in Duleek

As noted earlier in this Local Area Plan, recent residential development in Duleek has been unsympathetic to the existing character of the town with limited linkages/ references to the historical character of the town. Guidelines for future residential developments in Duleek are intended to act as frameworks for future residential development within the settlement limit, ensuring there are linkages (both physical and visual) with the established development pattern of the town. The Residential Guidelines are informed by Department of Environment, Heritage and Local Governments 'Sustainable Residential Development in Urban Areas, Consultation Draft Guidelines for Planning Authorities' document and the accompanying 'Urban Design Manual - A Best Practice Guide.' All future residential development in Duleek shall create high quality urban environments, which are legible, functional and well designed. Guidelines on future residential developments are provided in Table 4.1 below. Applicants for future residential development in Duleek will have to demonstrate compliance with the key issues identified in table 4.1 below.

Table 4.1: Residential Design Guidelines for Future Development in Duleek

Residential Design Guidelines

Residential dwellings should present a high-quality living environment for their future occupants, in terms of the standard of individual dwelling units, and the overall layout and appearance of the development.

Roads: New roads in residential areas should design in safety and play for children by incorporating traffic calming measures into the design and layout. Long straight stretches of road should be avoided at all times as this encourages speeding. Adequate road drainage must be considered as part of any residential development.

Public Open Space: This should be integrated into the overall layout of residential development and should take advantage of the existing landscape and allow for more passive use of open spaces. The recreational needs of new residents should also be taken into consideration and playgrounds for children and sheltered and landscaped areas for more relaxed recreational pursuits, incorporated in the layout wherever possible.

Open spaces in new development should be suitably proportioned. Narrow tracts, will not be acceptable. Smaller areas of useable open space and play grounds should be carefully sited within residential areas to be accessible and overlooked by dwellings so that the amenity is owned by the residents and is safe to use. Natural surveillance might be from windows of nearby houses or from people using the space or even drivers of passing vehicles. The feeling of safety generated by high levels of natural surveillance in public areas will encourage further use and participation in public life – which will itself reinforce high levels of surveillance. Section 3.3 of this LAP, set out the applicable standards in relation to public open space provision.

Dual Aspect: Dwellings should be pre-dominantly dual-aspect (with windows/openings on two or more elevations). Where single aspect dwellings are unavoidable, single aspect units should have a predominantly south facing aspect and north-facing elevations will not be permitted. Dual aspect homes provide residents with a greater level of amenity within their home. By ensuring that at least part of the unit receives direct sunshine for part of the day, this format reduces the need to make use of artificial illumination improving the standard of living inside the dwelling and uses less energy.

Roof Profiles: Over complicated or large roofscapes should be avoided. Simple roof forms perform better and are more aesthetically pleasing. Traditional local styles of roof profiles should be considered with pitched roofs between 35 and 45 degrees.

Roof Finishes: Roof materials should be consistent throughout a single scheme the use of traditional materials such as slate is recommended. Roof colour should be blue/black/grey, consistent with the Slane area.

Height: All dwellings in close proximity to one-another or within the same scheme should be of similar height and no one dwelling should tower above the other.

Sunlight: Development should be designed to allow the living or working space full exposure to sunlight, avoiding overshadowing.

Shelter: Dwellings should be located in the landscape to exploit the natural shelter of hills, ridges, topography and vegetation.

Boundaries: Local types of stone and/or hedgerows and tree stands in boundaries should be incorporated into the layout of the development. Existing trees and hedges should be used to ‘fit’ a house next to another. Local plant varieties should be used to provide appropriate shelterbeds to help:

- shelter buildings from cold winds and driving rain,
- improve and soften the appearance of an area,
- encourage wildlife,
- add variety and interest to a development.

Contours / Topography: In order to ensure a layout that is sympathetic to landform, buildings should be parallel with the contours so that houses fit into the landform naturally. Excessive building up or digging into the landscape is not acceptable.

Privacy & Amenity: Good space standards, sound insulation and access to private open space are all important aspects that need

to be provided in new dwellings in order to ensure adequate privacy and amenity standards. The existing landscape should be used to secure privacy. Additional planting may be necessary to create private space where natural features do not exist. Rather than establish a minimum window-to-window standard, the DoEHLG Urban Design Manual recommends that the aim should be to assess the impact on the privacy of the layout and home design based on:

- The site's location and residents expected levels of privacy.
- The size of the windows – both those overlooking and overlooked
- Changes in level between overlooking windows
- Ability to screen/partially obscure views through design or judicious use of planting.

Proportion: There should be a balance of proportion between the windows and doors throughout and between dwellings should be maintained.

Entrances: Entrances should promote safety by being obvious and should be designed in a manner that utilises the assets of the area, such as natural planting and any indigenous stone. Traditional features are favoured rather than more modern high iron gates. Where there is an existing boundary feature, every effort should be made to retain it.

Bin Storage: Each residential unit must have adequate storage for three wheeled bins. Residential units with no rear access should provide adequate storage for the bins to the front of the development, in contained units.

Recycling: Recycling is important and a central facility should be located on site along with refuse bins. Space for composters should also be provided in the case of new residential development.

Public Lighting: Careful consideration to the location of the public and private lighting within a new residential development should be considered. Public lighting should provide a sense of security and increase safety for pedestrian, cyclists and car users.

Car Parking: Car parking should be planned in the layout of any development with facilities for both residents and visitors. Where car parking for dwellings is provided in on street form as opposed to being provided in front gardens; a landscaped strip of private garden space with a minimum depth of 1.5metres should be provided to the front of each house. Additional guidance on car-parking in general is provided under Section 3.4 of this Local Area Plan.

Gardens: Large areas of lawn should be avoided and tree and shrub planting considered instead. The garden should be considered as a productive element of rural living e.g. for growing vegetables. Linking a dwelling with its surrounding landscape is an important aspect in the layout of a new development in Duleek. An effective rural garden layout and design will ensure that the dwellings and natural features compliment each other. Suburban layouts should be avoided e.g. hard kerbing.

Outbuildings & Garages: Outbuildings such as garages, gas and oil tanks, storage sheds should be designed to compliment houses and should be part of an overall scheme rather than an afterthought. They should be used to create a sense of enclosure and to help define spaces. The position of these structures should be considered at the outset of the design process.

Porches: Porches should be kept simple with fussy and over ornamental pseudo classical porches avoided. Porch design should be consistent with the design of the house. Porches should project from the building by at least as much as they span. Open porches are preferable to enclosed ones.

Extensions: Proposed extensions to buildings and boundary features such as front, rear and sidewalls, should use matching materials in a style to complement the original building and adjacent boundaries. The total energy used in development should be minimised as far as possible to encourage sustainable development practices in line with government initiatives and current legislation. This should encourage the use of locally sourced, 'environmentally friendly' and energy efficient materials for construction as well as minimise running costs.

**APPENDIX 5a: LIST OF SUBMISSIONS TO DULEEK LOCAL
 AREA PLAN 2009-2015**

List of Submissions received at the Pre-Draft Stage of the Duleek Local Area Plan 2009-2015

1	Keith Ludlow on behalf of Michael McGuinness lands at North East of Duleek
2	Frank Burke Chartered Engineer on behalf of John & Maura Maguire
3	Keith Ludlow on behalf of Stephan Curran lands at North of Duleek
4	Frank Burke Chartered Engineer on behalf of the Executors for Christy Lenehan
5	Sinead Moore Collier
6	Paul Turley John Spain Assoc on behalf of Ciaran Healy
7	Patrick o Sullivan Spatial Policy Section
8	George Carolan Forward Planning Section
9	Tracy Armstrong Fenton Simons Assoc on behalf of Pat Fallon
10	Gerry Tallon Duleek/Bellewstown GFC
11	Una McCafferkey DPP on behalf of Duleek Limited Partnership
12	David Copeland OBK Architects on behalf of landowners lands at Downstown Duleek
13	Teresa Halloran Development Applications Unit
14	Tony Cromwell lands at Commons Duleek
15	Kathleen O'Neill Ozanam Holiday Centre
16	Joe Fahy Housing Dept M.C.C
17	Mary Wallace on behalf of Duleek/Bellewstown GFC
18	Teresa Halloran Development Applications Unit – Strategic Environmental Assessment Screening Report (22 nd & 23 rd October, 2008)
19	Teresa Halloran Development Applications Unit – Strategic Environmental Assessment Screening Report (dated 6.11.08).
20	LATE SUBMISSION (Dec. 08) John Spain Associates on behalf of Mr. Patrick Kerrigan of Midland Contractors Ltd. –THIS SUBMISSION WAS NOT CONSIDERED IN THE SUBMISSIONS REPORT AS ARRIVED AFTER SUBMITTED TO MEATH CO. CO.
21	LATE Submission (Jan. 09) John Spain on behalf of Mr. Patrick Kerrigan of Midland Contractors Ltd. – a more detailed version of no. 20 above. THIS SUBMISSION WAS NOT CONSIDERED IN THE SUBMISSIONS REPORT AS ARRIVED AFTER SUBMITTED TO MEATH CO. CO.

List of Submissions received following Draft Display of the Duleek Local Area Plan 2009-2015

1	Olivia Walsh Health & Safety Authority
2	RJ and EM Lynch, Newlanes House, Duleek (hard copy A3 brochure)
3	Teresa Halloran, Development Applications Unit
4	Bruce McCormack
5	Michael Owens, EPA
6	Keith Ludlow, on behalf of Stephen Curran
7	Keith Ludlow, on behalf of Michael McGuinness
8	Patrick O'Sullivan, Spatial Policy, DOEHLG
9	Teresa Halloran (Different Submission)
10	Gerry Tallon on behalf of Duleek/Bellowstown GFC
11	Chrissie Maguire, Sites Acquisition, Dept of Education
12	Michael Mc Cormack, NRA
13	Sinead Moore Fianna Fail
14	Deputy Thomas Byrne TD
15	Nigel L Jones of McDonnell + Dixon Architects on behalf of Rockview Developments
16	Keith Ludlow on behalf of Ernest Lynch
17	Patrick O'Sullivan, Spatial Policy Unit, DoEHLG
18	Scott Baxter on behalf of Damian Byrne
19	Frances Heaslip, Coordination Unit, Department of Agriculture, Fisheries and Food
20	Charles Gannon
21	John Spain Associates on behalf of Patrick Kerrigan
22	Simon Clear & Associates on behalf of St Finians Diocesan Trust
23	George Carolan, Forward Planning Section of the Department of Education & Science
24	OBK Architects on behalf of ABM Construction & the O'Neill Family
25	Tom Kelly
26	Patrick O'Sullivan, Spatial Policy Unit of DoEHLG (Further comments)
27	Gerard and Ailish Smith

List of Submissions received following Draft Display proposed Amendments to the Duleek Local Area Plan 2009-2015

Submission Number	Name	Contact Details
1	Ian Lumley Heritage Office An Taisce	An Taisce, Tailors Hall, Back Lane, Dublin
2	Erica O Driscoll NRA	St. Martins House, Waterloo Road, Dublin 4
3	Patrick O Sullivan Spatial Policy Section	Spatial Policy Section
4	Shirley Kearney	Department of Education
5	Mark & Stella Hatch	Longford House Duleek
6	Teresa Halloran DAU	Development Applications Unit
7	Peter Carvill , Assistant Principal EPA	Environmental Protection Agency
8	Seana Mc Gearty Co Ordination Unit	Department of Communications, Energy and Natural Resources

Appendix 5b- Environmental Screening Reports

- **Screening for Appropriate Assessment on Draft Plan**
- **Screening for Appropriate Assessment on Proposed Amendments to Draft Plan**
- **Screening for Strategic Environmental Assessment on Draft Plan**
- **Screening for Strategic Environmental Assessment on Proposed Amendments to Draft Plan**

SCREENING REPORT

ARTICLE 6(3) & (4) OF THE HABITATS DIRECTIVE 92/43/EEC APPROPRIATE ASSESSMENT OF LAND USE PLANS

PREPARATION OF DULEEK LOCAL AREA PLAN

MEATH COUNTY COUNCIL

1.0 INTRODUCTION

Meath County Council intends to make a Local Area Plan for Duleek under the Planning and Development Acts 2000 (as amended). The purpose of this screening report is to consider whether the proposed LAP is likely to impact on any designated Natura 2000 sites (normally called Special Areas of Conservation or Special Protection Areas) and to determine whether a full Appropriate Assessment is required.

Please note that a separate Strategic Environmental Assessment (SEA) Screening Report was prepared in October 2008 and the relevant environmental authorities (the EPA and DoEHLG in this case) were consulted in considering whether the LAP required SEA. This current Appropriate Assessment Screening Report refers only to potential impacts that may occur to any Natura 2000 site as a result of the implementation of the new LAP, in accordance with the 1992 Habitats Directive.

2.0 DOEHLG CIRCULAR LETTER SEA 1/08 & NPWS 1/08

DoEHLG Circular Letter SEA 1/08 & NPWS 1/08 was issued to all local authorities on February 2008. The letter refers to the recent ruling against Ireland in Case 418/04 EC Commission v Ireland and relates to Ireland's transposition and implementation of the Birds Directive 79/409/EEC, as well as its implementation of relevant articles of the 1992 Habitats Directive. The ruling, amongst other things, clarifies that Ireland has not correctly transposed Article 6 (3) and (4) of the 1992 Habitats Directive by not providing explicitly for appropriate assessment of land use plans, as opposed to projects (paras 222 to 234 of the ruling). The implications of the ruling are that any draft land use plan or amendment/variation to it, proposed under the Planning and Development Act 2000 (as amended), must be screened for any potential impact on areas designated as Natura 2000 sites. The results of the preliminary screening will then determine whether or not a full Appropriate Assessment must be carried out.

The DoEHLG Circular Letter SEA 1/08 & NPWS 1/08 requires that the screening should be based on any ecological information available to the authority and an adequate description of the plan and its likely environmental impacts. It also specifies that the results of the screening be recorded and made available to the public and the appropriate assessment, if required, published concurrently/jointly with the SEA of the plan.

3.0 FURTHER INFORMATION & MAPS

Enclosed with this Screening Report are the following maps and information:-

- Map A - Location Map for Duleek
- Map B - Map of Duleek showing the boundary of the proposed LAP area
- Map C - Duleek Urban Detail Map 12 (from Meath County Development Plan 2007-2013)
- Map D - Map showing Duleek in relation to the River Nanny Estuary and Shore SPA.
- Map E – Duleek Order of Priority (adopted as Variation No. 2 of the Meath County Development Plan 2007-2013)

4.0 DESCRIPTION OF LANDS

Duleek is located in north east Meath on the River Nanny Estuary, between the M1 and N2 key transportation routes. It is afforded an excellent strategic location, six miles from Drogheda and approximately 32 miles north of Dublin. The settlement of Duleek has experienced rapid population growth in the last decade, almost doubling in the period 1996 to 2006, when the population grew from 1,731 to 3,236. This unprecedented level of growth has significantly impacted upon the physical and social infrastructure of the settlement.

Duleek is designated as a 'small growth town' in the Settlement Strategy of Meath County Development Plan 2007-2013. Small growth towns are classified in the County Plan as '*sub regional centres providing primarily residential roles with a strong commercial and industrial presence*'. The development of each small growth town within the County is to be supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale employment uses.

Duleek is a significant settlement in terms of its rich architectural and archaeological heritage; the core of Duleek town centre is designated as an Area of Archaeological Interest, whilst within its development boundary, there are 22 no. protected structures and 32 no. sites and monuments listed on the Record of Monuments and Places.

5.0 SCREENING GUIDANCE

The document prepared for the Environment DG of European Commission and 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*' (School of Planning - Oxford Brookes University, 2001), sets out the methodology to be followed in the screening report.

