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meath county council

Slane Local Area Plan 2009 - 2015

Adopted 20th August 2009

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1.0 INTRODUCTION

1.1 Background to the Plan

The Slane Local Area Plan (LAP) 2009 – 2015 was prepared by Meath County Council to replace the existing Slane Village Plan as contained in the County Development Plan 2001 – 2007. It aims to respond to the development pressures facing Slane and the need to provide a positive framework for the future growth, sustainable development and improvement of the village that is consistent with the policies and objectives contained in the 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.

Slane is located in the administrative area of Meath County Council and is identified as a 'key village' as set out in the County Development Plan 2007-2013. The village functions primarily as a local service centre to both local residents from within the village and from the rural hinterland. Slane is one of Ireland's most historic villages and contains three Architectural Conservation Areas (ACAs) - Slane Village ACA, Slane Castle Demesne ACA and Slane Mill ACA. The village also experiences heavy volumes of traffic along the N2 and N51 roads that meet in the village. The proposed Slane N2 Bypass should help alleviate these difficulties. The Boyne Valley Landscape Character Area adds further to the outstanding natural and built heritage that characterises the village.

The settlement has experienced considerable development pressure in recent years. The pressure for low density residential development is not in keeping with the urban form of Slane and has consequently changed the character of the historic village.

1.2 Slane Village Context

Slane with a population of approximately 1,099 people is situated in north east Meath. It is positioned along the River Boyne and the village is strategically placed on a crossroads formed by the N2 (north-south) and N51 (east-west). It is approximately 50 kilometres to Dublin driving south along the N2 and 12 kilometres to the county town of Navan driving westwards along the N51.

The village centre is designated as an Architectural Conservation Area (ACA) and was laid out as a model village by the Conynghams during the 18th century. At the centre of the village stand four almost identical Georgian houses. The four houses stand at the intersection of the two main streets in the village. The four houses and four streets form an octagon. This feature is known locally as 'The Square'. The two main streets in the village feature 18th century gray limestone buildings with slate roofs, oriel windows and stone steps and archways.

To the north of the village rises the Hill of Slane. It contains a number of historic sites including the site of a Christian abbey. The Hill of Slane can be seen from the Hill of Tara which is approximately 16 kilometres away.

Slane is synonymous with its famous castle and the annual rock concert held there. Slane Castle stands on the river approximately 1 kilometre upstream from the centre of the village. The castle and surrounding demesne is also designated as an ACA.

To the west of Slane Castle is the Slane Mill ACA, standing on the north bank of the River Boyne beside the N2 bridge. The mill is a five storey cut stone building. On completion in 1766 it was the largest flour mill in Ireland. The mill house has been converted to a luxury boutique hotel. Beside the mill is the 14th century Slane Bridge. The bridge is single carriageway and used by numerous articulated lorries who use the route to avoid the adjacent toll road.

Slane is in the relatively advantageous position of being able to promote and develop its tourism industry associated with its rich architectural heritage. The proximity to good access routes to the Greater Dublin Area and Northern Ireland is also advantageous.

1.3 The Plan Area

This Local Area Plan includes only policies relevant to the well defined village boundary. This area contains three ACAs and 88 buildings/structures listed as Protected Structures.

The boundary of the current plan area has been delineated in order to:-

- encompass the anticipated development envelope required for Slane and its wider hinterland area for the 6 year plan period and therefore the future development of the village.
- to ensure that village growth occurs in a sustainable manner and that new development contributes towards the consolidation of the village, in order to promote the efficient use of land and of energy, to minimise unnecessary transport demand, encourage walking and cycling and to protect and enhance the existing built environment;
- to maintain and enhance the unique character of Slane and its planned village concept; and
- provide consistency and continuity with the Plan area boundaries delineated in the previous Village Plan for Slane as contained within 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 in Slane;
- to set out a strategy for the future development of Slane that is generally supported by the local community and provides a positive framework for guiding private development and public investment in the village;
- to encourage a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Slane allowing for the enhancement of the village 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 formulate local policies and key actions 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 Slane's intricate connections to the past.

1.5 The Objectives of the Plan

The objective of the Local Area Plan is to create a sustainable settlement strategy that will:

- accommodate local development needs without having adverse impacts on the environment or the existing local community;
- strengthen Slane as a local service centre whilst respecting its existing and important historical character;
- protect and enhance the cultural and natural assets and heritage of the village; and

- ensure that a full understanding of this cultural and natural heritage informs the location and design approach of new development.

1.6 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 Slane is consistent with the objectives of the 2007–2013 Meath County Development Plan. In its making, the LAP 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 the outcomes of the Pre-Draft Public Consultation workshop that was carried out on 25th September 2008.

Once adopted the Slane 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.

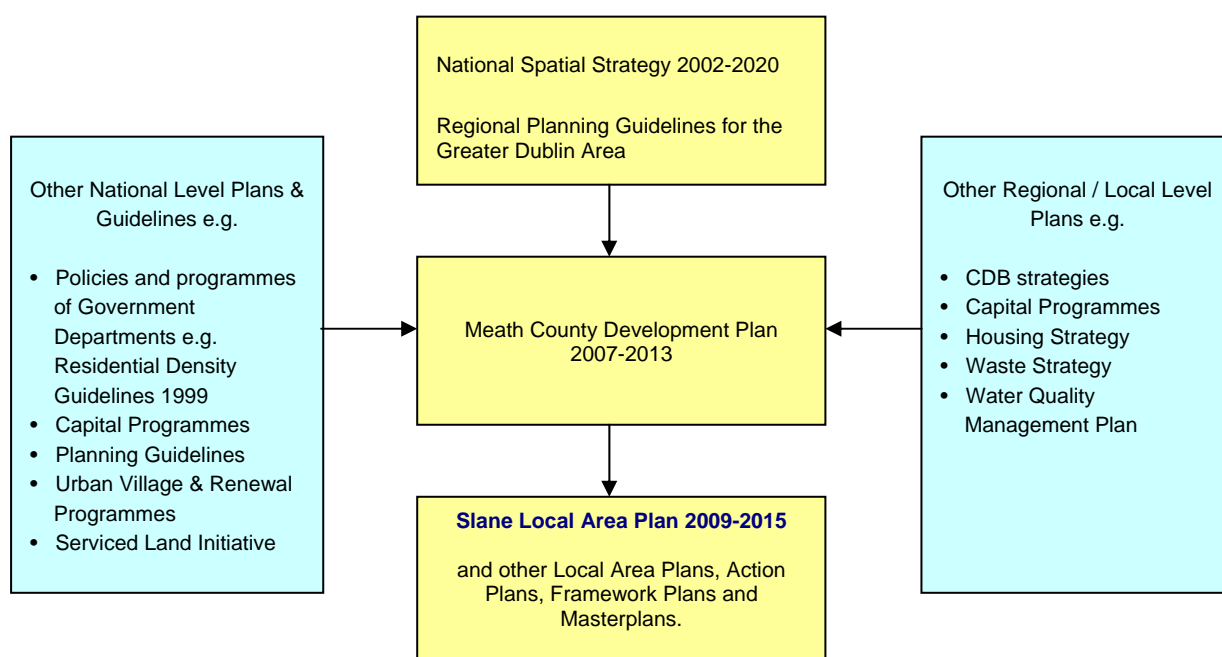
The LAP will help to ensure that the development pressure in Slane is appropriately managed, that development occurs in a sustainable manner in accordance with a common vision for the area and that it is in the interests of local residents and other stakeholders in the area.

1.7 The Plan Hierarchy

The planning context is the platform on which a Local Area Plan stands and so the Slane Local Area Plan 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 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 for example, 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 - Guidelines 2008 and the accompanying Urban Design Manual.

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



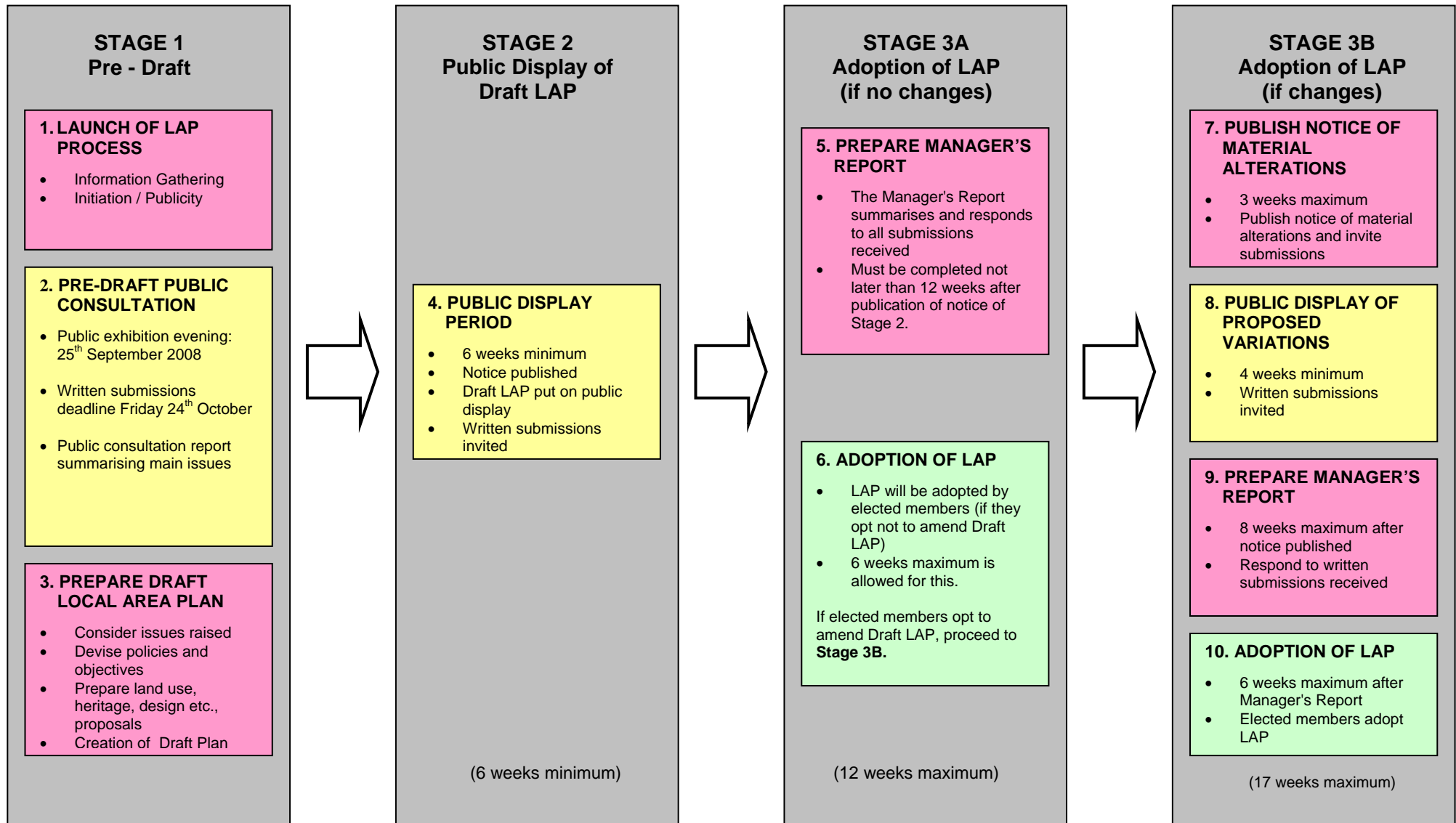
1.8 The Plan Preparation Process

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 which 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. This included the submission of written comments.

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



1.9 Public Consultation

A public exhibition evening was held in Slane on Thursday 25th September 2008 at the Cunningham Arms Hotel. The purpose of the public exhibition evening was to inform local residents about the Local Area Plan (LAP) process for Slane (pre-draft stage) and to gain people's views, comments and aspirations for their area in order to inform the Draft LAP. Topics discussed were based on a Strategic Issues Paper (Fig. 1.3) that was issued in advance of the meeting.

The workshop was open to all individuals and community groups with an interest in the village. The event was advertised in the local media and posters were placed around the hosting premises. In total approximately 60 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 Slane and what changes, if any, they would like to see take place there. Four comments forms were submitted during the event and a fifth form submitted to the Council at a later date.

Furthermore, twenty-three more detailed and specific written submissions were also received, each expressing personal views on the future development of Slane. 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. 26 no. submissions were made following the public display of the Draft Plan, with a further 15 submission made following the subsequent amendments to the Draft Plan, with a further 15 no. submissions made following the subsequent display of the proposed amendments to the Draft Plan.

1.10 Likely Significant Effects on the Environment

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 Slane Meath County 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 Slane LAP and subsequent amendments it was determined that a SEA was not necessary. The screening reports are contained in Appendix 5b.

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.

It is not expected that the proposed Local Area Plan will cause any significant impacts on the River Boyne and Blackwater SAC (site code 002299). Although the River Boyne flows along the southern extent of Slane close to its settlement limit, the setting, character and environmental quality of this area of high natural beauty will remain protected and free from inappropriate forms of development, through the provision of clear policy provisions. The SAC will continue to be protected in the Local Area Plan from the encroachment of inappropriate forms of development.

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.

1.11 Structure of the Plan

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

Should a discrepancy exist between the Written Statement and the Maps, the Written Statement shall take precedence. The Meath County Development Plan 2007 - 2013 takes precedence over this LAP.

1.12 Plan Challenges

The challenge for Slane is to capitalise on the village's rich historic past and planned urban form while protecting the unique and attractive features of the village. Development needs to be consolidated and growth directed to appropriate locations within the village envelope, allowing more protected structures, sensitive areas and landscape features to be protected from undesirable development. The village should grow in a sustainable and considerate 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 a new Local Area Plan for Slane.

Slane's location and setting has seen it attract significant residential development in the past decade but this has not seen a commensurate amount of development in community and social infrastructure. Furthermore this has placed increased pressure on water and drainage infrastructure which are crucial to meeting the everyday needs of local residents.

Other challenges to achieving the proper planning and sustainable development of Slane, many of which have been highlighted through the pre-draft public consultation process and which must be addressed through the LAP include the following:

- **Significant population growth and development has taken place** in Slane in recent years, which is transforming the historic character of the village. Slane's population has increased from 688 in 1996 to 1,099 in 2006 (approximately 50% increase in 10 years).
- The ongoing **pressure for further development in Slane**, particularly for suburban style housing estates in the village, which design-wise can be unsympathetic to the village's historic urban grain.
- The concerns of the local community regarding **the scale, extent, nature and design of recent development** in Slane and its relationship with existing residential development.
- A key challenge for Slane 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 road network in Slane and the local environment is suffering from traffic congestion** as a result of the meeting of two busy regional roads (N2 & N51) and the single lane layout at Slane Bridge. The proposed N2 By-pass to the east of the village should help to alleviate these problems.
- **The River Boyne is an undervalued natural resource** in Slane that has potential to attract visitors and tourists to the village in particular those visitors already in area visiting the nearby Newgrange and Battle of the Boyne tourist attractions
- **Slane has a rich heritage and unique character** that should be maintained and enhanced. The village itself is a planned demesne village from the 18th Century and the Hill of Slane has close links to early Christian times in Ireland.

1.13 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 Slane. The main informants relevant to the Draft LAP are as follows:-

- **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 guidelines: 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).
- **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 throughout the preparation of the Local Area Plan.
- **Statutory Planning Context**, including the previous Slane Village Plan as contained within the Meath County Development Plan 2001 - 2007; the need for compliance and consistency with the Meath County Development Plan 2007-2013.
- **‘Slane at the Crossroads Framework Plan’** prepared by Professor Phillip Geoghegan on behalf of Slane Community Forum
- **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.
- **Principles of proper planning and sustainable development.**

1.14 Implementation

The realisation of the key actions and policies set out in this Local Area Plan will significantly benefit the village, ensuring its orderly development and improvement. Important linkages with the past and the village's character will be retained and enhanced during the lifetime of the LAP.

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 a better 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 comprises the council areas of Dun Laoghaire-Rathdown, Dublin City, Fingal and South Dublin in the Dublin Region and Kildare, Meath and Wicklow 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 proposed development path for the hinterland area has the objective of developing, 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.

2.1.4 Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (2009)

The Department of Environment, Heritage & Local Government adopted planning guidelines entitled 'Sustainable Residential Development in Urban Areas' in February 2008. 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-served 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;
- 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.

2.1.5 Urban Design Manual – A Best Practice Guide (2009)

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 to ensure well designed sustainable neighbourhoods.

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 Local Area Plans have been prepared for the district towns and for other settlements within the county including Slane. 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:

“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.”¹

Table 7: Towns and Villages for which Local Area Plans will be prepared²

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

Slane is identified in the Settlement Strategy as a ‘key village’. The LAP will promote development that concentrates its population, services and jobs and utilise its relatively good access from nearby towns. This will strengthen the viability of services such as public transport, schools, retail and small rural enterprises. Development will be closely linked to local rather than regionally derived residential growth. As such Planning Policy **HS POL 16** of the County Development Plan states that as a key village 25% - 30% of all new multi-house developments in excess of 4 units in Slane

¹ Meath County Development Plan 2007 – 2013 pg 59

² Meath County Development Plan 2007 - 2013 pg 59

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 of employment require to live in the town.³

The Plan states that Slane is amongst the areas with the highest unemployment in the county and economic and employment development will be to a scale and nature appropriate to the chosen locations⁴. In relation to economic generation Slane is able to promote its proximity to good access routes to the Greater Dublin Metropolitan Area and develop its amenities and facilities for tourists.

Natural and Built Heritage

Slane is characterised by its rich natural and built heritage. The village sits within the 'Boyne Valley Landscape Character Area' and contains almost ninety Protected Structures. Please refer to Section 3.7 for more detailed information relating to natural and built heritage.

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 Slane outlines the prioritising of existing residentially zoned lands in the village for release over a two phase period. Phase 1 (2007-2013) residential land priorities are as follows:-

- village centre consolidation;
- 2.09 hectares east of Church Lands Housing Estate.

Variation No. 2 was prepared in accordance with **Settlement Strategy Strategic Objective 1** of the Meath County Development Plan 2007 – 2013 which stated,

"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."⁵

³ Meath County Development Plan 2007 – 2013 pg 222

⁴ Meath County Development Plan 2007 – 2013 pg 75

⁵ Meath County Development Plan 2007 - 2013 pg 56

Thus, the release of residential zoned land will be controlled and phased over the lifetime of the next two Local Area Plans, 2009 – 2015, and 2015 – 2021 respectively.

3.0 DEVELOPMENT STRATEGY

3.1 POPULATION, VILLAGE GROWTH AND HOUSING

3.1.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane 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 Policies and Key Actions for Slane are listed at the end of this section.