Section 3.1 of the document advises on the general screening process while Annex 2, Figure 1 of the document provides a screening matrix with assessment criteria that should be used in the screening report. In accordance with this guidance, Annex 2, Figure 1 has been used to produce this screening statement, as is set out in the Screening Assessment below.

6.0 SCREENING ASSESSMENT

6.1 Brief Description of the Plan

The Duleek Local Area Plan will replace the written statement for Duleek (which includes detailed objectives) and Urban Detail Map 12 (a land use zoning map for Duleek) which was adopted as part of the County Development Plan 2001. Those documents were readopted as part of the current 2007-2013 County Development Plan for a further two years pending the preparation and adoption of a Local Area Plan for Duleek. It is an objective of the new Meath County Development Plan 2007-2013 that all Local Area Plans will be prepared and adopted within the immediate two years preceding the adoption of the county plan. This is why the preparation of a Local Area Plan for Duleek has now commenced.

The Local Area Plan will establish a land use framework for the sustainable development of the area, including the location, nature, size and operating conditions. The Local Area Plan will form a statutory document, conforming to the policies and objectives set out in the 2007-2013 County Development Plan and other relevant government guidelines and documents.

The Plan will identify the existing character of the area, set out a common vision or strategy for Duleek that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the village. It will provide a means (via policies and objectives) to influence future development to create a sustainable environment. The overall aim will be to accommodate local development needs in an orderly and sustainable manner, whilst protecting the historic character of the town.

Table 6 of Meath County Development Plan 2007-2013 states that 231 residential units are required in Duleek up to 2013 to meet household targets. There are 29 hectares of remaining undeveloped residential zoned land in Duleek, which at a minimum density of 25 units per hectare would yield 737 new residential units. Clearly this figure is significantly greater than the no. of units actually required to meet household targets. In this regard, an Order of Priority (the phasing of lands) was required in Duleek, to ensure that the quantum of residential development provided does not exceed the number that is required. This Order of Priority (Map E) will be included in the Duleek Local Area Plan, therefore restricting the level of new development so that it is linked more to local growth rather than regional growth, as has occurred previously in the settlement.

6.2 Brief Description of the Natura 2000 Site

Table 1 below shows the SPA designation of the River Nanny Estuary and Shore which may be potentially impacted upon as a result of the Duleek LAP.

Table 1: Details of River Nanny Estuary and Shore SPA

Designation Type	Site Code	Site Name	Distance from Duleek (Km)
SPA	004158	River Nanny Estuary and Shore	10 km (approx)

Although there are no Natura 2000 sites (SACs or SPAs) within Duleek, adjoining it or in close proximity to it, attention is afforded to the presence of the River Nanny Estuary and Shore SPA (site code 004158) which is located approximately 10 km to the east of Duleek. This SPA comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary (c. 3 km in length). The estuarine channel extends inland for almost 2 km.

River Nanny Estuary and Shore SPA – Description

The site comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary and extends to c. 3 km in length. The estuarine channel, which extends inland for almost 2 km, is narrow and well sheltered. According to the site synopsis available on this SPA, sediments are muddy in character and edged by saltmarsh and freshwater marsh/wet grassland. The saltmarsh is best developed in the eastern portion of the estuarine channel, with species such as Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Red Fescue (*Festuca rubra*) and Sea Purslane (*Halimione portulacoides*) occurring.

Further up the estuary, the marsh habitats support species such as Bulrush (*Typha latifolia*) and Yellow Flag (*Iris pseudacorus*). The shoreline, which is approximately 500 m in width to the low tide mark, comprises beach and intertidal habitats. It is a well-exposed shore, with coarse sand sediments. The well-developed beaches, which are backed in places by clay cliffs, provide high tide roosts for the birds. The village of Laytown occurs in the northern side of the River Nanny estuary.

This site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Oystercatcher, Ringed Plover, Golden Plover, Knot, Sanderling, Black-headed Gull and Herring Gull. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. This is an important site for wintering waders, with nationally important populations of Golden Plover (1,759), Oystercatcher (1,014), Ringed Plover (185), Knot (1,140) and Sanderling (240) present (all figures are average peaks for the 5 year period 1995/96-1999/2000). The populations of Knot and Sanderling are of particular note as they represent approximately 4% of their respective national totals. Black-headed Gull (926) and Herring Gull (609) also occur here in significant numbers. A range of other waterbirds also occurs, including Cormorant (35), Brent Goose (145), Mallard (76), Grey Plover (55), Lapwing (1,087), Dunlin (721), Bar-tailed

Godwit (59), Curlew (107), Redshank (150), Turnstone (59), Common Gull (66) and Great Black-backed Gull (70). The site is of most importance as a roost area for the birds but the intertidal flats also provide feeding habitat. Many of the birds also utilise the intertidal areas and beaches further to the north and south, and also the fields above the shore. The main threat to the wintering birds is increased levels of disturbance by beach users.

This site is of ornithological importance as it supports five species of wintering waterbirds in numbers of national significance. Two species using the site, Golden Plover and Bar-tailed Godwit, are listed on Annex I of the E.U. Birds Directive.

6.3 Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the SPA

It is not expected that the proposed Local Area Plan will cause any significant negative impacts on the River Nanny Estuary and Shore (site code 004158) as it is located approximately 10 km away from the LAP area. However, the River Nanny is located within the development boundary of the proposed Local Area Plan. It runs through the southeast portion of the plan area for a length of approximately 0.8km. It then extends approximately 10 km east of Duleek, until it flows into the River Nanny Estuary and Shore SPA. Therefore potential exists for new development within the LAP area, particularly in close proximity to the River Nanny, to impact on the SPA further downstream. Section 6.4 reviews the likelihood of any direct, indirect or secondary impact occurring on the SPA, as a result of the Duleek Local Area Plan in more detail.

6.4 Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the SPA

It is noted that the River Nanny flows through the settlement of Duleek and eventually into the River Nanny Estuary and Shore SPA, located approximately 10km to the east of the town which means that there is potential, all be it very limited, for any development in close proximity to the river to impact on the SPA some distance downstream. This would be an indirect impact of the plan on the SPA. However, it should be noted that the current zoning map for Duleek as set out on Urban Detail Map 12 (attached herein as Map C) shows the River Nanny running through lands which are zoned primarily 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'* and 'F1' – *'To provide for and improve open spaces for active and passive recreational amenities'*. It also extends through an Area of Archaeological Interest. As such, development considered permissible on lands adjoining the River Nanny in Duleek is very limited with the only use *'permitted in principle'* being *'open space'*. Community facility/centre, leisure/recreation and water services (public utility installations) are all *'open for consideration'*, which means that the use is generally acceptable except 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. It is proposed in the Draft Local Area Plan for Duleek to retain the same land use zonings along the extent of the River Nanny, to ensure its protection from inappropriate forms of development and to retain

its use as a recreational amenity for the town. The Draft Local Area Plan for Duleek will therefore inflict no changes to the River Nanny in terms of land use zoning and potential development along its course with the existing situation remaining.

On top of this, the Draft LAP will also contain clear policy to ensure the protection and enhancement of the River Nanny corridor and the natural habitats contained therein. Proposals for any form of development that should encroach on the river corridor will be required to be accompanied by an assessment of the potential impact on natural habitats in the wider riparian environment. This in turn will influence the decision of the planning authority regarding such development. A setback of 10m from the edge of the watercourse will be required in the case of all development. In addition to this, development will be restricted within the plan area in locations which are sensitive to the effects of flooding, in accordance with the recently published *'Draft Planning System and Flood Risk Management Guidelines for Public Consultation'* (Sept. 2008). All these factors are set up to protect the River Nanny from inappropriate forms of development and to protect the watercourse from pollution.

We refer also to the *'The Characterisation Report'* carried out by CDM (Sept. 2005), which is one of the project reports carried out as part of the Draft Eastern River Basin District Management Plan (published Dec. 08). The Characterisation Report is a detailed summary of the state of the waters in the Eastern River Basin District and includes a detailed analysis of the Nanny/Delvin Catchment Area. The report notes that the primary environmental driving force in the Nanny/Delvin Catchment Area is considered to be agricultural production, with up to 91% of the catchment be utilised for agricultural use. In this regard, agricultural runoff is the dominant cause of poor water quality in the catchment area. The Nanny/Delvin Catchment area contains 11 small urban centres and associated facilities (including Duleek) which cover only 4% of the catchment.

The Characterisation Report notes that there are no significant water supply abstraction points from surface waters in the catchment area, the majority of potable water for the region is provided from an abstraction from the Liffey at Leixlip and at least 18 public and private groundwater locations. However no surface water bodies are considered to be at risk from abstraction pressures. We stress that Duleek is served by the East Meath, South Louth and Drogheda Water Scheme where abstraction is taken from the River Boyne at Roughgrange via the canal intake, which is treated at Stalleen Water Treatment Works.

The Stalleen Water Treatment Works is now operating at capacity. Consequently, until the water supply scheme can be upgraded in 2008/9 (Phase 1), the availability of potable water is a major constraint to further large scale development in the area. Meath County Council acknowledges that the current water supply situation places significant constraints on additional large-scale development in the area and has sought to address the matter in an expedient manner. However, it should be noted that even with the completion of Phase 1 in 2008/9, constraints will remain in place pending the commissioning of an overall solution. Consequently, the extent of land use zonings objectives in the Duleek Local Area Plan has had to take cognisance of the infrastructural constraints that will likely remain in place over the lifetime of the plan.

We stress also, that according to the Meath County Development Plan 2007-2013, to which the LAP must be consistent with, a total of 231 residential units are required in Duleek up to 2013 to meet household targets. There are 29 hectares of remaining undeveloped residential zoned land in Duleek, which at a minimum density of 25 units per hectare would yield 737 new residential units. Clearly this figure is significantly greater than the no. of units actually required to meet household targets in Duleek. For this reason an Order of Priority (the phasing of lands as illustrated on Map E) was introduced for Duleek – to ensure that the quantum of residential development does not exceed that which is required. The new LAP for Duleek will include that Order of Priority, so that existing residential lands will be phased and no additional lands will be zoned for residential development, during the lifetime of the LAP. This means that the level of residential development during the lifetime of the LAP will be very limited, therefore reducing any potential negative impacts from occurring to the River Nanny and therefore the River Nanny Estuary and Shore SPA.

In this regard, there is limited chance of the LAP inflicting a significant negative impact on the River Nanny, which in turn means there is a remote chance of the LAP causing an indirect negative impact to the River Nanny Estuary and Shore SPA located further downstream.

6.5 Describe any likely changes to the site arising as a result of the potential impact.

As the LAP is not expected to cause any potential impact on the River Nanny Estuary and Shore SPA., it will cause no changes to the Natura 2000 site. More specifically, there will be no reduction in habitat area; no disturbance of key species, habitat or species fragmentation; no reduction in species density; no changes in key indicators of conservation value and no climate change brought about to the River Nanny Estuary and Shore SPA as a result of the Duleek Local Area Plan.

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

As detailed above, there is potential for an indirect impact on a Natura 2000 site as the River Nanny flows through the area covered by the Duleek Local Area Plan, which means that there is potential for any development in close proximity to that river to impact on the SPA further downstream. It is considered that the potential of this impact occurring is very low given the distance of the SPA from Duleek and also the preventative objectives and policies, including appropriate land use zoning, that will be included in the Local Area Plan. It is therefore considered that there will be no significant impact on a Natura 2000 site or its conservation objectives as a result of the implementation of the Duleek LAP.

7.0 CONSULTATION

The specified environmental authority that should be consulted in relation to Article 6 (3) and (4) of the Habitats Directive 92/43/EEC is;

- The National Parks and Wildlife Service (NPWS) of the Department of the Environment, Heritage and Local Government (DoEHLG)

The National Parks and Wildlife Service (NPWS) of the Department have a formal consultation role (through the Development Applications Unit (DAU)) as part of the screening and assessment process. In this regard, a copy of this AA Screening Report was sent to the DAU and to Linda Patton – Divisional Ecologist for the Eastern Division of the NPWS on 5th February 2009. Their advice and recommendations will be taken on board in considering whether full Appropriate Assessment is necessary or not for Duleek Local Area Plan.

Please note that the EPA and DoEHLG were consulted previously in considering whether the LAP required SEA. They will also be sent a copy of this AA Screening Report alongside a copy of the Draft Local Area Plan, once completed.

8.0 CONCLUSION

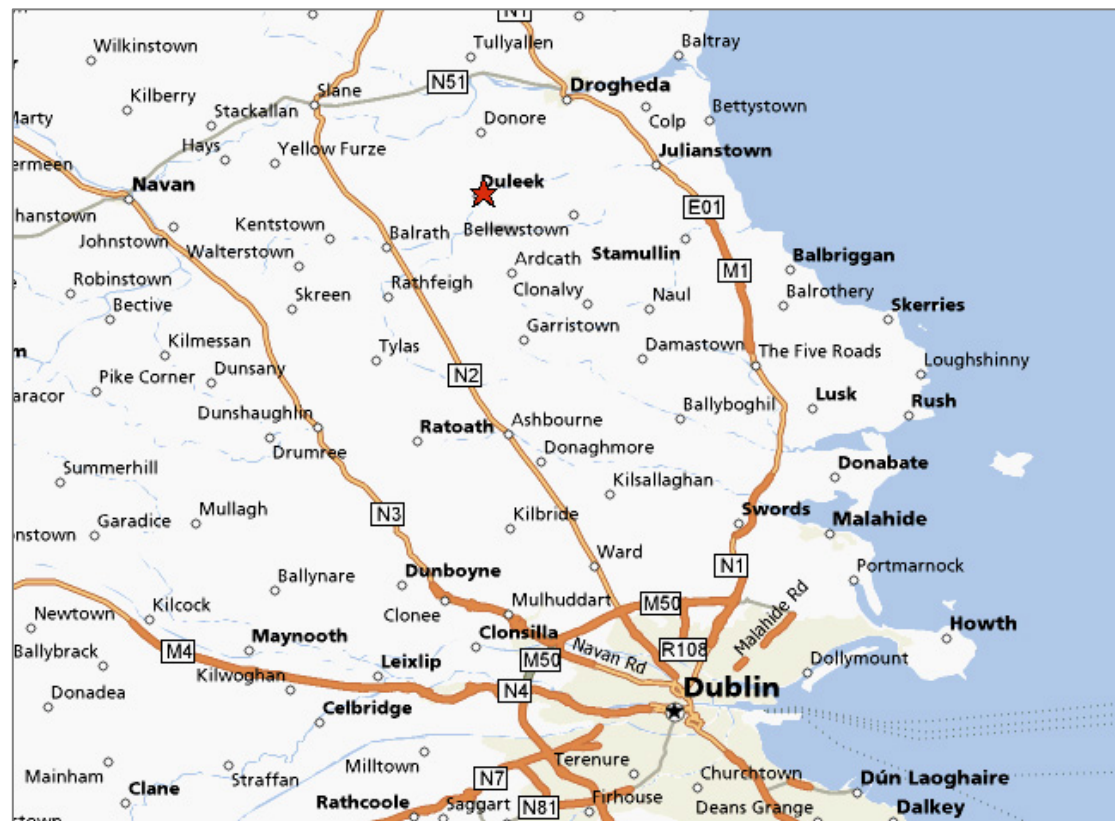
It is felt that full Appropriate Assessment does not need to be carried out for Duleek LAP given the limited potential for the SPA to be negatively impacted upon, as a result of the policies and objectives that will be cited in the LAP. It is felt that no significant impacts are likely to occur to the SPA or its conservation objectives as a result of the implementation of the Local Area Plan. However, we will await the comments from the NPWS before making a final recommendation on whether full Appropriate Assessment is needed for the Duleek LAP.

9.0 RECOMMENDATION

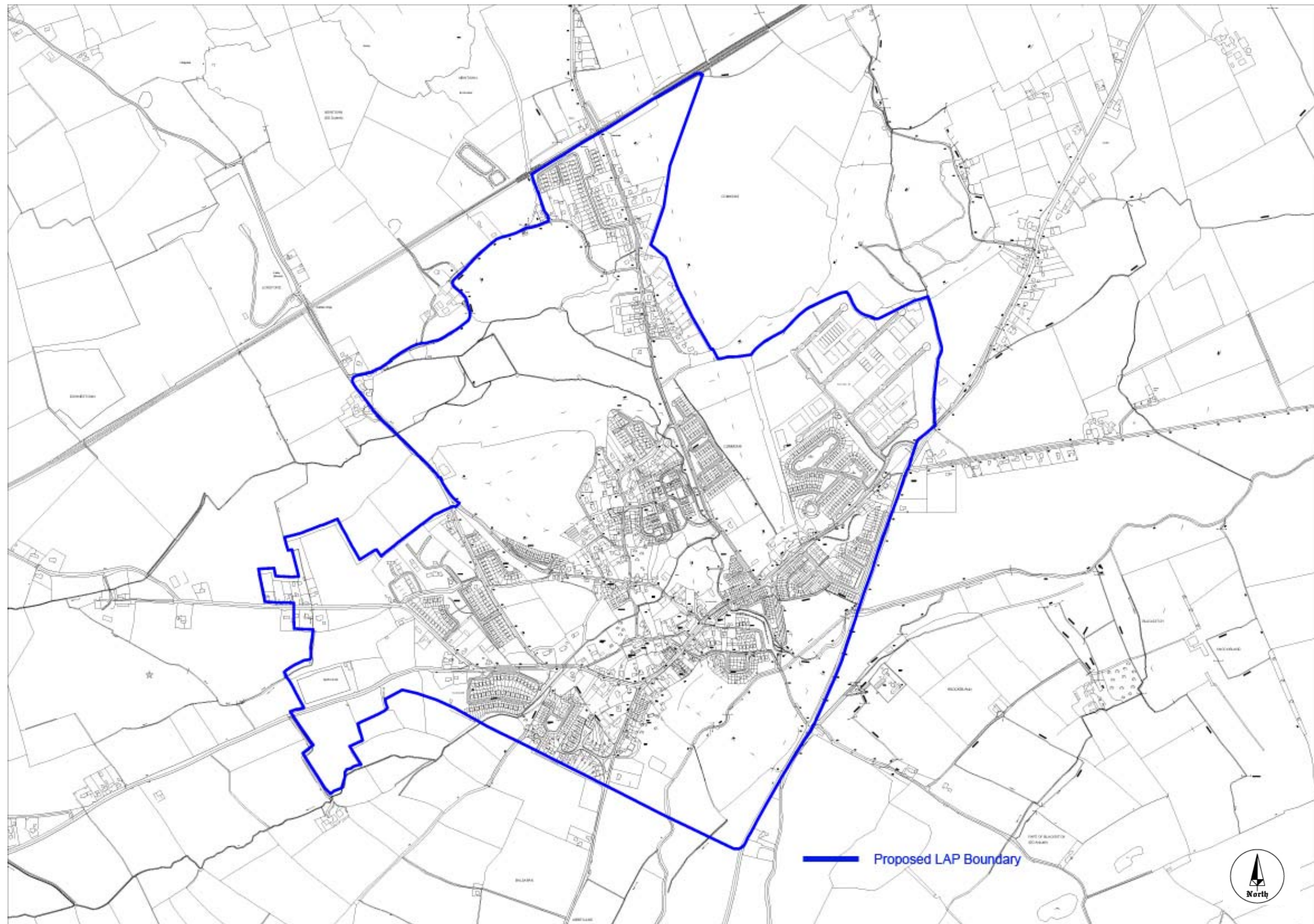
To be made once comments received from the NPWS.

MAPS

Map A- Duleek Location Map



Map B- Duleek Proposed LAP Boundary





LAND USE ZONING OBJECTIVES

- A1** To protect and enhance the amenity of developed residential communities.
- A2** To provide for new residential communities and community facilities and to protect existing residential areas.
- A3** To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and initial proposals in accordance with action area planning approaches.
- A4** To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved action area plans.
- A5** To provide for low density residential development in accordance with action area based planning and individual dwelling designs.
- 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.
- E1** To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
- E3** To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
- 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.

SPECIFIC OBJECTIVES

DK 1-17 Objective (see text)



Trees to be preserved



Listed Buildings or Structures



Pedestrian Walkways



Provision of footpaths



Major distributor / New Roads



Development Area Boundary



110 KV Overhead power line



Areas of Archaeological Interest



Extent of DK 11 objective



Extent of DK 16 objective

Note: Details shown on this map are for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey data.

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Scale: 1:10,000

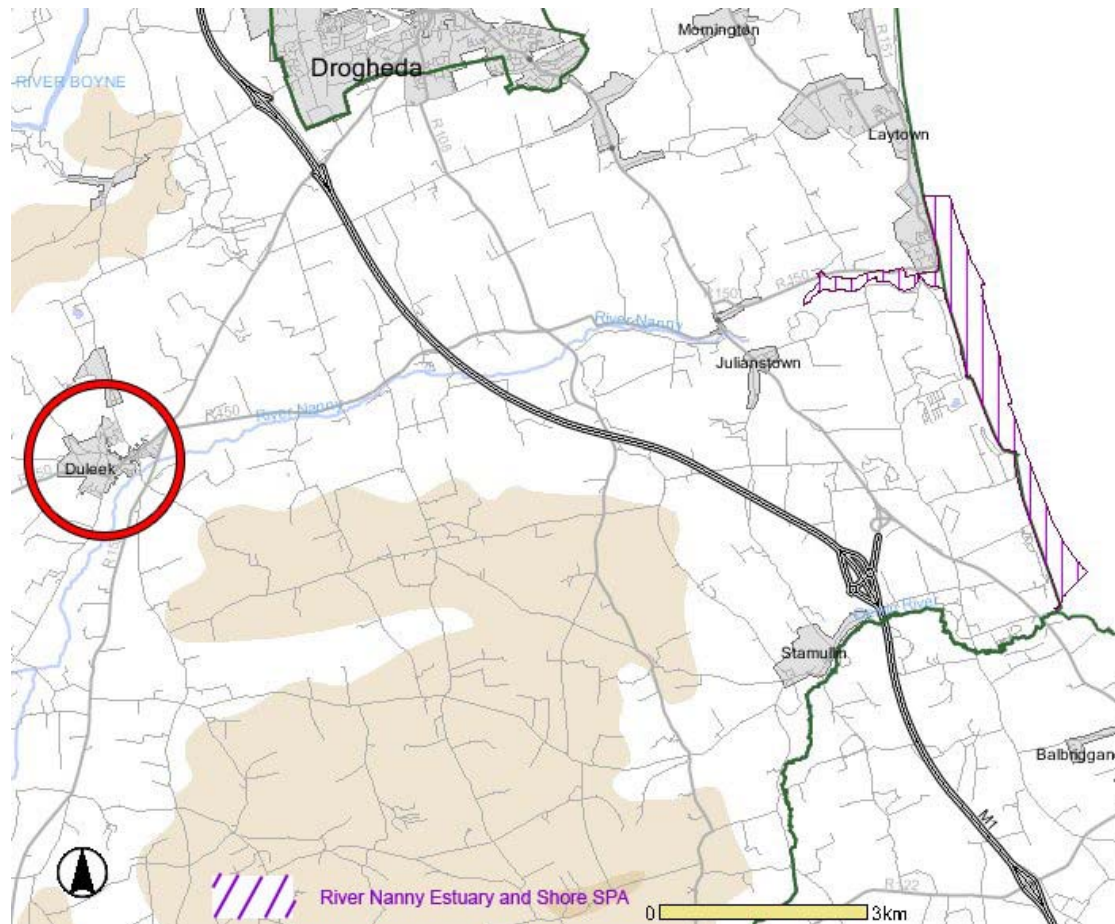


Map Info File

When Printing:
A3 Landscape

Produced By: R.W. (2004) Checked By: C.G.

Map D- Location of Duleek in Relation to River Nanny Estuary and Shore SPA



MAP E

MEATH COUNTY COUNCIL



DULEEK



VARIATION (Number 2)
County Development Plan 2007-2013
Based on urban detail map No.12
February 2008

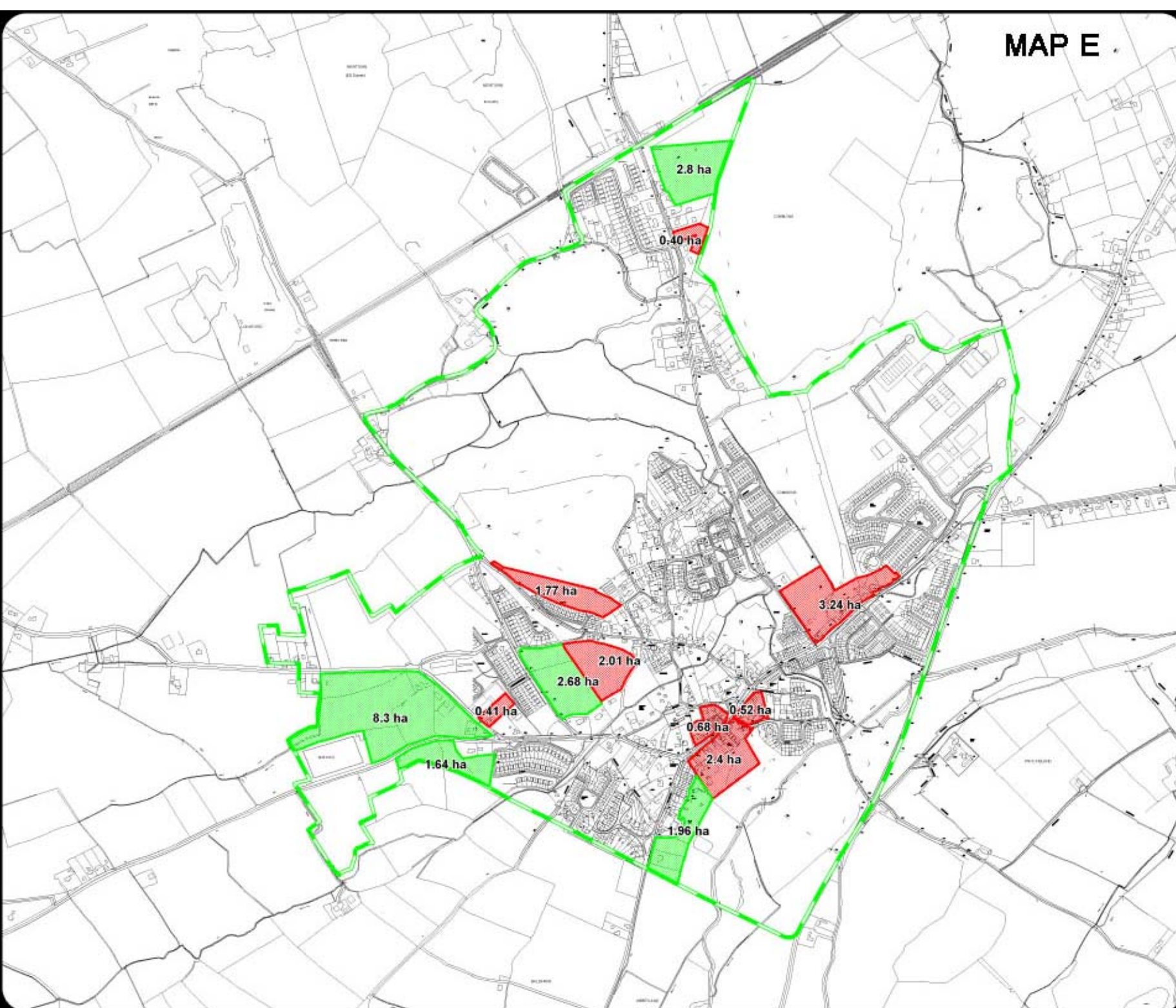
County Development Plan 2007 - 2013
Duleek Residential Phasing Sequence

Phase 1 - 2007 - 2013

Phase 2 - Post 2013



Development Area Boundary



Note: Details shown on this map are for information purposes only. Further details in any form should be sought from Meath County Council.
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Meath's Plan

COMPLIANT WITH AND SUPPORTING MEATH COUNTY COUNCIL'S POLICY

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Appropriate Assessment

Screening Report

Duleek Local Area Plan 2009-2015 Proposed Amendments

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

The Draft Duleek Local Area Plan 2009-2015 and proposed amendments to the Draft LAP 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".

The screening process has found that the Draft Duleek Local Area Plan 2009-2015 with proposed Amendments 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 Description of Lands

2.1 Description of Lands

Duleek is located in north east Meath on the River Nanny Estuary, between the M1 and N2 key transportation routes. It is afforded an excellent strategic location, six miles from Drogheda and approximately 32 miles north of Dublin. The settlement of Duleek has experienced rapid population growth in the last decade, almost doubling in the period 1996 to 2006, when the population grew from 1,731 to 3,236. This unprecedented level of growth has significantly impacted upon the physical and social infrastructure of the settlement.

Duleek is designated as a 'small growth town' in the Settlement Strategy of Meath County Development Plan 2007-2013. Small growth towns are classified in the County Plan as '*sub regional centres providing primarily residential roles with a strong commercial and industrial presence*'. The development of each small growth town within the County is to be supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale employment uses.

Duleek is a significant settlement in terms of its rich architectural and archaeological heritage; the core of Duleek town centre is designated as an Area of Archaeological Interest, whilst within its development boundary, there are 22 no. protected structures and 32 no. sites and monuments listed on the Record of Monuments and Places.

3.0 Screening Guidance

The document prepared for the Environment DG of European Commission and 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*' (School of Planning - Oxford Brookes University, 2001), sets out the methodology to be followed in the screening report.

4.0 Screening Assessment

4.1 Brief Description of the Plan

The Duleek Local Area Plan will replace the written statement for Duleek (which includes detailed objectives) and Urban Detail Map 12 (a land use zoning map for Duleek) which was adopted as part of the County Development Plan 2001. Those documents were readopted as part of the current 2007-2013 County Development Plan for a further two years pending the preparation and adoption of a Local Area Plan for Duleek. It is an objective of the new Meath County Development Plan 2007-2013 that all Local Area Plans will be prepared and adopted within the immediate two years preceding the adoption of the county plan. This is why the preparation of a Local Area Plan for Duleek has now commenced.

The Local Area Plan will establish a land use framework for the sustainable development of the area, including the location, nature, size and operating conditions. The Local Area Plan will form a statutory document, conforming to the policies and objectives set out in the 2007-2013 County Development Plan and other relevant government guidelines and documents.

The Plan will identify the existing character of the area, set out a common vision or strategy for Duleek that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the village. It will provide a means (via policies and objectives) to influence future development to create a sustainable environment. The overall aim will be to accommodate local development needs in an orderly and sustainable manner, whilst protecting the historic character of the town.

Table 6 of Meath County Development Plan 2007-2013 states that 231 residential units are required in Duleek up to 2013 to meet household targets. There are 29 hectares of remaining undeveloped residential zoned land in Duleek, which at a minimum density of 25 units per hectare would yield 737 new residential units. Clearly this figure is significantly greater than the no. of units actually required to meet household targets. In this regard, an Order of Priority (the phasing of lands) was required in Duleek, to ensure that the quantum of residential development provided does not exceed the number that is required. This Order of Priority (Map E) will be included in the Duleek Local Area Plan, therefore restricting the level of new development so that it is linked more to local growth rather than regional growth, as has occurred previously in the settlement.