Policy Informants

In developing the Policies and Actions a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **analysis of demography and recent planning applications in Slane;**
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Slane, in particular Chapter 2 on Settlement Strategy and Chapter 5 dealing with the Housing Strategy;
- **variation number 2 ‘Order of Priority’ of the County Meath Development Plan;**
- **public consultation** including the input received through the public workshop evening, written submissions, completed questionnaires and through speaking with other stakeholders throughout the preparation of the Local Area Plan process;
- **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; and
- **principles of proper planning and sustainable development.**

3.1.2 Existing Situation

Slane is located in the heart of the Boyne Valley and is designated as a County Heritage Village given its particular wealth in archaeological, architectural and cultural heritage. This is largely attributable to the village's historical development around Slane Castle Demesne, which extends deep into the village, making it visually picturesque and unique. The village currently functions as a local service centre catering for the village's residents and those from the surrounding hinterland. While the village's historical attractions bring tourist and visitors to the area, there are strong opportunities to increase this through the orderly, planned and sustainable development of the village core and by appropriately located tourism focused

development. Slane has experienced significant residential growth during the last decade; the level of growth is illustrated in Tables 3.1.1 & 3.1.2.

Meath County Development Plan & Settlement Strategy

The Settlement Strategy set out in the Meath County Development Plan 2007-2013 identified a hierarchy of towns and villages aiming to create balanced and sustainable growth for the County whilst still providing a varying range of residential choices. The Settlement Strategy identifies Slane as a 'key village' positioned on the fifth tier on a seven tier settlement strategy.

The Development Plan provides for the development of smaller rural towns and villages in a manner which is appropriately scaled and reinforces the character of these settlements. The Development Plan facilitates regional growth in the three designated centres of Navan, Drogheda and the Dunboyne / Clonlee and Pace Rail Corridor. The development of small growth towns and key villages in the County will be slowed dramatically and will be more closely linked to local growth rather than to regional growth. The Development Plan aims to achieve this by reducing the projected growth rates of these centres. As a 'key village' the County Development Plan outlines that 30% 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 of employment require to live in the town.

The County Development Plan anticipates that the future development strategy of key villages is to concentrate population, services and jobs in strategic locations, which have relatively good access from nearby towns. The concentration of population will strengthen the viability of services, such as public transport, secondary and/or national schools and the facilitation and expansion of small rural enterprise. The further development of villages like Slane will be predicated more closely to local rather than regional growth.

Growth and Development Trends

Population Profile

The smallest geographical units distinguished by the Central Statistics Office (CSO) are Electoral Divisions (previously called District Electoral Divisions or Wards). Slane is located within the boundaries of three Electoral Divisions (E.D.s) of Slane, Painestown and Mellifont as defined by the E.D.s spread in extent well beyond the development boundary of Slane and geographical area comprises the Catchment Area of Slane.

The most recent census of population taken by the 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 Slane's Catchment Area is recorded in Table 3.1.1 below.

Table 3.1.1 - Population Change

Population Change 1991 - 2006						
	Slane	Slane (% Change)	Meath County	Meath County (% Change)	Ireland	Ireland (% Change)
Total Population 1991	699	-	105,370	-	3,525,719	-
Total Population 1996	688	-1.6%	109,732	4.14%	3,626,087	2.85%
Total Population 2002	823	19.6%	134,005	22.12%	3,917,203	8.03%
Total Population 2006	1,099	33.5%	162,831	21.51%	4,239,848	8.24%

Source: Central Statistics Office

Slane has shown significant population growth over the last decade and more, with the population growing from 688 persons in 1996 to 1,099 persons in 2006 – an increase of 411 people. Previous to this, between 1991 and 1996 population in Slane actually decreased by -1.6% or 11 people, from 699 in 1991 to 688 persons in 1996. This was against the County trend where a growth rate of 4.14% was recorded during that same timeframe. This was higher than the population growth of 2.85% which occurred in the State during that time.

However, from 1996 to 2002, population in Slane accelerated significantly showing a +19.6% growth rate in that 6-year period. While this was below the high rate of growth of 22.12% which occurred in the County during that time, it was still more than double that which occurred in the State during the same timeframe. Nevertheless, the most significant level of population growth occurred in Slane between 2002 and 2006 when a growth rate of +33.5% was recorded. This figure is well above that which occurred in County Meath during that time (+ 21.51%) and over four times the level of growth which occurred in the State between 2002 and 2006.

Population Estimates

The County Settlement Strategy set out in Meath County Development Plan 2007-2013, calculates a projected county wide population which is in line with the principles of the National Spatial Strategy (NSS) and Regional Planning Guidelines (RPG) for the period 2006-2013 to correspond with the period of the Development Plan. 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 Slane 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	Slane Population Projection	Slane Projected % growth
2006	160,779	-	1,099	-
2007	164,777	+2.49%	1,126	+2.49%
2008	171,008	+3.78%	1,168	+3.78%
2009	176,534	+3.23%	1,205	+3.23%
2010	181,935	+3.06%	1,242	+3.06%
2011	188,779	+3.76%	1,288	+3.76%
2012	195,495	+3.55%	1,334	+3.55%
2013	201,430	+3.04%	1,374	+3.04%

Source: Central Statistics Office

Should the population of Slane grow in line with the overall level of growth projected for the County up to 2013, it will continue to climb upwards but at a more moderate level than has occurred during the previous County Plan period. Between 2008 and 2013 it is estimated from the County projections that a growth in population of approximately 20% will occur in Slane.

Planning History & Housing Demand

There were a significant number of planning applications for residential development in Slane during the past ten years. The approved developments included schemes located to the west of the village, to the north of Slane Mill and at lands east of the village. There have also been smaller residential schemes in backland sites within the village centre.

Existing Number of Houses in Slane

There are estimated to be around 450 no. existing dwellings in Slane (within the development boundary) in 2008. This figure was arrived at from an analysis of current O.S. maps, analysis of the number of permitted units since the last Village Plan and from a manual count of dwellings.

Growth in Residential Development

The household and population distribution table shown overleaf (Table 3.1.3), which is extracted from Meath County Development Plan 2007-2013, was 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 15/02/2007)	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. Resi. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resi. Zoned Land
Slane	75	75	150	155	60	215	65	9	20	176

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

From February 2007 to the current time of writing (February 2009) permission has been granted for an additional 30 no. residential units in Slane.

Table 3.1.3 indicates that the projected number of households for 2006 – 2009 is 155 and from 2010 – 2013 a further 60. This equates to a projected number of 215 from 2006 – 2013 and this represents 39 households in excess of the yield (176) of the remaining undeveloped land that is zoned for residential use.

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 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 small town or village can work against diversity of design and successful integration between old and new.

In order to manage the mounting pressure for this form of residential development in villages such as Slane, the Guidelines recommend that the scale of new development should be proportionate to existing development. Because of the scale of small villages, it is generally and preferable that their development proceeds on the basis of a series of well integrated sites within and around the urban centre, rather than focusing on one very large site. For this reason, the guidelines recommend that for small towns and villages between 400 and 5,000 population, planning authorities should only encourage individual residential proposals that would increase the housing stock of such urban areas by a maximum of 10-15% within the lifetime of the development plan or local area plan (unless the village has been designated as a growth centre in the development plan). As Slane has not been designated as a growth centre, individual residential proposals should not exceed a maximum of 10% of the existing housing stock, which equates to a maximum of 40 units in a single residential scheme.

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 Slane outlines the prioritising of existing residentially zoned lands in the village for release over a two phase period. Phase 1 (2007-2013) residential land priorities are as follows:-

- village centre consolidation;
- 2.09 hectares north of Church Lands Housing Estate.

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”⁶

The implementation of this objective will ensure that the release lands zoned for residential development will be controlled and phased over the lifetime of this Local Area Plan and its successor

3.1.3 Growth Strategy

The County Development Plan envisages that the future development strategy of Key Villages, including Slane, is to concentrate population, services and jobs in these locations. The concentration of population will strengthen the viability of services, such as public transport, national schools, retail and the facilitation and expansion of small rural enterprise. The future development of Key Villages, however, will be predicated more closely to local rather than regional growth which has taken place over the past decade.

The Growth Strategy for Slane is to encourage a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Slane and that allows for the enhancement of the village character, services, facilities and amenities. The village should grow in a sustainable manner and new development should contribute towards the consolidation of the village, in order to promote the

⁶ Meath County Development Plan 2007 - 2013 pg 56

efficient use of land and of energy, to reduce pressure for greenfield development, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment and historic village centre. An adequate level and distribution of local services will be promoted including those associated with education, recreation, community facilities and those related to the social and religious needs of the community.

3.1.4 Village Growth and Housing Policies

The Village Growth and Housing Policies for Slane are as follows:

VGH POL 1: Land to Accommodate Social and Affordable Housing

Meath County Council will consider purchasing land in Slane 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, in accordance with Part V of the Planning and Development Act 2000, 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 village whilst preserving and enhancing the character of Slane. Section 4.0 of this Local Area Plan contains Design Guidelines, which should be referred in the case of any new residential development proposals.

VGH POL 4: The Order of Priority for Slane

No additional zoned residential lands shall be required in Slane. Land use zoning shall be restricted to a prioritisation of existing residential zoned lands only, as identified in Slane's Order of Priority.