The draft Duleek LAP was prepared and placed on public display from 23rd of February 2009 to the 6th April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by the members of Meath County Council at a council meeting on 28th April 2009. Having considered the Draft Local Area Plan and the Manager's Report on submissions received as a result of the public display period, Meath County Council, on Monday 25th May 2009, resolved to amend the Draft Local Area Plan. . As a result of this, a number of material amendments have been proposed to the draft plan. These amendments include the following:

- Correction to typographical error
- Zoning of Additional A2 Housing lands with special development objective for the provision of social and affordable housing
- Zoning of addition E2 ILht industrial lands at Duleek Business Park subject to the preparation of framework plan for the lands in consultation with Meath County Council
- Rezoning of town centre lands from A1 to B1 zoning objective
- Zoning of lands off R150 at Dowdstown for G1 'To provide for necessary community, recreation and educational facilities,' with specific objective '*to provide medical/ retirement complex to include associated housing, nursing home and medical facilities.*' These lands are subject to the preparation of framework plan for the lands in consultation with Meath County Council
- Rewording of specific Planning Policy to make content clearer.

4.2 Brief Description of the Natura 2000 Site

Table 1 below shows the SPA designation of the River Nanny Estuary and Shore which may be potentially impacted upon as a result of the Duleek LAP.

Table 1: Details of River Nanny Estuary and Shore SPA

Designation Type	Site Code	Site Name	Distance from Duleek (Km)
SPA	004158	River Nanny Estuary and Shore	10 km (approx)

Although there are no Natura 2000 sites (SACs or SPAs) within Duleek, adjoining it or in close proximity to it, attention is afforded to the presence of the River Nanny Estuary and Shore SPA (site code 004158) which is located approximately 10 km to the east of Duleek. This SPA comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary (c. 3 km in length). The estuarine channel extends inland for almost 2 km.

River Nanny Estuary and Shore SPA – Description

The site comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary and extends to c. 3 km in length. The estuarine channel, which extends inland for almost 2 km, is narrow and well sheltered. According to the site synopsis available on this SPA, sediments are muddy in character and edged by saltmarsh and freshwater marsh/wet grassland. The saltmarsh is best developed in the eastern portion of the estuarine channel, with species such as Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Red Fescue (*Festuca rubra*) and Sea Purslane (*Halimione portulacoides*) occurring.

Further up the estuary, the marsh habitats support species such as Bulrush (*Typha latifolia*) and Yellow Flag (*Iris pseudacorus*). The shoreline, which is approximately 500 m in width to the low tide mark, comprises beach and intertidal habitats. It is a well-exposed shore, with coarse sand sediments. The well-developed beaches, which are backed in places by clay cliffs, provide high tide roosts for the birds. The village of Laytown occurs in the northern side of the River Nanny estuary.

This site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Oystercatcher, Ringed Plover, Golden Plover, Knot, Sanderling, Black-headed Gull and Herring Gull. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. This is an important site for wintering waders, with nationally important populations of Golden Plover (1,759), Oystercatcher (1,014), Ringed Plover (185), Knot (1,140) and Sanderling (240) present (all figures are average peaks for the 5 year period 1995/96-1999/2000). The populations of Knot and Sanderling are of particular note as they represent approximately 4% of their respective national totals. Black-headed Gull (926) and Herring Gull (609) also occur here in significant numbers. A range of other waterbirds also occurs, including Cormorant (35), Brent Goose (145), Mallard (76), Grey Plover (55), Lapwing (1,087), Dunlin (721), Bar-tailed Godwit (59), Curlew (107), Redshank (150), Turnstone (59), Common Gull (66) and Great Black-backed Gull (70). The site is of most importance as a roost area for the birds but the intertidal flats also provide feeding habitat. Many of the birds also utilise the intertidal areas and beaches further to the north and south, and also the fields above the shore. The main threat to the wintering birds is increased levels of disturbance by beach users.

This site is of ornithological importance as it supports five species of wintering waterbirds in numbers of national significance. Two species using the site, Golden Plover and Bar-tailed Godwit, are listed on Annex I of the E.U. Birds Directive.

4.3 Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the SPA

It is not expected that the proposed Local Area Plan or the proposed draft amendments will cause any significant negative impacts on the River Nanny Estuary and Shore (site code 004158) as it is located approximately 10 km away from the LAP area. However, the River Nanny is located within the development boundary of the proposed Local Area Plan. It runs through the southeast portion of the plan area for a length of approximately 0.8km. It then extends approximately 10 km east of Duleek, until it flows into the River Nanny Estuary and Shore SPA. Therefore potential exists for new development within the LAP area, particularly in close proximity to the River Nanny, to impact on the SPA further downstream. Section 6.4 reviews the likelihood of any direct, indirect or secondary impact occurring on the SPA, as a result of the Duleek Local Area Plan in more detail.

4.4 Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the SPA

It is noted that the River Nanny flows through the settlement of Duleek and eventually into the River Nanny Estuary and Shore SPA, located approximately 10km to the east of the town which means that there is potential, all be it very limited, for any development in close proximity to the river to impact on the SPA some distance downstream. This would be an indirect impact of the plan on the SPA. However, it should be noted that the current zoning map for Duleek as set out on Urban Detail Map 12 (attached herein as Map C) shows the River Nanny running through lands which are zoned primarily 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'* and 'F1' – *'To provide for and improve open spaces for active and passive recreational amenities'*. It also extends through an Area of Archaeological Interest. As such, development considered permissible on lands adjoining the River Nanny in Duleek is very limited with the only use *'permitted in principle'* being *'open space'*. Community facility/centre, leisure/recreation and water services (public utility installations) are all *'open for consideration'*, which means that the use is generally acceptable except 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. It is proposed in the Draft Local Area Plan for Duleek to retain the same land use zonings along the extent of the River Nanny, to ensure its protection from inappropriate forms of development and to retain its use as a recreational amenity for the town. The Draft Local Area Plan for Duleek will therefore inflict no changes to the River Nanny in terms of land use zoning and potential development along its course with the existing situation remaining. The proposed amendments to the Local Area Plan do not impact negatively on this situation, as the amendments do not affect this area.

On top of this, the Draft LAP will also contain clear policy to ensure the protection and enhancement of the River Nanny corridor and the natural habitats contained therein. Proposals for any form of development that should encroach on the river corridor will be required to be accompanied by an assessment of the potential impact on natural habitats in the wider riparian environment. This in turn will influence the decision of the planning authority regarding such development. A setback of 10m from the edge of the watercourse will be required in the case of all development. In addition to this, development will be restricted within the plan area in locations which are sensitive to the effects of flooding, in accordance with the recently published *'Draft Planning System and Flood Risk Management Guidelines for Public Consultation'* (Sept. 2008). All these factors are set up to protect the River Nanny from inappropriate forms of development and to protect the watercourse from pollution.

We refer also to the *'The Characterisation Report'* carried out by CDM (Sept. 2005), which is one of the project reports carried out as part of the Draft Eastern River Basin District Management Plan (published Dec. 08). The Characterisation Report is a detailed summary of the state of the waters in the Eastern River Basin District and includes a detailed analysis of the Nanny/Delvin Catchment Area. The report notes that the primary environmental driving force in the Nanny/Delvin Catchment Area is considered to be agricultural production, with up to 91% of the catchment be utilised for agricultural use. In this regard, agricultural runoff is the dominant cause of poor

water quality in the catchment area. The Nanny/Delvin Catchment area contains 11 small urban centres and associated facilities (including Duleek) which cover only 4% of the catchment.

The Characterisation Report notes that there are no significant water supply abstraction points from surface waters in the catchment area, the majority of potable water for the region is provided from an abstraction from the Liffey at Leixlip and at least 18 public and private groundwater locations. However no surface water bodies are considered to be at risk from abstraction pressures. We stress that Duleek is served by the East Meath, South Louth and Drogheda Water Scheme where abstraction is taken from the River Boyne at Roughgrange via the canal intake, which is treated at Stalleen Water Treatment Works.

The Stalleen Water Treatment Works is now operating at capacity. Consequently, until the water supply scheme can be upgraded in 2008/9 (Phase 1), the availability of potable water is a major constraint to further large scale development in the area. Meath County Council acknowledges that the current water supply situation places significant constraints on additional large-scale development in the area and has sought to address the matter in an expedient manner. However, it should be noted that even with the completion of Phase 1 in 2008/9, constraints will remain in place pending the commissioning of an overall solution. Consequently, the extent of land use zonings objectives in the Duleek Local Area Plan and the proposed amendments to the Plan have had to take cognisance of the infrastructural constraints that will likely remain in place over the lifetime of the plan.

We stress also, that according to the Meath County Development Plan 2007-2013, to which the LAP must be consistent with, a total of 231 residential units are required in Duleek up to 2013 to meet household targets. There are 29 hectares of remaining undeveloped residential zoned land in Duleek, which at a minimum density of 25 units per hectare would yield 737 new residential units. Clearly this figure is significantly greater than the no. of units actually required to meet household targets in Duleek. For this reason an Order of Priority (the phasing of lands as illustrated on Map E) was introduced for Duleek – to ensure that the quantum of residential development does not exceed that which is required. The new LAP for Duleek will include that Order of Priority, so that existing residential lands will be phased. This means that the level of residential development during the lifetime of the LAP will be very limited, therefore reducing any potential negative impacts from occurring to the River Nanny and therefore the River Nanny Estuary and Shore SPA.

In this regard, there is limited chance of the LAP and proposed draft amendments inflicting a significant negative impact on the River Nanny, which in turn means there is a remote chance of the LAP causing an indirect negative impact to the River Nanny Estuary and Shore SPA located further downstream.

4.5 Describe any likely changes to the site arising as a result of the potential impact.

As the LAP and proposed draft amendments are not expected to cause any potential impact on the River Nanny Estuary and Shore SPA., it will cause no changes to the Natura 2000 site. More specifically, there will be no reduction in habitat area; no

disturbance of key species, habitat or species fragmentation; no reduction in species density; no changes in key indicators of conservation value and no climate change brought about to the River Nanny Estuary and Shore SPA as a result of the Duleek Local Area Plan and proposed draft amendments.

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

As detailed above, there is potential for an indirect impact on a Natura 2000 site as the River Nanny flows through the area covered by the Duleek Local Area Plan, which means that there is potential for any development in close proximity to that river to impact on the SPA further downstream. It is considered that the potential of this impact occurring is very low given the distance of the SPA from Duleek and also the preventative objectives and policies, including appropriate land use zoning, that will be included in the Local Area Plan. It is therefore considered that there will be no significant impact on a Natura 2000 site or its conservation objectives as a result of the implementation of the Duleek LAP and the proposed draft amendments to the Local Area Plan.

5.0 Consultation

The specified environmental authority that should be consulted in relation to Article 6 (3) and (4) of the Habitats Directive 92/43/EEC is;

- The National Parks and Wildlife Service (NPWS) of the Department of the Environment, Heritage and Local Government (DoEHLG)

The National Parks and Wildlife Service (NPWS) of the Department have a formal consultation role (through the Development Applications Unit (DAU)) as part of the screening and assessment process. Their advice and recommendations will be taken on board in considering whether full Appropriate Assessment is necessary or not for the proposed draft amendments to the Duleek Local Area Plan.

Please note that the National Parks and Wildlife Service (NPWS) were consulted previously in considering whether the LAP required an Appropriate Assessment (they concluded the Draft Duleek LAP did not require an Appropriate Assessment).

Please note that the EPA and DoEHLG were consulted previously in considering whether the LAP required an AA. They will also be sent a copy of this AA Screening Report alongside a copy of the proposed Draft Amendments to the LAP, once completed.

6.0 CONCLUSION

It is felt that full Appropriate Assessment does not need to be carried out for Duleek LAP given the limited potential for the SPA to be negatively impacted upon, as a result of the policies and objectives that will be cited in the LAP. It is felt that no significant impacts are likely to occur to the SPA or its conservation objectives as a result of the implementation of the Local Area Plan. However, we will await the comments from the NPWS before making a final recommendation on whether full Appropriate Assessment is needed for the Duleek LAP.

7.0 RECOMMENDATION

To be made once comments received from the NPWS.



DULEEK LOCAL AREA PLAN



comhairle chontae na mí
meath county council

SEA SCREENING REPORT

SEA SCREENING REPORT

PREPARATION OF DULEEK LOCAL AREA PLAN 2008-2014

MEATH COUNTY COUNCIL

1.0 INTRODUCTION

Meath County Council intends to make a Local Area Plan for Duleek under the Planning and Development Acts 2000-2006. The purpose of this report is to consider whether the LAP requires Strategic Environmental Assessment (SEA).

2.0 PURPOSE OF THE LOCAL AREA PLAN

The purpose of the Local Area Plan is to guide the future growth and sustainable development of the town of Duleek, in line with the new Meath County Development Plan 2007-2013, which was adopted last year. The overall aim of the LAP is:-

- To give guidance on the nature (type), location, scale, form and design of development that is appropriate to its locality and which may possibly be accommodated within the Plan area as well as the infrastructure necessary to service it.
- To encourage a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Duleek that allows for the enhancement of the town character, services, facilities and amenities.
- To ensure that a balance is struck between meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past.

The Local Area Plan will remain in place for a period of 6 years from the date of its adoption.

3.0 DESCRIPTION OF LANDS

Duleek with a population of approximately 3,384 persons (2006 Census) is situated in County Meath, approximately 10km from Navan to the west and 15km from Drogheda to the northeast. Duleek is identified as a '*small growth town*', and positioned fourth down in the seven-tiered settlement strategy of the Meath County Development Plan 2007-2013. *Small growth towns* are classified in the County Plan as '*sub regional centres providing primarily residential roles with a strong commercial and industrial presence*¹'. The development of each Small Growth Town is to be supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale

¹ Meath County Development Plan 2007-2013, Section 2.1.8.5, pg. 50

employment uses. Duleek has developed into an administrative, heritage, population and employment centre in the Slane Development Area. It functions as an important service and development centre in the eastern part of the county.

The town is strategically positioned at the junction of two busy regional routes (R150 and R152) which link the N2 National Primary Road to Drogheda and the M1 Motorway connecting Dublin to Belfast. The Duleek Business Park is relatively successful given the towns accessibility. In terms of public transport, Duleek is served by frequent provincial bus services linking Navan and Drogheda. In terms of commuter rail services, it is an aim under the government initiative Transport 21 to reopen the abandoned Navan to Drogheda Railway Line by 2015.

Historically, Duleek has developed as an important crossing point on the River Nanny and is an area rich in archaeological and architectural heritage. Its origins stem from an early Christian Monastery with the settlement subsequently developed by the Anglo-Normans into the core structure of Duleek as it appears today.

Whilst Duleek contains a number of community facilities such as a National Primary School, Catholic Church, Court House and new Library and Community Information Point, the town is lacking in other key services and amenities, in particular in active amenity spaces and community facilities as well as increased educational facilities. This insufficiency has become increasingly prevalent as significant new residential development and high population growth has taken place in Duleek, over the past 5-10 years.

Duleek is currently served by the East Meath, South Louth and Drogheda Water Scheme. It is also served by a wastewater treatment plant which discharges to the Nanny and reportedly has limited spare capacity at present. However, a DBO scheme for the provision of an expanded wastewater treatment facility for Duleek is being implemented at the current time. Once in place it will cater for an 8,000PE with an ability to be expanded up to 10,000PE. This should be adequate to cater for the current and projected population of the settlement during the lifetime of the Local Area Plan - up to 2013.

According to Meath County Development Plan 2007-2013 there remains a significant amount of undeveloped and uncommitted residentially zoned land in the town which is considered adequate to meet the residential needs of the town for the life of the next County Development Plan. However, it requires that the release of the remaining residential land bank in Duleek be linked to the resolution of the deficit in water services infrastructure provision, the development and occupation of the existing Business Park and the adequacy of the social infrastructure, in particular educational, amenity and recreational uses, to cater for the increased levels of population.

Variation No. 2 (Order of Priority) of the County Development Plan 2008–2014

According to Meath County Development Plan 2007-2013 all areas within County Meath have experienced significant growth in residential development in recent years, which has posed many challenges to the sustainable development of the county. It is largely a result of regional growth driven by immigration that has occurred

in the past decade, primarily from the Dublin region. The location of County Meath within the GDA and its proximity to Dublin as a major centre of employment, along with its quality environmental setting and perceived quality of life has made it attractive to new residents. The pressure for growth has led to significant new residential development being constructed, however in most cases, without the corresponding level of amenities services and physical infrastructure required to sustain the new population. Furthermore, local job creation has been unable to meet or keep pace with the level of residential growth in the County, leading to many of the County's settlements supporting a large and unsustainable commuting population.

It is the policy of the Council to primarily facilitate the accommodation of regional residential growth in the three designated centres of Navan, Drogheda and the Dunboyne / Clonee / Pace Rail Corridor. The development of the small growth towns and key villages are to be '*slowed dramatically*' and more closely linked to local growth rather than to regional growth (driven by immigration primarily from the Dublin region), as has occurred over the past decade. This, the County Development Plan states, will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi-house developments are being reserved for locals only.

In a bid to make this objective more achievable, the Planning Authority has recently revisited the county's residentially zoned landbank to ensure that only the quantum and scale of projected residential development for small growth towns, key villages and villages as set out in the County Development Plan (Tables 5 and 6) will take place. This has been done via Variation No. 2 of Meath County Development Plan 2007-2013 which was adopted on 4th February 2008. The purpose of Variation No. 2 is to ensure that the Development Plan accords with the policy framework contained in both the NSS and RPGs. In summary, the Variation incorporates into the County Development Plan an order of priority for the release of existing residentially zoned lands (i.e. phasing).

Variation No. 2 states that the extent of existing residentially zoned lands will be revised in the context of individual Local Area Plan or Development Plan review for each centre and does not necessarily preclude identifying additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such additional zoning, it states, may only be considered '*where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritized for development over existing residential zoned lands or that a corresponding amount of land has been dezoned*'.²

This policy will have to be considered carefully and incorporated into the new Local Area Plan to be prepared for Duleek.

4.0 FURTHER INFORMATION & MAPS

Enclosed within this SEA Screening Report are the following maps and information:-

² Variation No. 2 of County Meath Development Plan 2007-2013, pg. 10

- A location Map for Duleek (Map A).
- An OS Map of Duleek with the settlement boundary indicated with a blue line (Map B).
- Duleek Urban Objectives Map extracted from Meath County Development Plan 2007-2013 (Map C)
- Duleek Order of Priority Map (Variation No. 2 of Meath County Development Plan) (Map D).
- The text of Variation No. 2 (Order of Priority) from Meath County Development Plan 2007-2013 can be viewed at the following website:- <http://www.meath.ie>
- Meath County Development Plan 2007-2013 which includes the County Settlement Strategy can be viewed at the following weblink: <http://www.meath.ie/LocalAuthorities/Publications/>

5.0 MANDATORY REQUIREMENTS

Under SI No. 436 of 2004 Planning & Development (Strategic Environmental assessment) Regulations 2004 (Article 14A) where a Planning Authority proposes to make a Local Area Plan under Section 18, 19 & 20 of the Act it shall consider whether or not the proposed local area plan would be likely to have significant effects on the environment and in doing so, must take account of relevant criteria set out in Schedule 2A of the Regulations.

In this regard, Section 6.0 below sets out the required report pursuant to Article 14A of the 2004 Regulations.

6.0 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

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

6.1 Characteristics of the Plan

- (i) The degree to which the plan sets the framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.**

The Plan will establish a land use framework for the sustainable development of the area, including the location, nature, size and operating conditions. The Local Area Plan will form a statutory document, conforming to the policies and objectives set out in the 2007-2013 County Development Plan and other relevant guidelines and documents. The Plan will identify the existing character of the area, set out a

common vision or strategy for Duleek that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the village. It will provide a means (via policies and objectives) to influence future development to create a sustainable environment. The overall aim will be to accommodate local development needs in an orderly and sustainable manner, whilst protecting the historic character of the settlement.

(ii) The degree to which the Plan influences other plans, including those in a hierarchy.

The proposed Local Area Plan to provide a land use framework for the sustainable development of Duleek will not affect other plans, but its policies and objectives will be set within the context of the 2007-2013 County Development Plan (in accordance with Section 19 (2) of the Planning and Development Act 2000-2006) for which a full SEA was prepared and published. In its making, it will also have regard to other relevant planning and environmental policy and legislation including European Union directives, Ministerial guidelines and other national, regional and county plans and policies.

(iii) The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.

Section 10 of the Planning and Development Act, 2000-2006, sets out the content of development plans. It states "*A Development Plan shall set out an overall strategy for the proper planning and sustainable development of the area.*" The current County Development Plan 2007-2013 adheres to the principles of sustainable development in accordance with the requirements of the Act. The Local Area Plan will conform to the principles, objectives and policies of the County Development Plan and will, therefore, have a strong emphasis on promoting the sustainable development of the area.

(iv) Environmental problems relevant to the proposed Local Area Plan.

There are no strategically significant environmental problems identified in relation to the proposed Local Area Plan.

The lands are serviced by the East Meath Water Supply Scheme an expansion of which is planned for Duleek. The expansion will ensure adequate water capacity is available to service the existing population and any future projected growth in Duleek up to 2013 – during the lifetime of the LAP.

The settlement is also serviced by existing foul and surface water drainage services. A DBO sewerage scheme project for Duleek is currently being implemented at the moment. It will be capable of accommodating 8,000PE but can be expanded to accommodate up to 10,000PE if needed, which is more than sufficient to accommodate the existing population and any future increases over the lifetime of the LAP.

Duleek is also served by a modern road network, on which Dublin Bus provides services. However, it does suffer from traffic congestion in the town centre due to the

historically narrow streetscape and the high level of traffic, particularly trucks, passing through the town centre. In order to address this issue, Meath County Council is currently involved in reserving a route for a by-pass of Duleek. Consultants are to be appointed later this year to investigate a new road corridor for the bypass. In addition to this, a commitment has already been made by the Council to upgrade the main street in Duleek (separate to the by-pass proposal) in order to bring traffic relief and visual improvements to the main thoroughfare of the town.

(v) The relevance of the LAP for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

These plans and legislation are considered under the Meath County Development Plan 2007-2013, from which the Local Area Plan will derive its context. They will not therefore be specifically addressed within the Local Area Plan.

6.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED

(i) The probability, duration, frequency and reversibility of the effects.

It is considered that there will be no significant negative effects of the implementation of the Local Area Plan. It may result in the permanent conversion of a portion of lands from greenfield or brownfield to new residential, recreational, community, commercial or industrial development. However, with regards 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 a revised LAP and/or County Development Plan.

(ii) The cumulative nature of the effects.

No cumulative negative effects are anticipated given that the Local Area Plan will focus on the principles of sustainable development and the considerations of the future, beyond the lifetime of the LAP. It is anticipated that the cumulative effects on the environment will be positive and that development of Duleek will be '*slowed dramatically*' and more closely linked to local growth rather than regional growth, as has occurred in the past, as required under Variation No. 2 of the County Development Plan. Projected growth rates for the settlement will be reduced from that experienced over the past few years and a proportion of new housing in multi-house development will be reserved for locals only.

With every development and redevelopment it is expected that the area will be rejuvenated with an improved physical and visual environment and the promotion of a vibrant town centre and high quality residential development with appropriate community facilities to accommodate local people. New residential development will only be provided in line the necessary infrastructure, community facilities and amenities necessary to sustain it.

(iii) The transboundary nature of the effects.

It is considered that the Local Area Plan will have no national, regional or inter-county transboundary effects on the environment.

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

The implementation of the Local Area Plan will not result in any risks to human health. Any future development in the area will conform to the Local Area Plan, of which the fundamental essence is to create a healthy environment in which people can live, work and spend leisure time.

Permission has recently been granted to Indaver Ireland for a waste-to-energy facility at Carranstown which is just outside Duleek in County Meath. It will be located well outside the development boundary for Duleek on a greenfield site approximately

1.3km to the northeast of the town and along the route of the R152, which connects to the M1 Motorway.

A comprehensive, 450-page Environmental Impact Statement (EIS) was produced and submitted as part of the planning application for the incinerator. As the EIS is required to accompany the planning application and the waste licence application, it was assessed by both the planning and licensing authority.

The EIS assessed any potential impacts the waste-to-energy facility may have on human health or the environment. The detailed assessments included in the EIS demonstrated that the proposed waste-to-energy facility will not impact on air quality standards, dioxin levels in the vicinity, human health or food produce. As the proposed facility will be designed, built and operated to the highest health and safety, environmental and quality standards and will be subject to an EPA licence, it will not generate nuisance noise, odours or liquid effluent which would have the potential to impact on water quality. As the facility is on a national primary route, the increase in traffic will be minimal.

Potential impacts on ecology, geology, the World Heritage Site of Bru na Boinne, tourism and property prices have also been assessed. By putting in place appropriate mitigation measures it was determined that the proposed facility would not impact on local ecology or geology. It will not impact on the stonework of Newgrange and not be visually intrusive on the World Heritage Site. The EIS also demonstrated that experience from Europe has shown that modern waste-to-energy facilities do not impact on tourism or property prices in the long-term.

According to Indaver Ireland, the proposed development is for the incineration of municipal waste and other non-hazardous combustible waste. The incineration of this type of waste generates non-hazardous bottom ash and boiler ash and a small quantity of flue gas cleaning residues which, although hazardous for disposal, are not hazardous for transport.

Indaver has also assessed whether the upper or lower tier thresholds contained in the Directive could be reached, based on the raw materials, waste and residual materials handled at the proposed facility. The findings of this assessment demonstrate that the proposed facility does not fall under the “SEVESO II” EU Directive for the storage of hazardous material.

In this regard, there are no designated SEVESO sites within or adjoining the plan area.

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

It is considered that the magnitude and spatial extent of the effects on the proposed Local Area Plan will not differ significantly from those likely to arise in relation to the existing Duleek Urban Detail Map 12 which is contained in the County Development Plan (a copy of which is enclosed – see Map C). The majority of future development will be residential with lands set aside for necessary community, recreational and educational facilities and also for open space and active and passive recreational

amenities. Lands will also be available for further industrial and related uses, business uses and town centre facilities.

The magnitude of the zoning proposed in Duleek will not differ significantly to the current zoning under the Duleek Urban Detail Map 12. In addition to this, the order of priority for Duleek, as set out under Variation No. 2 of the County Development Plan will be applied meaning that only a portion (approximately 40%) of the zoned residential lands will be available for development pre 2013, with the remaining 60% being released only post 2013.

The proposed LAP for Duleek will therefore aim to reduce the level of unsustainable population growth that has occurred over the past decade in the area. As stated in the County Development Plan, the development of the small growth towns (which includes Duleek) and the key villages are to be '*slowed dramatically*' and more closely linked to local growth rather than regional growth, as has occurred over the past decade. This, the County Development Plan states, will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi-house developments are being reserved for locals only.

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

a) Special natural characteristics or cultural heritage,

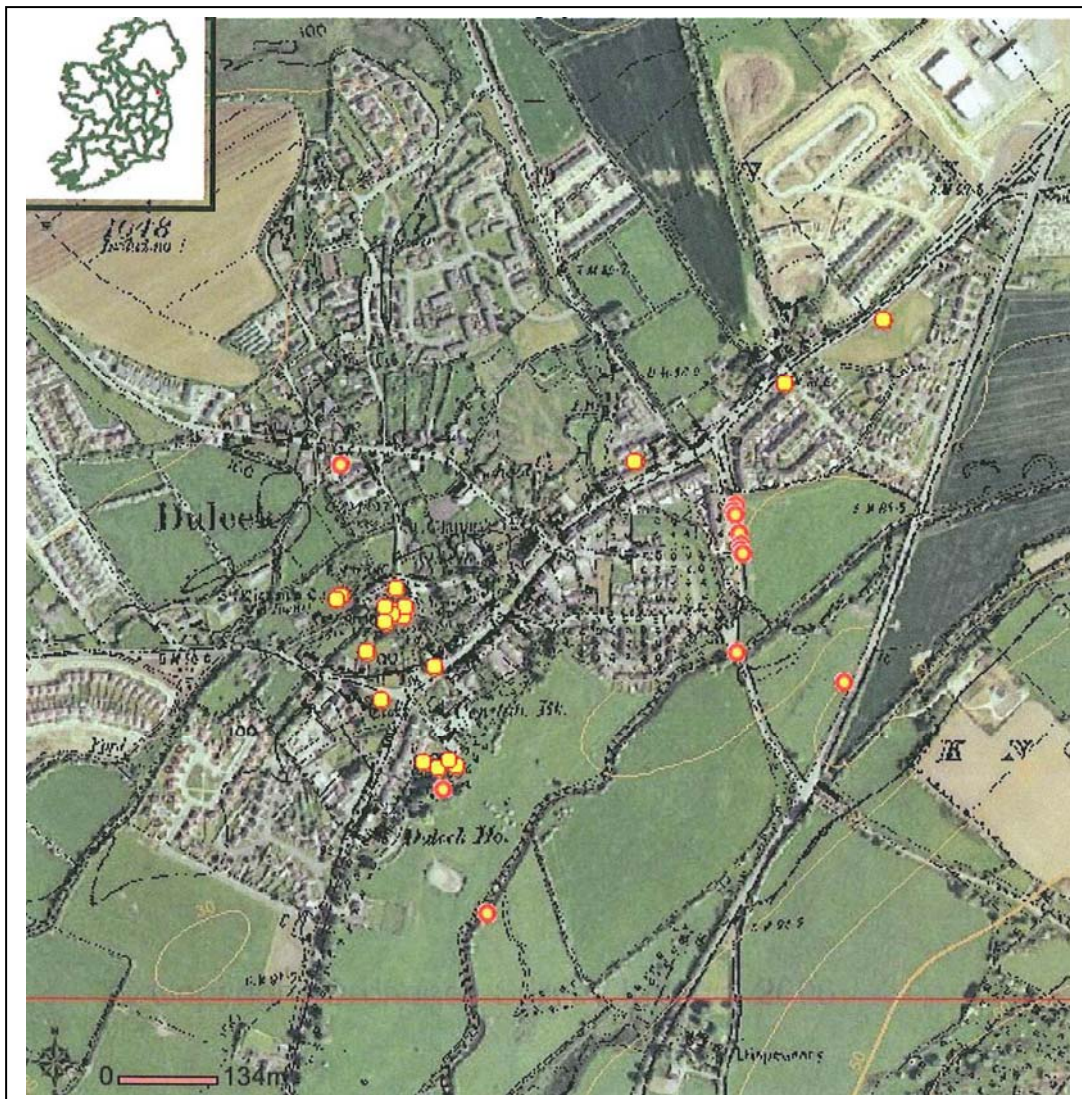
Duleek is a significant settlement in terms of cultural heritage with numerous protected structures and a wealth of protected archaeological items on the Record of Monuments and Places. Duleek is situated in the southern region of the Boyne Valley, County Meath, an area rich in ancient sites and monuments ranging from megalithic times to the Celtic Christian era. About 8km north of Duleek are the famous chambered cairns of Newgrange, Knowth and Dowth, which were built over 5,000 years ago. About 12km south west of Duleek is the famous Hill of Tara, seat of the ancient High Kings of Ireland.

Historically the town developed as an important crossing point on the River Nanny and was an important ecclesiastical centre in the early Christian centuries and today it very unusual and interesting Celtic cross remains intact. The religious settlement was founded by St. Cianan (or Keenan) who was himself baptised by St. Patrick in 472 AD. St. Cianan built at Duleek the first stone church recorded in Ireland. The settlement was subsequently developed by the Anglo-Normans into the core structure of Duleek as it appears today.