VGH POL 5: Development with Slane Village ACA

To consider infill and other developments within the confines of the Architectural Conservation Area for Slane Village as indicated on the Land Use Zoning Map for Slane, in the context of their contribution towards the protection of architectural heritage, streetscape and the visual amenities of the central part of Slane.

VGH POL 6: Implement the Housing Strategy

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

VGH POL 7: Growth of Slane

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

VGH POL 8: The Provision of Adequate School Facilities

To facilitate where appropriate the expansion of the primary school in Slane (S.N. Naomh Padraig), as and when necessary, to accommodate any growth in population. Sufficient lands adjoining the existing school will be zoned in this Local Area Plan to accommodate the provision of community facilities.

VGH POL 9: The Protection of Residential Amenity

To protect the residential amenity enjoyed by residents of existing dwellings in Slane. 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 10: 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 Slane.

VGH POL 11: 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 12: Pedestrian and Bicycle Links

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

VGH POL 13: Provision of Adequate Infrastructure

Proposed residential developments 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 Slane in relation to the County growth rate and Slane's role in the settlement strategy.
- The additional housing must be well-located with respect to the services and facilities in the village 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 14: Provision of Social and Affordable Housing

The Council require a 20% quota of social / affordable housing to be provided from each housing development within Slane, 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 15: 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 Slane, 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 more.

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 policies 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

NOTE: 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 16: Provision of Schools

Planning applications for substantial residential development (5 no. residential units or greater) in Slane, 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 17: Footpaths and Cycleways

New residential schemes in Slane must be designed to incorporate footpaths and cycle ways that link dwellings within the scheme and also link the scheme to the village 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 18: Housing Layout

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. Pedestrian and vehicular movements shall be safe and convenient.

VGH POL 19: 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 aims to guide and control development in order to achieve high quality in the design. Table 3.1.4 (below) sets out the aspects of quality to be promoted and the policy directing it:-

Table 3.1.4 Aspects of Quality

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 20: Integration of New Social Housing

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

VGH POL 21: 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 22: 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 23: Density

A maximum density of 35 units per hectare is permissible in Slane on greenfield sites within the LAP boundary. 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 the village core 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.

Note: Further details on design standards including density are set out in the Design Guidelines of this LAP, which are contained in Section 4.0.

VGH POL 24: Public Open Space in Residential Environments

Public open space on greenfield sites should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of attractive useable/multi-functional 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 25: Design of Open Space

To require that the precise location, type and design of open space provision will 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. 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 26: 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 offers visual delight, 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

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 27: 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.

Play 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 28: 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 29: 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 30: 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 31: 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 32: Settlement Strategy

In Slane, 30% 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 Slane is more closely linked to local growth 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.

3.2 LAND USE DEVELOPMENT

3.2.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane in terms of 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 Slane are listed at the end of this section.

Policy Informants

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

- **the input of the local community and other stakeholders** through the pre-draft public consultation process to include attendance at the public consultation exhibition, completion of questionnaires/leaflets, submissions made and discussions with individuals;
- **the existing character, amenity, landscape and heritage of Slane**, for example Slane Mill, the Gate Lodge and the village's two historic churches;
- **the existing land use pattern, development trends and recent pressure for continued growth**, that has occurred in Slane in recent years largely owing to its location close to Dublin airport, Dublin City, Navan as well as its accessibility, unique historic character, setting and quality environment;
- **the nature, location, design and density of existing and recently constructed developments in the village**;
- **the policy, objectives, land-use and development control provisions of** the Slane Urban Detail Map 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;
- **Variation Number 2 'Order of Priority' of Meath County Development Plan**; and
- **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 village to accommodate local need and associated land use developments, including community facilities, adequate infrastructure and services and local amenities.

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

- **the need to provide a compact and accessible village** and 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 Slane and its wider hinterland area** not only for the 6 year plan period but also for the medium to longer term growth of the village;
- **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 layout;**
- **the desire to maintain and enhance the unique historical character of Slane;**
- **proximity to existing and potential community and commercial facilities;**
- **the level of existing or planned new infrastructure and services;**
- **existing permitted / committed development in the village area within the vicinity of the village;** and
- **the need to provide consistency and continuity with the Plan area boundaries** delineated in the previous Slane Urban Detail Map 2001.

3.2.2 Existing Situation

There are a range of existing land uses in Slane which accommodate different development uses. The village is famous for Slane Castle, its Boyne-side location and its proximity to the Hill of Slane. Slane Village extends along four roads radiating from the square at the centre of the crossroads.

Commercial and retail units line the roads intersecting at the village centre. The retail core includes businesses such as small convenience shops, banks, butchers, bookmakers, pharmacists, hairdressers and public bars. There is also a craft shop, an art gallery and delicatessen within the village. A digital media company has been established close to crossroads. There is a high occupancy rate among retail and commercial units in the village.

Slane is well provided for in terms of community facilities. Within Slane village centre are two churches / chapel and ancillary buildings, a health centre, and an attractive public square. To the north of the village is St Patrick's National School and to the west of the village are a day care centre, Garda station, library and Wheatfield Park which is home to Slane Wanderers Football Club. The village's Gaelic football club grounds are located outside the current village boundary.

Slane has expanded in terms of residential development during the past number of years. Topographical factors have ensured village growth has predominantly been in a north and westerly direction. Development density within the centre is high and some backlands have been redeveloped for residential purposes. Most of these buildings are original and 2 storeys in height. To the north and west of the village are housing developments from the previous two decades.

Fig. 3.2.1 – Urban form of Slane, County Meath



Source: Google Earth

As illustrated in Fig. 3.2.1, despite significant residential growth, the village crossroads remains the defining characteristic of the village.

3.2.3 Land Use Strategy

The land use strategy for Slane seeks to provide for the proper planning and sustainable development of the village 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 Slane. Continued growth at this level would be unsustainable and inappropriate to the role of Slane as a 'key village', as identified in the County Settlement Strategy. It would also be out of step with the level of infrastructure, services, amenities and community facilities available to serve such a population, as well as the level of local employment opportunities available to residents. For this reason, the County Settlement Strategy recommends that the development of key villages such as Slane should be slowed dramatically and more closely linked to local growth rather than to regional growth as has occurred in the past decade driven by in migration, primarily from the Dublin region. The land use strategy for Slane aims to assist in achieving this more sustainable level of growth 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 land bank will also be phased according to the Order of Priority for Slane (i.e. phasing). 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 (30%) of new housing in multi-house developments are reserved for locals only (see Policy VGH POL30 Settlement Strategy).

In order to promote sustainable development, new development in Slane should contribute towards maintaining a compact settlement and achieving village centre consolidation. This is reflected in the location and phasing of zoned lands as set out in this Local Area Plan and the retention of the same development boundary.

3.2.4 Land Use Zoning

The land use zoning objectives for Slane 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.

Table 3.2.1 outlines the use zone objective for each zoning category. The following text 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 in 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.
D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.

E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

Explanatory Notes

Please note that the residential land use zonings in Slane are subject to an Order of Priority (phasing) as set out in Map 2- Slane'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.

B1 Zones

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

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.

D1 Zones

D1 zones have been identified to provide for tourism type uses such as accommodation, entertainment, and temporary accommodation in the vicinity of tourism areas such as the Royal Canal.

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.

E2 Zones

E2 zones provide for light industrial and industrial office type development in a high quality campus environment subject to the requirements of approved framework plans addressing issues such as built form and general overall layout, transportation,

integration with surrounding uses and the range of uses to be accommodated and the provision of necessary physical infrastructure.

The main difference between the two industrial land use objectives relates to the nature of the manufacturing process whereby light industrial is defined in the Planning & Development Regulations 2001 - 2007, as amended, as:-

“the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”

The areas identified for “E2” land use are primarily new areas that have not been previously developed, whereas the areas identified for “E1” land use are existing industrial estates or extensions to same.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped in Slane) of E1 land use zoning objective under the following conditions:

- The preparation of a Framework Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development;
- That all processes being operated in the vicinity of the site, similarly zoned E1, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 - 2007, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable mobility management plan which is to the satisfaction of the Planning Authority and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe;

No office shall be permitted on E1 zoned lands where the primary use of the office (or service) is provided principally to visiting members of the public e.g. solicitors, health clinic, accountants, etc.

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.

Zoning Matrix

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.

D1: TO PROVIDE FOR VISITOR AND TOURIST FACILITIES AND ASSOCIATED USES.

WILL NORMALLY BE ACCEPTED: ATM (in commercial premises), B&B, caravan park, church, community facility / centre, conference centre, cultural facility / use, guest house, hostel, hotel / motel, leisure / recreation, library, open space, public services, sports facilities, tourism complex, water services***.

ARE OPEN FOR CONSIDERATION: adverts, bring banks, car park (commercial), casual trading, cinema, crèche / childcare facility, home based economic activities, industry – light, offices <100m², public house, restaurant / café, shop – local**, telecommunication structures.

WILL NOT NORMALLY BE ACCEPTABLE: abattoir, outdoor advertising structures, agri-business, amusement arcade, bank / financial institution, betting office, car dismantler / scrap yard, cash & carry, cemetery, C&D waste recycling centre, 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, halting site / group housing, health centre, heavy good vehicle car park, hospital, industry – general, motor sales / repair, offices 100 to 100m², offices>1000m², park and ride, petrol station, plant & tool hire, civic & amenity recycling facility, refuse transfer station, residential, residential institution, retail warehouse, retirement home, science & technology based enterprise, shop – major, shopping centre, take-away, third level educational institution, transport depot, veterinary surgery, warehouse, wholesale warehousing.