The name Duleek is derived from the Irish 'daimh liag', a house of stones. The centre grew and flourished for more than 700 years and aerial photographs of the town show how the ecclesiastical boundaries still impose themselves on the street plan of today.

There are currently 22 no. protected structures in Duleek and the core area of Duleek town is designated as an Area of Archaeological Interest. In addition to this, there are 32 no. recorded sites and monuments within the development boundary of Duleek recorded on the Archaeological Survey of Ireland (ASI). The ASI's archive contains records of all known or possible monuments pre-dating 1700 AD that have been

brought to its attention and also includes a selection of monuments from the post 1700 AD period. There are 32 no. SMRs recorded for Duleek and the location of these within the town are identified on the map below.



In terms of natural heritage within the Duleek Local Area Plan there are a limited number of designated sites. There is a proposed Natural Heritage Area (pNHA) within Duleek known as Duleek Commons (ref.: 001578) with a second pNHA known as Thomastown Bog, located 3km west of Duleek. This raised bog is surrounded by wet woodlands and grassland.

In addition to this, Duleek has a strong network of well-wooded hedgerows, a range of mature broadleaved copses and rows of pines, which are characteristic of most parts of the Central Lowlands area of County Meath, in which Duleek is located. The Boyne River Corridor and Stoneyford River in Duleek are important due to the variety of habitats associated with the rivers. A number of mature trees (7 no. in total) in the town centre area of Duleek are designated for preservation under the County Development Plan.

It is not anticipated that the value and vulnerability of the environmental or cultural assets in Duleek will be negatively affected through implementation of the Plan, given their status and protection in the CDP.

b) Exceeded environmental quality standards or limit values,

It is not expected that environmental quality standards will be exceeded or that the value of vulnerable areas will be affected as a result of the proposed Local Area Plan.

c) Intensive land use.

It is not expected that existing land use in the plan area will be intensified such that vulnerable areas will be significantly affected.

The Plan will aim to ensure that development or redevelopment in Duleek is undertaken with due cognisance to its surrounding environment and that any development and intensification will sustain and improve on existing amenity.

(vii) The effects on areas or landscapes which have recognised national, European Union or international protection status.

The proposed National Heritage Area referred to as Duleek Commons, which comprises predominately marshy lands with a rich variety of plant and wild bird species, will remain designated as such in the LAP and so will be protected from inappropriate form of development.

There are no other areas or landscapes of national, European Union or international status that will be affected by the Local Area Plan.

7.0 STATUTORY CONSULTATION

The specified environmental authorities that should be consulted in relation to Local Area Plans are;

- The Environmental Protection Agency (EPA)
- The Department of the Environment, Heritage and Local Government (DoEHLG)
- The Department of Communications, Energy and Natural Resources

As the Proposed Local Area Plan will have no significant effects in relation to fisheries or the marine environment, the authorities that will be consulted are the EPA and DoEHLG under Article 14A(4) and 13A(4) of the Regulations.

8.0 DoEHLG CIRCULAR LETTER SEA 1/08 & NPWS 1/08

This DoEHLG Circular Letter relates to the requirement to screen Land Use Plans for any potential impacts on areas designated as Natura 2000 sites (normally called

Special Areas of Conservation or Special Protection Areas). Where appropriate an assessment of the Plan must be carried out.

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.

We confirm that there are no Natura 2000 sites (SACs or SPAs) either in Duleek, adjoining it or in close proximity to it. In this regard it is not considered that the proposed Draft LAP for Duleek will have any potential impacts on the conservation objectives of any Natura 2000 site and it is therefore considered that no further assessment of this type will be required once the Draft Plan is completed.

9.0 DETERMINATION IN TERMS OF ARTICLE 13K

In terms of the provisions of Article 13K of the Regulations, following the appropriate consultation period the planning authority shall determine whether or not implementation of the Proposed Local Area Plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Regulations (see 6.0 above) and any submission or observation received from the environmental authority (see 7.0 above).

The Planning Authority is not able at this stage to determine whether the implementation of the proposed Local Area Plan for Duleek for the period 2008-2014 would have likely significant effects on the environment and will await the views of the environmental authorities before making a decision.

10.0 NOTICE TO THE ENVIRONMENTAL AUTHORITIES

Notice is hereby given that Meath County Council intends to prepare a Local Area Plan for Duleek.

The planning authority must determine whether or not the implementation of the Local Area Plan would be likely to have significant effects on the environment and in doing so, it must take account of relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

A submission or observation in relation to whether or not implementation of the local area plan would be likely to have significant effects on the environment may be made to Meath County Council within 4 weeks from the date of this notice (starting 6th October 2008)

Following the deadline for submissions the planning authority shall determine whether or not the implementation of a new Local Area Plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A

and any submission or observation received by the Environmental Authorities in response to this notice.

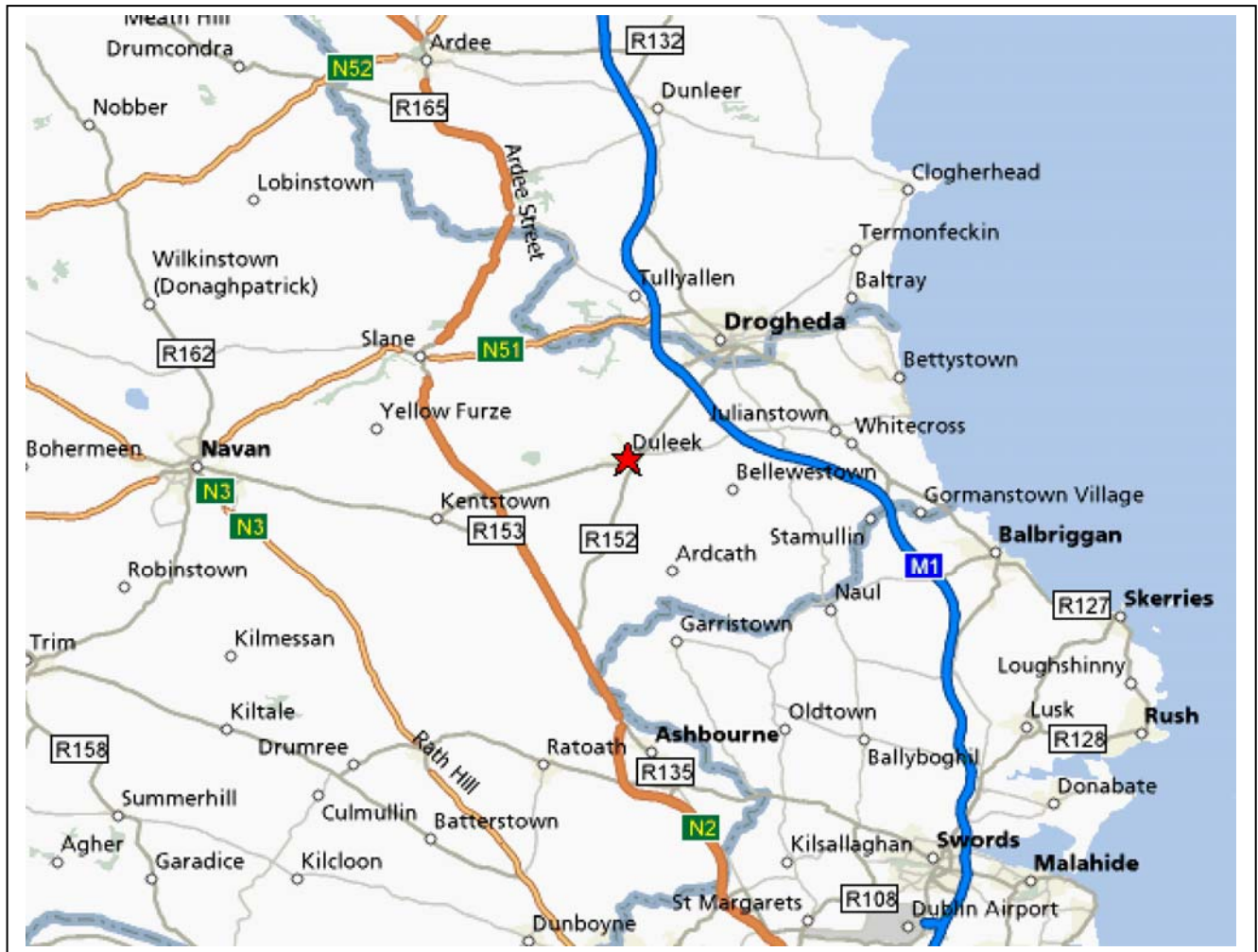
All submissions or observations should be sent to Mr. Michael Griffin, Senior Executive Officer, Planning Department, Abbey Mall, Abbey Road, Navan, Co. Meath

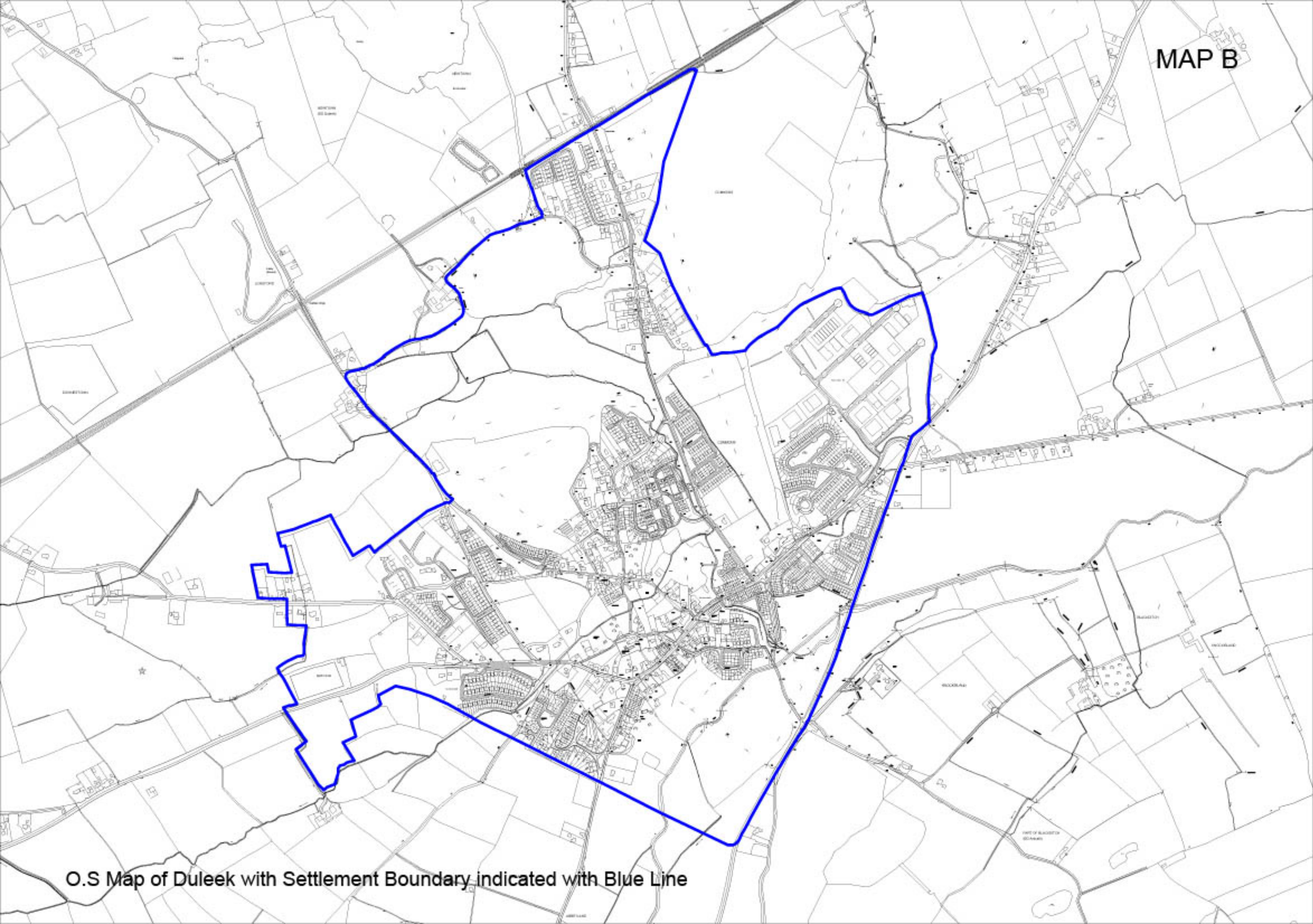
DATE: 6th October 2008

MAPS

Location Map for Duleek

MAP A





O.S Map of Duleek with Settlement Boundary indicated with Blue Line

Produced By: R.W. [02/04] Checked By: C.G.



VARIATION (Number 2)
County Development Plan 2007-2013
Based on urban detail map No.12
February 2008

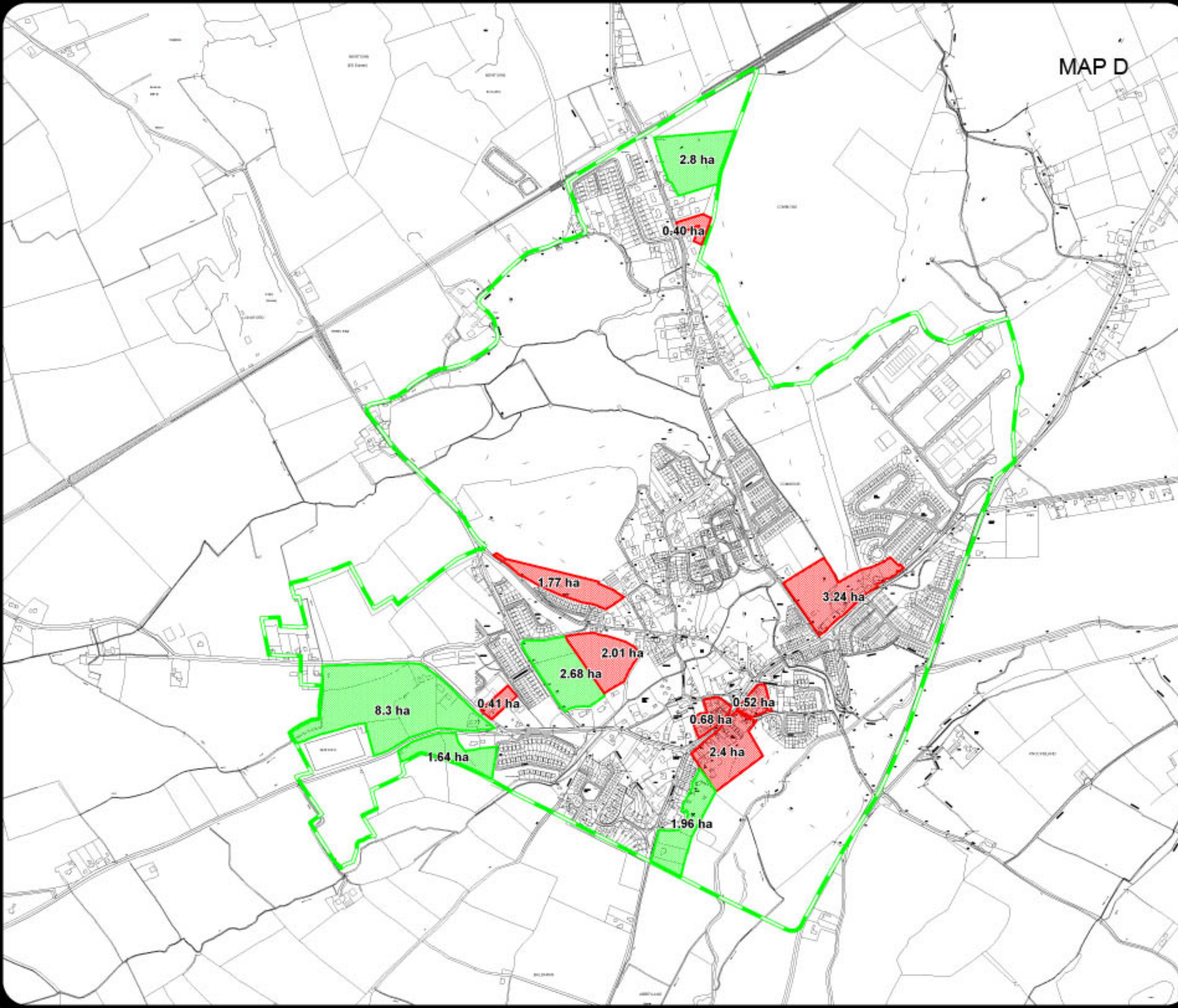
County Development Plan 2007 - 2013 Duleek Residential Phasing Sequence

Phase 1 - 2007 - 2013

Phase 2 - Post 2013



Development Area Boundary



Note: Details shown on this map are for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.

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Contact:
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Scale: 1:10000



MapInfo File:

C:\MAPINFO\PLANNING\MapInfo\MapInfo.mxd

Duleek_Phasing.mxd

When Printed:
A3 Landscape

Produced By: K. Mac (0108)

Strategic Environmental Assessment

Screening Report

**Duleek Local Area Plan 2009-2015
Proposed Amendments**

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

1.0 Introduction

Meath County Council has prepared a draft Local Area Plan for the town of Duleek a number of amendments have been proposed to the draft Plan following consideration of the Plan by the elected Members of Meath County Council. Consideration has been given to the likely environmental effects of implementing the draft LAP with the proposed amendments, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004.

Section 3.4 of the Strategic Environmental Assessment Guidelines stages that screening (ie 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 Duleek is below 10,000 persons, the purpose of this report is to determine if the Duleek Local Area Plan requires a Strategic Environmental Assessment ie screen the LAP. In preparing this report reference was made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of Environment Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 of 2004.

2.0 Policy Context

The Duleek Local Area Plan was designated in the Meath County Development Plan 2007-2013 (Policy SS OBJ 1 of the county Development Plan refers). The existing written statement and detailed objectives for the town, inclusive of the accompanying map contained in the 2001-2007 County Development Plan, remain in force until the Local Area Plan has been prepared and adopted for the settlement.

3.0 Location and Physical Context

Duleek has a population Of approximately 3,384 persons (2006 census) and is situated in County Meath, approximately 10 km from Navan to the west and 15 km from Drogheda to the north-east. Duleek is identified as a '*small growth town*' and positioned fourth down in the seven-tiered settlement strategy of the Meath County development Plan 2003-2007. Small growth towns are classified in the County Plan as 'sub regional centres providing primarily residential roles with a strong commercial and industrial presence.'¹ The development of each Small Growth Town is to be supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale employment uses. Duleek has development into an administrative, heritage, population and employment centre in the Slane Development Area. It

¹ *Meath County Development Plan 2007-2013, Section 2.1.8.5, pg 50*

functions as an important service and development centre in the eastern part of the county.

The town is strategically located at the junction of two busy regional routes (R150 and R150) which link the N2 National Primary Road to Drogheda and the M1 Motorway connecting Dublin to Belfast. The Duleek Business Park is relatively successful given the towns accessibility. In terms of public transport, Duleek is served by frequent provincial bus services linking Navan and Drogheda. In terms of commuter rail services, it is an aim under the government initiative Transport 21 to reopen the abandoned Nvan to Drogheda Line by 2015.

Historically, Duleek developed as an important crossing point on the River Nanny and is rich in archaeological and architectural heritage. Its origins stem from an early Christian monastery with the settlement subsequently developed by the Anglo-Normans in the core structure of Duleek as it appears today.

Whilst Duleek contains a number of community facilities such as a National Primary Route School, Catholic Chursh, Court House and new Library and Community information Point, the town is lacking in other key services and amenities, in particular in active amenity spaces and community facilities as well as increased educational facilities. This insufficiency has become increasingly apparent as significant new residential development and high population growth has taken place in Duleek over the past 10 years.

Duleek is currently served by the East Meath, South Louth and Drogheda Water Scheme. It is also served by a waste water treatment plant which discharges to the nanny and reportedly has limited spare capacity at present. However, a DBO scheme for the provision of an expanded waste water treatment facility for Duleek is being implemented at the current time. Once in place it will cater for 8,000 PE with an ability to be expanded to 10,000PE. This should be adequate to cater for the current and estimated projected population of the settlement during the lifetime of the current Local Area Plan, until 2015.

According to the Meath County Development Plan 2007-2013 there remains a significant amount of undeveloped and uncommitted residential zoned land in the town which is considered adequate to meet the residential needs of the town for the lifetime of this LAP. However, it requires that the release of the remaining residential land bank in Duleek be linked to the resolution of the deficit in water service infrastructure provision, the development and occupation of the existing Business park and the adequacy of social infrastructure, in particular educational, amenity and recreational uses, to cater for the increased levels of population.

Variation No.2 of the County development Plan 2003-2013 relates to an order of priority which was adopted for the release of existing residential zoned lands (i.e the phasing of these lands) that conforms to the scale and quantum of development indicated in Tables No. 5 & 6 of the County Development Plan (please refer to the Order of Priority Map). The number of units required to meet the household targets in Duleek is 257 no. units. The release of any further lands in Duleek will be reliant on the availability of water and waste water infrastructure.

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 of environmental effects. The proposed LAP must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are i) Characteristics of the Proposed LAP 2) Characteristics of the effects and of the area likely to be affected by the proposed LAP.

4.1 Characteristics of the Proposed LAP

The LAP is being prepared in accordance with the requirements of Section 2.1.9 of the Meath County Development Plan 2007-2013 (Policy SS OBJ 1 refers) and Variation No. 2 to the Development Plan. The Meath County Development Plan 2007-2013 adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development Act 2000-2006. The Local Area Plan 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.

The draft Duleek LAP was prepared and placed on public display from 23rd of February 2009 to the 6th April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by the members of Meath County Council at a council meeting on 28th April 2009. Having considered the Draft Local Area Plan and the Manager's Report on submissions received as a result of the public display period, Meath County Council, on Monday 25th May 2009, resolved to amend the Draft Local Area Plan. . As a result of this, a number of material amendments have been proposed to the draft plan. These amendments include the following:

- Correction to typographical error
- Zoning of Additional A2 Housing lands with special development objective for the provision of social and affordable housing
- Zoning of addition E2 ILht industrial lands at Duleek Business Park subject to the preparation of framework plan for the lands in consultation with Meath County Council
- Rezoning of town centre lands from A1 to B1 zoning objective
- Zoning of lands off R150 at Dowdstown for G1 'To provide for necessary community, recreation and educational facilities,' with specific objective '*to provide medical/ retirement complex to include associated housing, nursing home and medical facilities.*' These lands are subject to the preparation of framework plan for the lands in consultation with Meath County Council
- Rewording of specific Planning Policy to make content clearer.

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 13 no. structures in Duleek which are registered as protected structures in the Meath County Development Plan 2007-2013. The Draft LAP with proposed amendments does not adversely impact upon the integrity or character of the protected structures.

Architectural Conservation Area

There is no Architectural Conservation Area designated in Duleek.

National Monuments:

There are 32 historical site/monuments in Duleek as identified in the Sites and Monuments Record for County Meath. The town centre forms part of an area of Archaeological Interest. The Draft LAP with proposed amendments do not adversely impact upon the historical site/monuments.

Natural Heritage Areas, Special Areas of Conservation, Special Protection Areas

In terms of natural heritage within the Duleek Local Area Plan there are a limited number of designated sites. There is a proposed Natural Heritage Area (pNHA) within Duleek known as Duleek Commons (ref.: 001578) with a second pNHA known as Thomastown Bog, located 3km west of Duleek outside the town settlement limit. This raised bog is surrounded by wet woodlands and grassland. Countrywide there are 630 proposed NHAs (pNHAs), which were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated.

4.2 Characteristics of the effects and of the area likely to be affected by the Draft LAP with Amendments

4.2.1 The value and vulnerability of the area to be affected

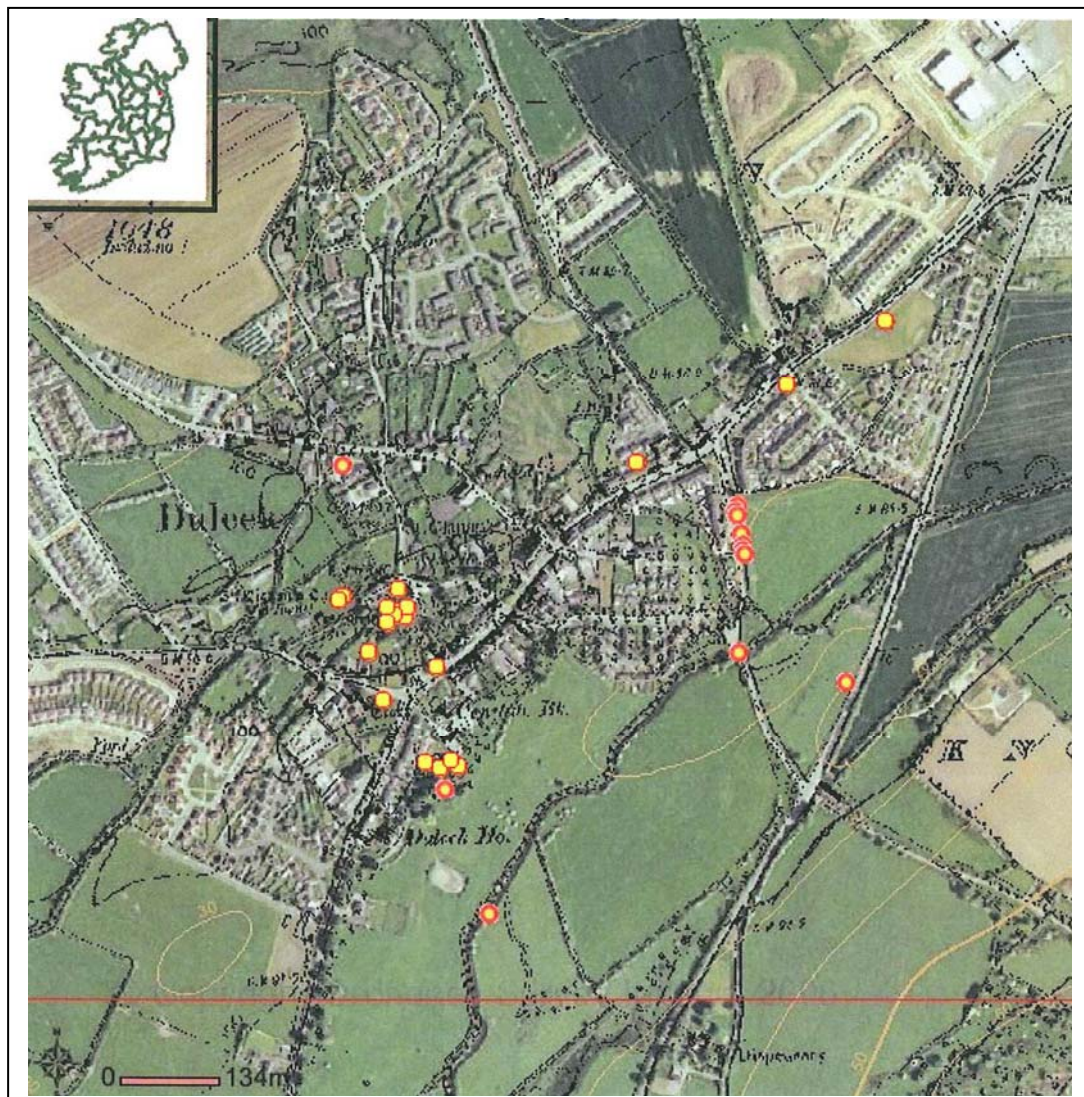
a) Special natural characteristics or cultural heritage

Duleek is a significant settlement in terms of cultural heritage with numerous protected structures and a wealth of protected archaeological items on the Record of Monuments and Places. Duleek is situated in the southern region of the Boyne Valley, County Meath, an area rich in ancient sites and monuments ranging from megalithic times to the Celtic Christian era. About 8km north of Duleek are the famous chambered cairns of Newgrange, Knowth and Dowth, which were built over 5,000 years ago. About 12km south west of Duleek is the famous Hill of Tara, seat of the ancient High Kings of Ireland.

Historically the town developed as an important crossing point on the River Nanny and was an important ecclesiastical centre in the early Christian centuries and today it very unusual and interesting Celtic cross remains intact. The religious settlement was founded by St. Cianan (or Keenan) who was himself baptised by St. Patrick in 472 AD. St. Cianan built at Duleek the first stone church recorded in Ireland. The settlement was subsequently developed by the Anglo-Normans into the core structure of Duleek as it appears today.

The name Duleek is derived from the Irish 'daimh liag', a house of stones. The centre grew and flourished for more than 700 years and aerial photographs of the town show how the ecclesiastical boundaries still impose themselves on the street plan of today.

There are currently 22 no. protected structures in Duleek and the core area of Duleek town is designated as an Area of Archaeological Interest. In addition to this, there are 32 no. recorded sites and monuments within the development boundary of Duleek recorded on the Archaeological Survey of Ireland (ASI). The ASI's archive contains records of all known or possible monuments pre-dating 1700 AD that have been brought to its attention and also includes a selection of monuments from the post 1700 AD period. There are 32 no. SMRs recorded for Duleek and the location of these within the town are identified on the map below.



In terms of natural heritage within the Duleek Local Area Plan there are a limited number of designated sites. There is a proposed Natural Heritage Area (pNHA) within Duleek known as Duleek Commons (ref.: 001578) with a second pNHA known as Thomastown Bog, located 3km west of Duleek. This raised bog is surrounded by wet woodlands and grassland.

In addition to this, Duleek has a strong network of well-wooded hedgerows, a range of mature broadleaved copses and rows of pines, which are characteristic of most parts of the Central Lowlands area of County Meath, in which Duleek is located. The Boyne River Corridor and Stoneyford River in Duleek are important due to the variety of habitats associated with the rivers. A number of mature trees (7 no. in total) in the town centre area of Duleek are designated for preservation under the County Development Plan.

It is not anticipated that the value and vulnerability of the environmental or cultural assets in Duleek will be negatively affected through implementation of the Plan or the proposed amendments to the plan, given their status and protection in the CDP.

b) Exceeded environmental quality standards or limit values,

It is not expected that environmental quality standards will be exceeded or that the value of vulnerable areas will be affected as a result of the proposed Local Area Plan or the proposed amendments to the plan.

c) Intensive land use.

It is not expected that existing land use in the plan area will be intensified such that vulnerable areas will be significantly affected.

The Plan and the proposed amendments to the Plan will aim to ensure that development or redevelopment in Duleek is undertaken with due cognisance to its surrounding environment and that any development and intensification will sustain and improve on existing amenity. This is echoed through the policies and objective contained in the Local Area plan and the proposed amendments to the Local Area Plan.

4.2.2 The probability, duration, frequency and reversibility of the effects

It is considered that there will be no significant negative effects of the implementation of the Local Area Plan or the proposed amendments to the LAP. It may result in the permanent conversion of a portion of lands from greenfield or brownfield to new residential, recreational, community, commercial or industrial development. However, with regards 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 a revised LAP and/or County Development Plan.

4.2.3 The cumulative nature of the effects.

No cumulative negative effects are anticipated given that the Local Area Plan and the proposed amendments to the LAP will focus on the principles of sustainable development and the considerations of the future, beyond the lifetime of the LAP. It is anticipated that the cumulative effects on the environment will be positive and that development of Duleek will be '*slowed dramatically*' and more closely linked to local growth rather than regional growth, as has occurred in the past, as required under Variation No. 2 of the County Development Plan. Projected growth rates for the settlement will be reduced from that experienced over the past few years and a proportion of new housing in multi-house development will be reserved for locals only.