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.

E2: TO PROVIDE FOR LIGHT INDUSTRIAL AND INDUSTRIAL OFFICE TYPE EMPLOYMENT IN A HIGH QUALITY CAMPUS ENVIRONMENT SUBJECT TO THE REQUIREMENTS OF APPROVED FRAMEWORK PLANS AND THE PROVISION OF NECESSARY PHYSICAL INFRASTRUCTURE.

WILL NORMALLY BE ACCEPTED: Enterprise centre, industry - light, offices 100 to 1000m2, offices >1000m2, park and ride, public services, science & technology based enterprise, telecommunication structures, water services***.

ARE OPEN FOR CONSIDERATION: adverts, outdoor advertising structures, bring banks, car park (commercial), crèche / childcare facility, energy installation, industry – general, civic & amenity recycling facility, restaurant / café, shop – local**, third level educational institution, warehouse.

WILL NOT NORMALLY BE ACCEPTABLE: ATM (in commercial premises), abattoir, 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, conference centre, C&D Waste recycling centre, cultural facility / use, dance hall / night club, doctors / dentists*, drive through restaurants, education, fuel depot – domestic, fuel depot – petroleum products, 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, leisure / recreation, library, motor sales / repair, offices <100m2, open space, petrol station, plant tool hire, public house, refuse transfer station, residential, residential institution, retail warehouse, retirement home, shop – major, shopping centre, sports facilities, take-away, tourism complex, transport depot, veterinary surgery, 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*

Framework Plans

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. This Local Area Plan identifies a key site that will require the preparation of an approved Framework Plan (i.e. on the E2 zoned lands in Slane) and subsequent planning applications will be required to adhere to the approved Plan.

The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and infrastructure in a phased and sustainable manner.

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

- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm;
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses;
- Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management;
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water,

electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas;

- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond, and;
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of any proposals.

Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, consideration should also be given to the use and scale of development located at the boundary of adjoining land uses zones. It is important to avoid developments at such locations, which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas or the Architectural Conservation Areas, particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of those areas.

3.2.5 Land Use Development Policy

The Land Use Development Policies for Slane are as follows:

LUD POL 1: Sequential Approach

To encourage the sequential development of the village 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 village to cater for its growth over the period of the plan and in accordance with the role of Slane 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 village 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 village 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.

3.2.6 FRAMEWORK PLAN AREAS

There are two Framework Plan areas designated in this Local Area Plan (see zoning objectives map). As noted above the Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner. The preparation of

Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability.

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

Framework Plan Area 1 (FP 1)

This area relates to lands off Drogheda Road in Slane that are designated for 'A5 Residential- To provide for low density residential development in accordance with Action Area based planning and individual dwelling design' and F1- To provide for and improve open spaces for active and passive recreational amenities.' It is intended this area shall provide a quality low-density residential environment with enhanced amenity areas to be enjoyed by the community of Slane. It is imperative that linkages from the new residential area are provided to the amenity lands located to the rear of the residential site and this concept should be an important consideration in the planning and design of the development of the site. The framework plan for these lands shall include, inter alia;

- Design Concept of the Scheme
- Details of overall site design and layout of buildings
- Comprehensive landscaping scheme providing visual and physical linkages to amenity lands located to the rear of the site
- Delivery of residential development shall be linked to the upgrade of the amenity lands located to the rear of the site. Linkages (visual and physical) shall be provided from the residential lands to the amenity lands located to the rear.
- Provision of adequate public lighting and footpaths throughout the lands
- High quality design, finish and layout
- Infrastructural requirements including vehicular access, access for pedestrians, cyclists and people with disabilities, car parking and vehicle turning

Framework Plan Area 2 (FP 2)

This area relates to Slane Industrial Estate (c. 6.7 hectares/ 16 acres). It is an objective of Meath County Council to prepare a Framework Plan for these lands during the lifetime of this Local Area Plan (2009-2015). The Framework Plan will re-examine the land-use zoning objective of these lands. These lands are currently zoned 'E1- To provide for industrial and related uses subject to the provision of necessary physical

infrastructure.' The Framework Plan will review the potential for the following uses on the Framework Plan Area lands;

- Tourism Related Commercial Development
- Community/ Recreational Facilities
- Low Density Residential Development of High Architectural Quality

The Framework Plan shall consider and where possible seek to maximise linkages, both in terms of physical linkages and complementary land-uses, between the Plan area and the tourist and amenity lands located to the south.

The Framework Plan shall consider the following;

- Any proposed development shall be of high quality design
- Impact upon heritage of the village area
- Visual impact of the development
- Access arrangements to the Framework Plan Area
- Complementary with surrounding land-uses

3.3 VILLAGE CHARACTER AND DESIGN

3.3.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane in terms of village 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 Slane are listed at the end of this section.

Policy Informants

In developing the Policies and Actions a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **analysis of the existing village character and main built heritage features within Slane-** drawing upon the work undertaken by Professor Philip Geoghegan in the 'Slane at the Crossroads' Framework Plan;
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Slane, in particular Chapter 8 dealing with Cultural, Heritage and Landscape Protection within the County and Chapter 10 on Development Management Guidelines and Standards;
- **best practice approaches to urban and rural design**, including general principles of good urban design including legibility, permeability, responsiveness, human scale, enclosure, site responsiveness etc;
- **public consultation** including the input received through the public exhibition evening , written submissions, completed questionnaires and consultation with other stakeholders;
- **national and regional planning guidelines** which are applicable including the Guidelines on Sustainable Residential Development 2009 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

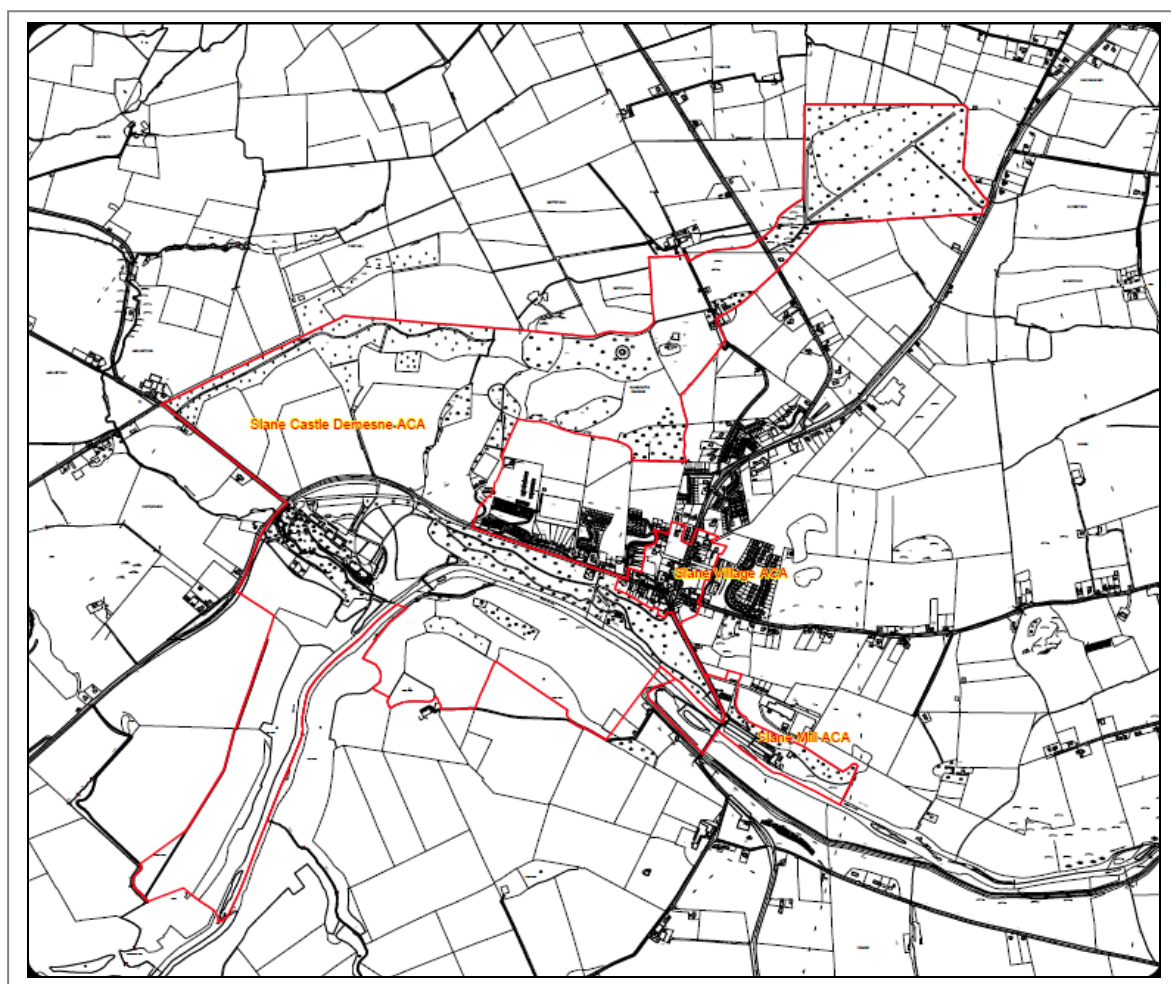
Slane is a planned demesne village and the overall historic built fabric of Slane remains intact. The town is centred around four large 3-storey detached houses facing a central crossroads. The local vernacular style dates from the 18th Century

with simple square cut stone buildings. Further development to the north and east is restricted by the steep hills that overlook the village and to the south by the River Boyne and by Slane Mill and Slane Castle Demesne. The surrounding relief and attractive grey stone buildings in the village centres make Slane one of the most pleasant villages in County Meath.