With every development and redevelopment it is expected that the area will be rejuvenated with an improved physical and visual environment and the promotion of a vibrant town centre and high quality residential development with appropriate community facilities to accommodate local people. New residential development will only be provided in line the necessary infrastructure, community facilities and amenities necessary to sustain it. The proposed amendments to the LAP are consistent with this approach.

4.2.4 The transboundary nature of the effects.

It is considered that the Local Area Plan and the proposed amendments to the LAP will have no national, regional or inter-county transboundary effects on the environment.

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

The implementation of the Local Area Plan and the proposed amendments to the LAP will not result in any risks to human health. Any future development in the area will conform to the Local Area Plan, of which the fundamental essence is to create a healthy environment in which people can live, work and spend leisure time.

4.2.6 The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected).

It is considered that the magnitude and spatial extent of the effects on the proposed Local Area Plan will not differ significantly from those likely to arise in relation to the existing Duleek Urban Detail Map 12 which is contained in the County Development Plan (a copy of which is enclosed – see Map C). The majority of future development will be residential with lands set aside for necessary community, recreational and educational facilities and also for open space and active and passive recreational amenities. Lands will also be available for further industrial and related uses, business uses and town centre facilities.

The magnitude of the zoning proposed in Duleek (as amended by the proposed amendments to the Draft LAP) will not differ significantly to the current zoning under the Duleek Urban Detail Map 12. In addition to this, the order of priority for Duleek, as set out under Variation No. 2 of the County Development Plan will be applied meaning that only a portion (approximately 40%) of the zoned residential lands will be

available for development pre 2013, with the remaining 60% being released only post 2013.

The proposed LAP and proposed amendments to the LAP for Duleek will therefore aim to reduce the level of unsustainable population growth that has occurred over the past decade in the area. As stated in the County Development Plan, the development of the small growth towns (which includes Duleek) and the key villages are to be '*slowed dramatically*' and more closely linked to local growth rather than regional growth, as has occurred over the past decade. This, the County Development Plan states, will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi-house developments are being reserved for locals only.

4.2.7 The effects on areas or landscapes which have recognised national, European Union or international protection status.

The proposed National Heritage Area referred to as Duleek Commons, which comprises predominately marshy lands with a rich variety of plant and wild bird species, will remain designated as such in the LAP and so will be protected from inappropriate form of development. The proposed amendments to the Draft LAP have not affected this situation.

There are no other areas or landscapes of national, European Union or international status that will be affected by the Local Area Plan.

5.0 Conclusion

On consideration of the relevant criteria set out in Schedule 2A of the Regulations (and as outlined in this Screening Report), it is considered that the draft LAP and the amendments proposed to the draft will not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. The Planning Authority is satisfied that the draft LAP and the proposed amendments to the draft ensures that the lands will be developed in a sustainable and environmentally sound manner fully consistent with policy and objectives contained in the Meath County Development Plan 2007-2013. In light of this, it is considered that a strategic environmental assessment is not required in respect of the Local Area Plan or the proposed amendments to the Duleek Local Area Plan. A number of environmental issues have been considered during the preparation of the Local Area Plan and where appropriate, included in the objectives/policies in various sections of the Duleek Local Area Plan.

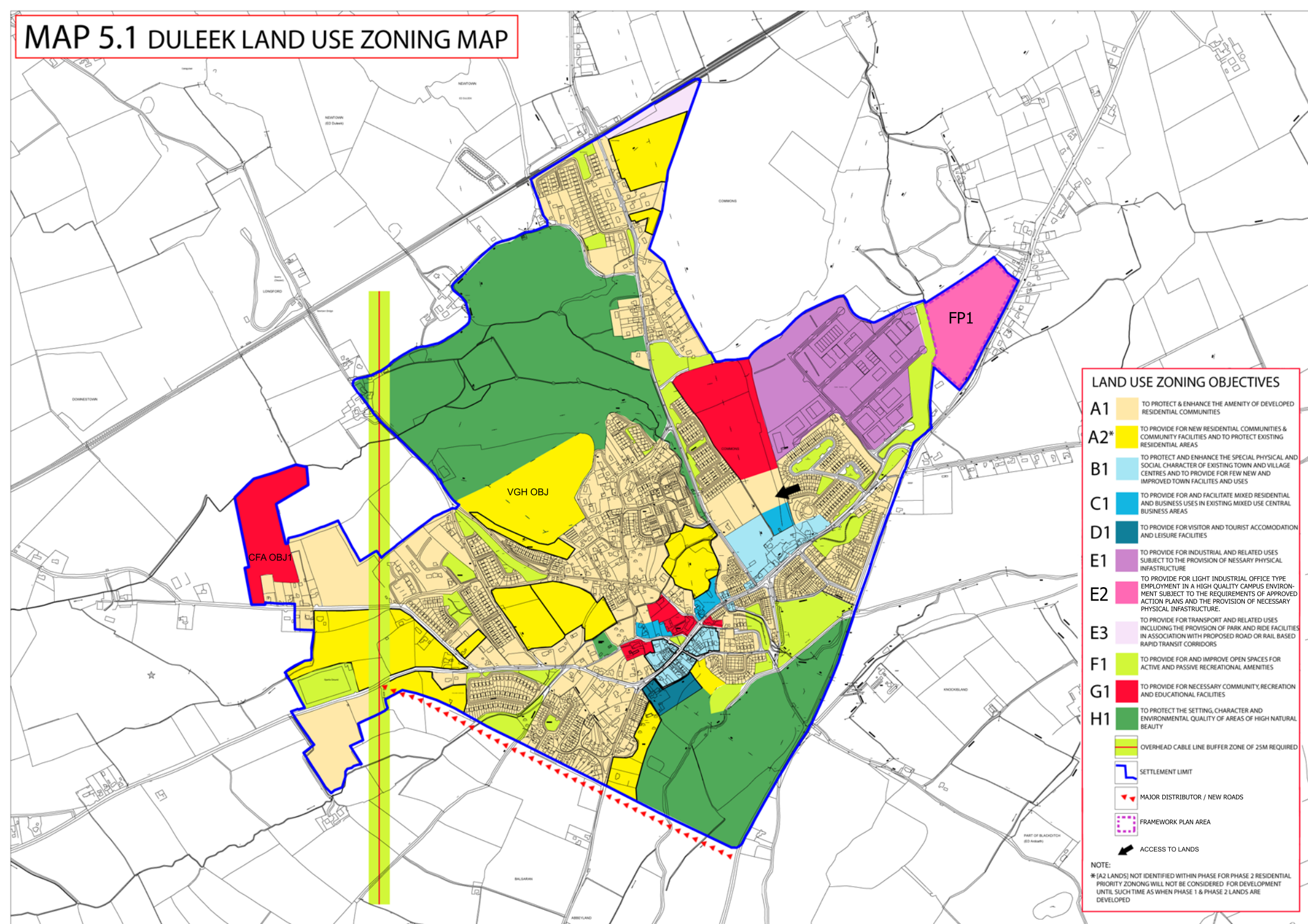
6.0 Recommendation

Having regard to the issues raised in this Screening Report, it is not considered necessary to carry out a Strategic Environmental Assessment on the draft Local Area Plan for Duleek with proposed amendments.

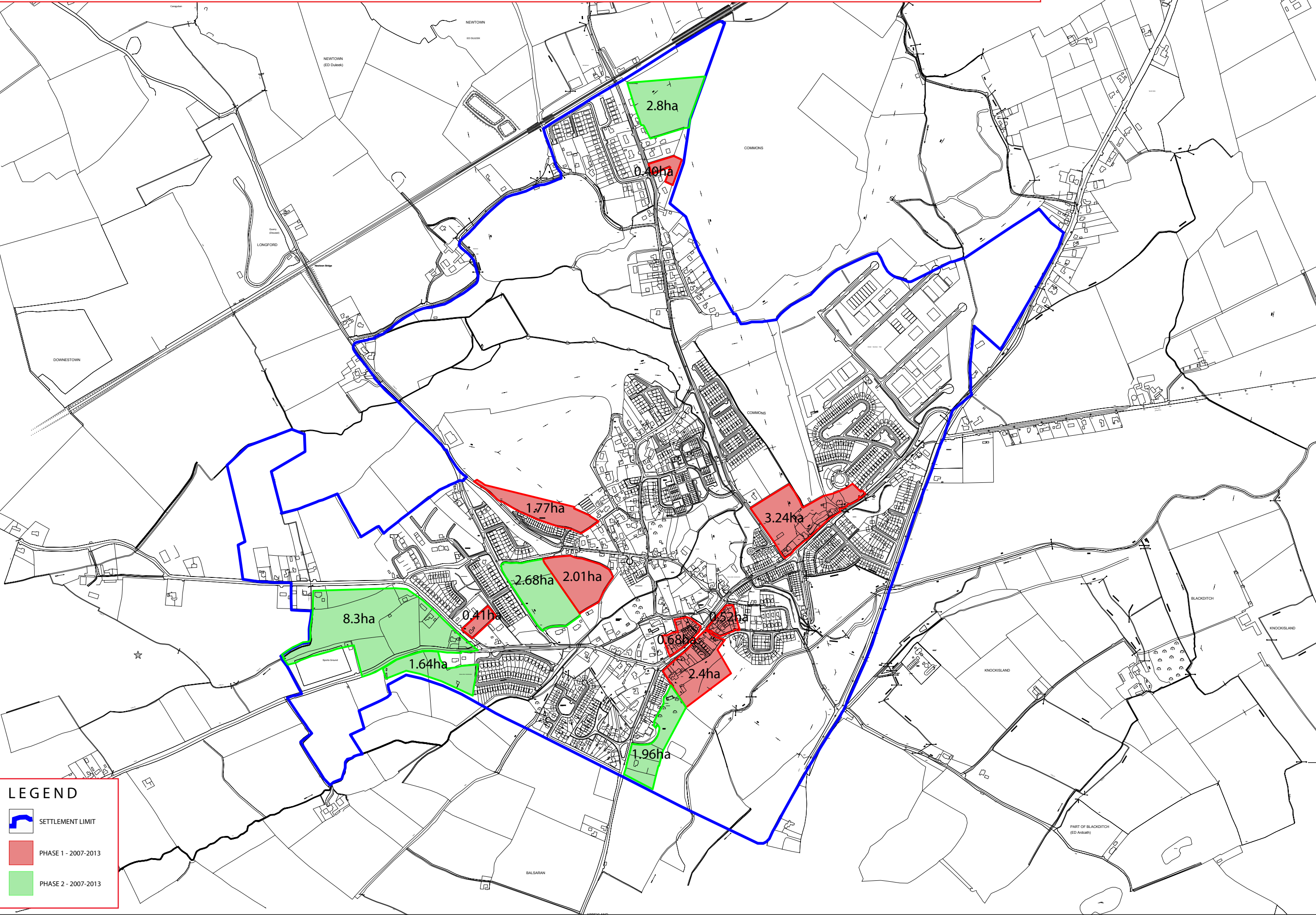
Appendix 5c: Local Area Plan Maps

- **Map 5.1: Land Use Zoning Map**
- **Map 5.2: Variation No.2 Oder of Priority Map**
- **Map 5.3: Duleek Land Use Constraints Map**




MAP 5.1 DULEEK LAND USE ZONING MAP



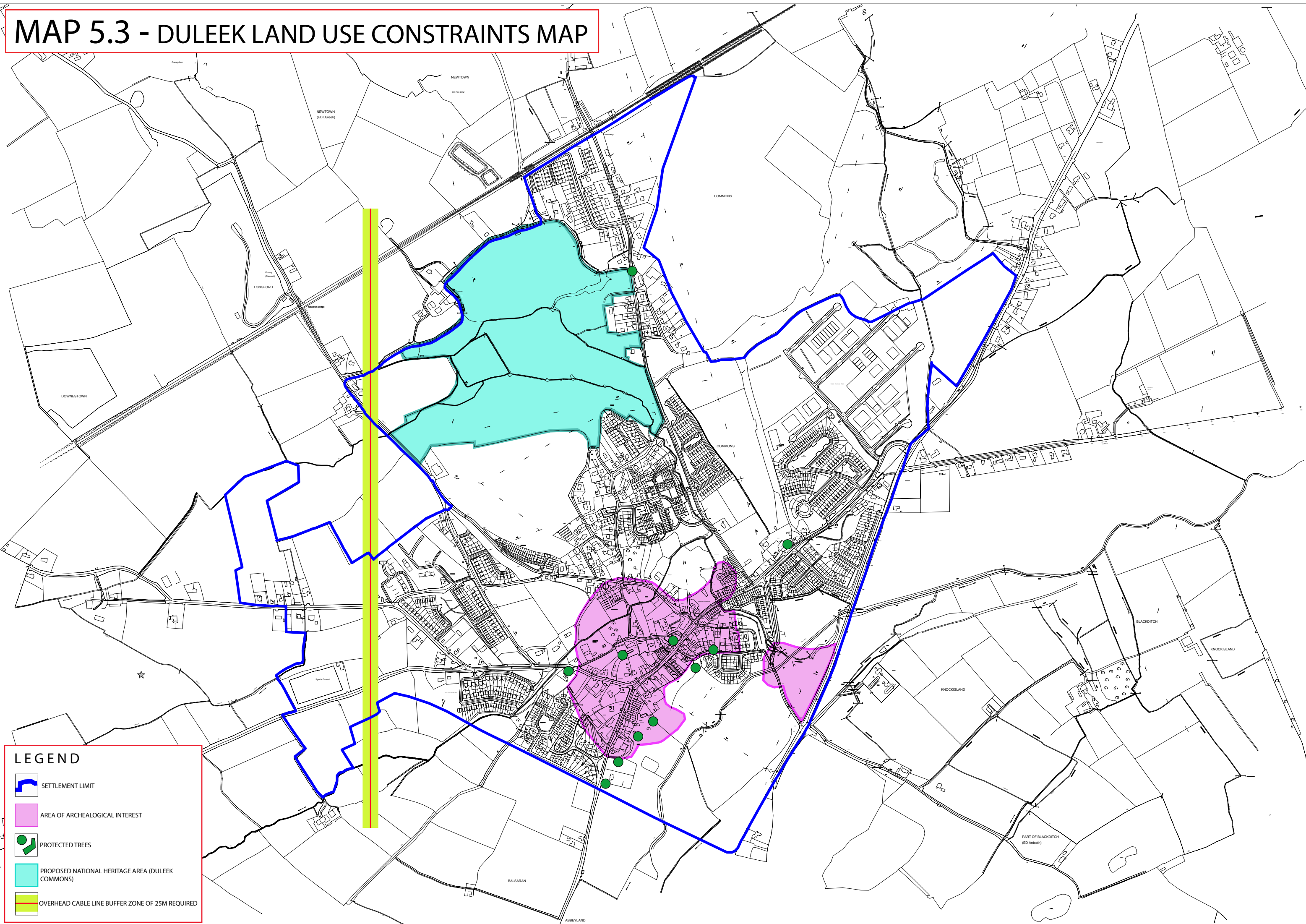
MAP 5.2 MEATH COUNTY DEVELOPMENT PLAN VARIATION NO.2 ORDER OF PRIORITY








LEGEND

-  SETTLEMENT LIMIT
-  PHASE 1 - 2007-2013
-  PHASE 2 - 2007-2013

MAP 5.3 - DULEEK LAND USE CONSTRAINTS MAP



LEGEND

-  SETTLEMENT LIMIT
-  AREA OF ARCHEALOGICAL INTEREST
-  PROTECTED TREES
-  PROPOSED NATIONAL HERITAGE AREA (DULEEK COMMONS)
-  OVERHEAD CABLE LINE BUFFER ZONE OF 25M REQUIRED