The village sits within the 'Boyne Valley Landscape Character Area' and is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscape in the county because it contains the Bru na Boinne World Heritage Site (WHS). The Bru na Boinne World Heritage Site and the Battle of the Boyne tourist centre are both located to the east of the village.

A significant proportion of the village is designated as an Architectural Conservation Area (Fig. 3.3.1). The quality of shopfronts and public space enhances the public realm of the village.

Fig. 3.3.1 Slane Architectural Conservation Areas



Source: Meath County Development Plan 2007-2013

Slane is contained within the Boyne Valley Landscape Character Area- Landscape Character Area No.5 in the County Development Plan 2007-2013.⁷ Trim and the southern edge of Navan are other key urban settlements contained in this character area. Within the context of the 'Boyne Valley Landscape Character Area' Slane is described as follows;

"a large village with a distinctive landscape setting. Development pressure to the north of the village."⁸

The Boyne Valley Landscape Character Area is identified by the County Development Plan as being of international importance, having exceptional landscape value and as having high landscape sensitivity.

Slane at the Crossroads Framework Plan

Slane contains a network of local community groups that have a deep interest in the management and future growth of the village. The Framework plan entitled '*Slane at the Crossroads*' was carried out by Professor Phillip Geoghegan on future plans for the development of the historic village of Slane. The study was commissioned by the 'Slane Community Forum'.

The '*Slane at the Crossroads*' project aimed to give the people of Slane an input into the area's future development and conservation. A number of public meetings were held concerning the plan and local residents made written suggestions encouraging significant community input in the creation of the plan. Although not a statutory document 'Slane at the Crossroads Framework Plan' was reviewed and considered in the drafting of this Local Area Plan.

3.3.3 Village Design Strategy

The Village Character and Design Strategy for Slane is 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 village.

The Strategy seeks to encourage proposals for new development based upon a more considered understanding of the village'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 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 Village Design Strategy for Slane also seeks to ensure that all new development in Slane is carefully thought out and planned to facilitate the provision or

⁷ Pg 43, *Landscape Character Assessments, Meath County Development Plan 2007-2013.*

⁸ Pg 45 *Landscape Character Assessments, Meath County Development Plan 2007-2013.*

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 Slane 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 4.0 of this Local Area Plan includes a Design Guidelines for Slane. The Design Guidelines for Slane are particularly vital given the important architectural, archaeological and cultural heritage of Slane and the fact that the settlement has three Architectural Conservation Areas and also adjoins the River Boyne and River Blackwater Special Area Conservation (site code: 002299). New development must be sensitively designed to fit appropriately within its context and complement or enhance these important heritage features.

3.3.4 Village Character & Design Policy

The Village Character & Design Policies for Slane are as follows:

VCD 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 village. Any proposed development within an Architectural Conservation Area (ACA) in Slane puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. Please refer to the Design Guidelines in Section 4.0 for more details on development within ACAs.

VCD 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.

VCD 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 Slane.

VCD 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.

VCD POL 5: Protected Structures

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

VCD 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 village.

VCD POL 7: Development Adjoining the Slane Village Architectural Conservation Area

Where new development adjoins the Slane Village Architectural Conservation Area and abuts the road, the development should provide a positive frontage to the road which extends and enhances the existing ACA streetscape.

VCD POL 8: The Provision of Essential Facilities and Infrastructure

All new development in Slane 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 Village centre and connect it to the adjoining residential areas. All new development must incorporate these facilities, where appropriate.

VCD POL 9: 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 Slane. The following design principles will be promoted in Slane:-

a) Context-based design

New development should be responsive to its site context and be in keeping with the Village 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 Village Centre areas

e) Connectivity, 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 Village must be considered in the layout of all new development proposals.

VCD POL 10: 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.

VCD POL 11: Building Materials & Finishes

High quality and traditional materials where possible, should be used in any new development in Slane. 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
- The prevailing building materials in Slane are limestone in both ashlar and exposed random rubble form and red brick. External walls should include these materials where possible (traditional locally sourced material) as many of the older buildings in Slane use these 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 Slane area.

VCD POL 12: 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.

VCD 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.

VCD POL 14: Policy on Gap Sites / Infill Development

Investment in new or improved services in Slane shall be utilised properly through the prioritisation of development that either re-uses brownfield development land, such as sites in or adjoining the village 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 and architectural conservation will be paramount.

Rationale:

It is important that new development contributes to maintaining a compact village 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 Slane.

VCD POL 15: Pre-planning Meetings

To encourage pre-application discussions with potential applicants 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 POL TCD POL 16 below) should be agreed at this stage as well as Master plans or Framework Plan. 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

VCD POL 16: Submission of a Design Statement

To encourage all designers of residential or commercial development within the Plan boundary 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 overleaf.

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 Slane to refer to the Manual and to incorporate its recommendations, where appropriate, into the design and layout of buildings.

VCD POL 17: 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.

VCD POL 18: 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.

VCD POL 19: 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.

VCD POL 20: 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.

VCD POL 21: Shopfronts and Signage

In order to conserve the distinctive character of Slane'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.

VCD POL 22: Advertising and Signposting

To strictly control all advertising signs in relation to their location, design, materials and function, particularly in Slane Village ACA. Please refer to the Design Guidelines

for Slane contained in Section 4.0 of this LAP for further details on how advertising shall be controlled in Slane.

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 Slane Village ACA is protected and enhanced.

VCD POL 23: Automatic Teller Machines

The Council 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.

VCD POL 24: Agricultural Developments

In the construction and layout of any agricultural buildings within the Slane LAP boundary, 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.

3.3.5 Village Character & Design - Key Actions

Key Action VCD 1: Tree Preservation

Meath County Council will review the recommendations of the Tree Quality Assessment carried out for Slane in November 2008 and consider implementing tree preservation orders for the trees deemed worthy of protection.

3.4 COMMUNITY FACILITIES AND AMENITIES

3.4.1 Explanation of Format

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

Policy Informants

In developing the Policies and Actions a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **Analysis of existing community facilities and amenities in Slane** and the requirement for additional facilities;
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to Slane, in particular Chapter 7 dealing with Social Strategy;
- **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;
- **public consultation** including the input received through the public exhibition evening, written submissions, completed questionnaires and through speaking with stakeholders, and the concerns raised by the local community regarding the need for upgraded or new community facilities in Slane; and
- **principles of proper planning and sustainable development.**

3.4.2 Existing Situation

Overview

There are a range of existing community facilities and services in Slane that form an integral part of the community life of the village. These include educational, religious, public / institutional, sports and recreational facilities. Slane Parish Hall acts as a community centre.

The natural and physical environment in Slane 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 Boyne and its surrounds provide

a natural habitat for much wildlife as well as being an attractive place for fishing or walking.

Although there is a lack of informal recreation space within the village, Slane has a football club (Slane Wanderers FC) and a GAA club, with the latter located outside the settlement limit.

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.

Social and Community Infrastructure

There is only one school within the village of Slane, St Patricks National School. It is attended by both boys and girls and currently employs 12 teachers. There is no secondary school within Slane. Navan and Drogheda provide secondary school facilities which cater for the Slane population.

There are two churches within Slane village, one on Chapel Street to the north of the village centre (St Patrick's Roman Catholic Church) and the second on Main Street to the east of the centre (St Patrick's Church of Ireland). There are two parish/church halls in Slane. The first is a small parish hall beside the parochial house next to the village centre and the second is a larger church hall on the northern side of the chapel on Chapel Street. There is a small cemetery on the northern edge of the village, on the western side of the N2. There are older graveyards within the grounds of the village's two churches.

There is a single day care centre to west of village close to Wheatfield Park football ground.

Despite significant areas of open space within the village and the surrounding area there is limited formal recreation space within the settlement limit. Slane Wanderers Football Club play at Wheatfield Park to the east of the village. The club has 2 pitches and portacabin changing facilities. There is no clubhouse and access and signage to the facility is limited. There are no parking facilities within the club grounds. Slane Gaelic Football Club is located at Toddy Harding Park located 5 kilometres north of the village.

To the east of Slane is the village of Monknewtown. It contains a community centre and is the home of Rossin Rovers Football Club. To the west is Stackhallen Lawn Tennis and Pitch and Putt club.

There are significant areas of public space provided within the new housing estates but there are no formal play areas for children within the village. The Council currently has plans for a new children's playground area due to be located at Collon Road, Slane.

Slane Health Centre is located on Chapel Street close to the village centre. The village pharmacy is close by on Main Street. There is also a Red Cross ambulance station within the village centre.

The River Boyne is Slane's greatest recreational resource. It provides informal space for walking, cycling and fishing. The surrounding countryside and Hill of Slane are also well suited for walking and cycling.

Slane has no rail service and was historically linked by the Boyne and its canal to neighbouring villages and towns. Bus Eireann run a daily service linking Drogheda and Oldcastle. This service facilitates other settlements such as Duleek, Slane, Navan and Kells. The 183 Bus links Slane with Drogheda. This is a more infrequent service but one that offers a more direct route. The 177 runs between Clones and Dublin via Slane. En route it also visits Castleblayney, Carrickmacross, Ardee, Ashbourne and Dublin Airport. A private operator runs a commuter service to Dublin.

3.4.3 Community Facilities & Amenities Strategy

The Community Facilities and Amenities Strategy for Slane seeks:-

- 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 seek the efficient delivery of community and social facilities in Slane commensurate with the needs of the resident population and to ensure that these facilities are developed;
- to provide and maintain a new children's playground at Slane Hill, Collon Road, Slane;
- to conserve and enhance the amenity of the River Boyne (SAC) in Slane including the landscape, water environment and wildlife habitat;
- to protect the recreational potential of the River Boyne and lands adjoining it and to carry out appropriate developments where resources permit including the laying out/upgrading of walks, bridle paths, access points, new access links and picnic sites, where no negative impact to the environment or its SAC designation are inflicted; and
- to support the upgrading and expansion of Slane's primary school - S.N. Naomh Padraig, to accommodate increased pupil capacity, more expansive recreational facilities and improved access, when required.

3.4.4 Community Facilities & Amenities Policy

The Community Facilities and Amenities Policies for Slane are as follows:

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 Slane 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 Boyne

To conserve and enhance the amenity of the River Boyne 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 Slane that will be accessible to more members of the local community.

CFA POL 5: Planning for the School

To reserve community zoned land to accommodate the potential expansion of S.N. Naomh Padraig.

CFA POL 6: National School

To support the upgrading and expansion of S.N. Naomh Padraig to accommodate increased pupil capacity, more expansive recreational facilities and improved access, when required. Lands have been identified as suitable to accommodate the school's expansion should this be proposed in the future. These lands should not be developed until such time as the school is ready to extend or upgrade to the satisfaction of both the Planning Authority and the Department of Education & Science. In the interim, this site should be reserved as an amenity area or area of open space.

CFA POL 7: Amenity Walks – Ancillary Development

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 Boyne and lands adjoining it and to carry out appropriate developments where resources permit including the laying out of walks, bridle paths, access points, new access links and picnic sites, where no negative impact to the environment or its SAC designation are inflicted.

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 village.

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

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: 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.

CFA POL 12: 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 13: Provision of Community Facilities in New Residential Developments

The Planning Authority shall seek the efficient delivery of community and social facilities in Slane commensurate with the needs of the resident population and that these facilities are developed.

CFA POL 14: Dual Use of School Buildings

The dual use of school buildings will be promoted in Slane, 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 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

To protect the library service in Slane 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.

3.4.5 Community Facilities & Amenities - Key Actions

Key Action CFA 1: Provision and Maintenance of Playground

Meath County Council will provide and maintain a new children's playground at Slane Hill, Collon Road, Slane.

3.5 Infrastructure and Services

3.5.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane 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 Slane are listed at the end of this section.

Policy Informants

In developing the Policies and Actions 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 Slane;
- **resources** available to Meath County Council to facilitate the delivery of infrastructure and services and any future plans to upgrade infrastructure within the county;
- **national and regional planning guidelines** which are applicable;
- **public consultation** including the input received through the public exhibition evening, written submissions, completed questionnaires and through speaking with other stakeholders;
- **best practice** including innovative approaches to sustainable drainage systems etc;
- **principles of proper planning and sustainable development.**

3.5.2 Existing Situation

In relation to infrastructure 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

Slane is supplied with water from the Slane Water Supply Scheme. There are no planned upgrades to the scheme. The Slane Water Supply Scheme is adequately supplying the existing population in Slane and the Scheme has the capacity to supply the Phase 1 residential zoned lands, identified in the Meath County Development Plan 2007-2013. Meath County Council are concentrating on providing spare

capacity through water conservation techniques and improving current weaknesses in the scheme.

Waste Water

There are currently two waste water treatment plants in Slane. The council owned treatment plant has a capacity of 750 PE and is currently operating at capacity. There is also a privately owned treatment plant which has a capacity of 750 PE. This treatment plant is currently operating at near capacity. For all new developments/ applicants Meath County Council are requesting developers/ applicants to try and free up capacity in this waste water treatment plant. There are no planned upgrades to the waste water treatment plants in Slane.

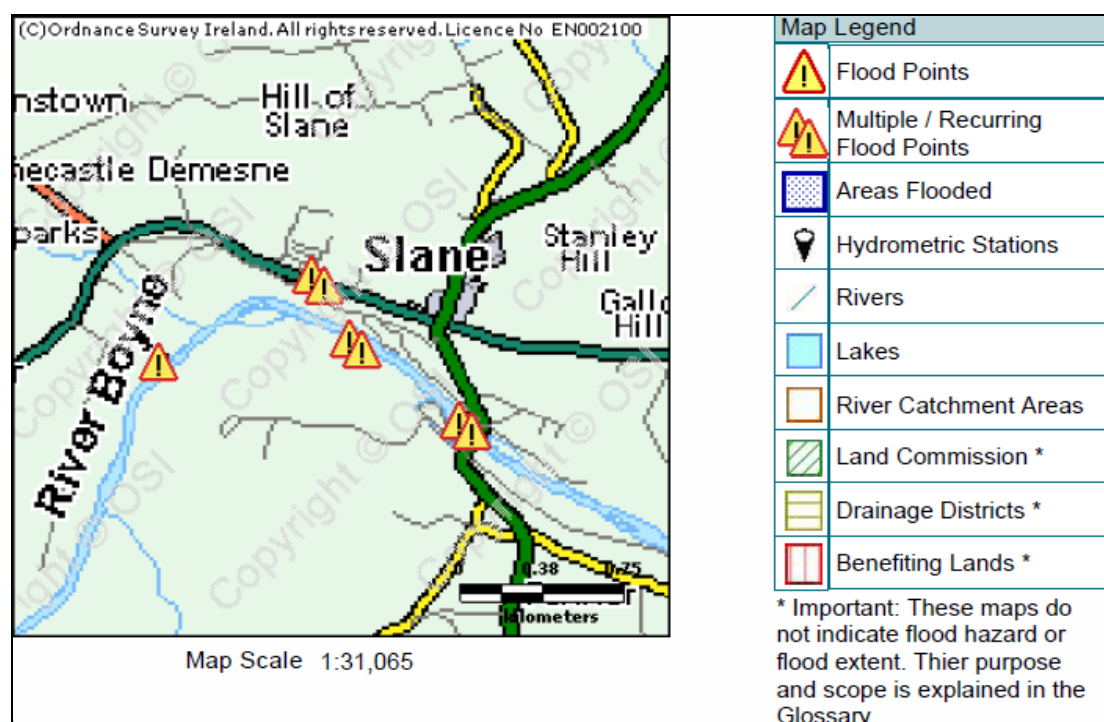
Water Quality

Generally, water quality in Meath is poorer in the south of the County, particularly on the outskirts of County Dublin. As such, water quality in Slane is relatively good and the Boyne is not identified in the County Development Plan as having elevated levels of phosphorous.

Flooding

The River Boyne forms the southern boundary of Slane village and the area around the river is susceptible to flooding. The pattern and scale of flooding incidents is shown in Fig 3.5.1 below.

Fig 3.5.1 Map showing Flooding incidents in Slane



Source: Office of Public Works

Roads

Slane has suffered traffic related problems, owing to the volume of traffic using the N2 and N51 traffic routes which both intersect and pass through the village. The level and type of traffic passing through the village has impacted negatively on the current village environment. A new N2 by-pass (Fig. 3.5.2), to comprise approximately 5km of single carriageway road, is proposed to run to the east of Slane and should relieve the historic town centre from the high traffic volumes that have impacted on the urban fabric and environmental quality of the village.

The by-pass for Slane is planned and should be delivered within the lifetime of this Local Area Plan. The original route for the road was amended and revised alignment design was completed in January 2009. It is anticipated that the Environmental Impact Statement and required Compulsory Purchase Orders will be completed in April 2009 and will be submitted to the National Roads Authority for review and approval to proceed to publication. A decision on the roads proposal is anticipated from An Bord Pleanála in December 2009.

Fig 3.5.2 Route of Proposed Slane Bypass



Source: National Roads Authority

Footpaths

There are footpaths throughout Slane and they appeared to be of a satisfactory standard and quality. There is a pavement on the western side of the N2 leading down to Slane Bridge. The bridge itself has no pavement but does have sufficient space for pedestrians to safely cross.

Car Parking

The main roads passing through the village are wide enough to facilitate on-street car parking. A small car park containing approximately 30 – 40 spaces has been provided at the western edge of the village centre.

Waste Management

In terms of waste infrastructure, the facilities in the region have grown significantly. Recycling is a key component of the strategy for a sustainable approach to waste management although there is no specialist dedicated facility in Slane. The nearest County Council recycling facility is in Navan. The Council also proposes to increase the number of sites and the diversity of materials accepted at Bring Centres, and to encourage the provision of Bring Centres in all new housing estates and rural areas.

Hydro Energy

There are two existing small hydroelectric schemes at Slane and Navan producing between 0.1/MW and 0.2/MW of electrical power. The Council encourages the use of rivers, where suitable, within the county for the development of Hydro Energy and in particular, will be supportive of individual developments along the shore of rivers which propose hydro energy to provide an element of their energy requirements. The Meath County Development Plan 2007-2013 states that the Council will not encourage the use of the canal system, which is designated for tourist and amenity use, for this purpose. In all proposals, the Planning Authority will consult with the National Parks & Wildlife Service (NPWS) of the DoEHLG and the Regional Fisheries Board with regard to the impact of such proposals for the free passage of fish, salmonid qualities of the river and ecological impact of any E.U. or national designation.

3.5.3 Infrastructure & Services Strategy

The Infrastructure and Services Strategy for Slane aims 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.

The strategy is also to actively pursue the provision of a new/or upgraded Wastewater Treatment Plant to service the full development envelope of Slane

Village along with the provision of additional water supply for Slane to serve the existing population and any increases during the lifetime of the Local Area Plan. It is a key action to carry out a Traffic Study for Slane Square in order to reduce the visual impact upon Slane Village Architectural Conservation Area; to improve the flow of traffic into and out of the Square; to improve the general safety of pedestrians and to remove any unnecessary and unattractive traffic related visual clutter, where it is possible and safe to do so. The completion of the Slane by-pass route offers an opportunity to significantly improve the urban environment of the settlement.

3.5.4 Infrastructure & Services Policy

The Infrastructure and services policies for Slane are as follows:

IS POL 1: Traffic Calming

Upon provision of Slane By-pass implement traffic calming measures at strategic points in the village.

IS POL 2: Provision of a New or Upgraded Wastewater Treatment Plant

To actively pursue the provision of a new/ or upgraded Wastewater Treatment Plant to service the full development envelope of Slane Village.

IS POL 3: Water Supply

To utilise the existing water supply in Slane in an efficient and fair manner

IS POL 4: Reduce Wastage from Water Supply

To reduce leakage and wastage from Slane's water supply and to implement the water conservation programme.

IS POL 5: 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 Slane as well as the future development and continued growth of the village in line with the provisions of the County Settlement Strategy.

IS POL 6: Cycle Paths in the Village

Upon such time as the Slane Bypass is completed and operational, Meath County Council will investigate the possibility of inserting cycle ways alongside or incorporated with footpaths in the village area.

IS POL 7: Cycle Lanes in New Residential Development

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

IS POL 8: Demonstration of Accessibility for Pedestrians and Cyclists

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

IS POL 9: 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 10: Flooding Impact

To ensure that development shall not create or exacerbate flooding elsewhere.

IS POL 11: Flooding along the River Corridor

To investigate the 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 12: 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 13: Surface Water Run-Off

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

- 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 14: 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 15: 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 16: Floodlighting

Proposals for lighting schemes shall 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 17: 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 18: 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 Slane 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 19: 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 20: 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 21: 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 22: Protection of Important Views and Prospects

To protect areas of recognised landscape importance and protected views and prospects in Slane from the construction of large scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods.

IS POL 23: Accesses off the Road Network

To ensure that all development accessing off Slane'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.

3.5.5 Infrastructure & Services - Key Actions

Key Action IS 1: Additional Water Supply for Slane

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

Key Action IS 2: Traffic Study for Slane Square

Upon such time as the Slane By-pass is constructed and operational, it is the intention of the Council to carry out a traffic study for Slane square. This is in order to reduce the visual impact upon Slane Village Architectural Conservation Area, which currently holds no less than sixteen sets of traffic lights, which obstruct views of the landmark buildings and significant vistas through the village. The traffic study will be aimed at improving the flow of traffic into and out of the square, improving the general safety of pedestrians and of removing any unnecessary traffic related visual clutter, where possible and safe to do so.

Key Action IS 3: Visual Improvement of Commercial Frontages and Residential Terraces

Meath County Council will investigate the removal of redundant distribution poles, wires and services which hang across the streets of Slane and which deface commercial frontages and residential terraces, particularly in the Slane Village Architectural Conservation Area. Equally, initiatives to place overhead service underground will be supported and facilitated where possible.

Key Action IS 4: Works to be Undertaken after Completion of the By-pass

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

- To resurface and upgrade roads through the village and to the Hill of Slane
- To provide where lacking, footpath facilities along the N2 Route through the village particularly on the west side of this road.
- To implement traffic calming measures at strategic points in the village

OBJ IS 1: Provision of New Road

Provide new road extending from the existing road serving the Churchlands development, to the backlands area, as shown in the Slane Land Use Zoning Map 5.1

3.6 ENVIRONMENT AND HERITAGE

3.6.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane 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 Policies and Key Actions for Slane are listed at the end of this section.

Policy Informants

In developing the Policies and Actions a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **the main natural and built heritage features in Slane;**
- **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** and its policies, objectives and proposals as appropriate to Slane, in particular Chapter 8 of the Meath County Development Plan: Culture, Heritage and Landscape Protection;
- **public consultation** including the input received through the public exhibition evening, written submissions, completed questionnaires and through speaking with other stakeholders;
- **resources** that is available to Meath County Council to facilitate the delivery of infrastructure and services;
- **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; and
- **principles of proper planning and sustainable development.**

3.6.2 Built Heritage

3.6.2.1 Existing Situation

Built heritage includes both architectural heritage and archaeological heritage. Slane has a number of features of both architectural and archaeological heritage that form a part of the history, heritage, special interest and character of the village. Historic structures can be read as historic evidence and can aid the understanding of past conditions of how society changes. They are a unique resource and expression of the richness and diversity of our past. The Architectural Heritage Protection Guidelines for Planning Authorities (DoEHLG, 2004) state that:-

“The built heritage consists not only of great artistic achievements, but also of the everyday works of craftsmen. In a changing world, these structures have a cultural significance which we may recognise for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure it is conserved in order to pass it on to our successors.”⁹

Chapter 8 of the Meath County Development Plan 2007-2013 provides for the protection of architectural and archaeological heritage in County Meath.

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 Slane. ‘An Introduction to the Architectural Heritage of County Meath’ was published by the National Inventory of Architectural Heritage in 2002, and offers an illustrated introduction to the architecture of the county.

Part 4 of the Planning and Development Act 2000, makes provision of 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.

Architectural Conservation Areas

The Planning & Development Act 2000 (Part II, Section 10 and Part IV, Section 81) places an obligation on Local Authorities to include an objective for the preservation of the character of Architectural Conservation Areas (ACAs). An ACA is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. They also include areas, which contribute to the appreciation of Protected Structures.

⁹ (Para. 1.1.1, pg. 13), Architectural Heritage Protection Guidelines for Planning Authorities (DoEHLG, 2004)

An ACA may consist of patterns of elements, such as materials, construction systems, and architectural elements, that are repeated within the area and give it a sense of harmony, or it may relate to the importance of a number of buildings or structures whose protection is based on the wider ensemble of which it may be a component. ACAs could encompass, for example, a terrace of houses, a whole streetscape, town centre or a small cluster of structures associated with a specific building such as a mill or country house. It is concerned as much with the setting of the structures and their interrelationship, though it may relate to urban forms of distinctiveness or to a particular relationship, or landscape settings. The effect of having a building within the ACA, has the effect of de-exempting works to the exterior of any structure within the ACA where the proposed works would materially affect the character of the area concerned. Piecemeal alterations on individual non protected structures can have a significant cumulative effect on a streetscape.

Slane is a remarkable demesne village. As noted previously, it is built around a village square that is dominated by Georgian townhouses. Slane contains three ACAs. The village also contains a number of protected structures (as listed in the County Development Plan) and possesses a rich sense of history and character.

The three existing Architectural Conservation Areas in the village are Slane Castle Demesne ACA, Slane Mill ACA and Slane Village Centre ACA.

Slane Castle Demesne ACA

Slane Castle sits at the heart of Slane Castle Demesne ACA. It was developed in the late 18th century. The demesne lies along both banks of the river and has survived largely intact from the early 19th Century, with mature woodlands and parklands, stable yard, kitchen and walled gardens, entrance gates, lodges, and demesne walls. Also within the demesne area is the archaeological site of the Hill of Slane. The Meath County Development Plan 2007-2013 has the following objectives for the ACA.

1. *“to ensure that the built features and designed landscape which may be considered to lie outside the curtilage of the protected structure of Slane Castle are given statutory protection;*
2. *to preserve the character of the demesne, its designed landscape and built features, by limiting the extent of new development permitted within the demesne and requiring that any such development, both within the demesne and in the surrounding area, should not have an adverse affect on the special qualities of the demesne;*
3. *to require that all works, whether of maintenance and repair, additions or alterations to existing buildings or built features within the demesne shall protect the character of those buildings and features by the use of appropriate materials and workmanship.”¹⁰*

¹⁰ Appendix A3, Meath County Development Plan 2007-2013

Plate 3.6.1 Slane Castle



(Source: www.flickr.com)

Slane Village ACA

Slane Village ACA is a perfect example of a planned 18th Century estate village and was developed by the Conynham Family. Slane is located on the north bank of the River Boyne with views and vistas to the surrounding landscape. This, coupled to the village's location at the heart of the Boyne Valley and its relationship with the Slane Castle Demesne which extends deep into the village, creates an urban character of the highest quality. The Meath County Development Plan 2007-2013 includes the following objectives for the ACA:

1. *“to preserve the character of the village and its setting by requiring that the height, scale, design and materials of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish the distinctiveness of place;*
2. *to protect the landscape setting of the village and the views outwards;*
3. *to encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage;*

4. *to require the preservation and reinstatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance are being carried out.”¹¹*

Plate 3.6.2 Rock House, The Square



Plate 3.6.3 St Patricks Church of Ireland, Main Street



(Source of both: NIAH)

Slane Mill ACA

Slane Mill ACA contains buildings that are of outstanding importance demonstrating its early purpose built industrial complex dating from the start of the industrial revolution. Both the mill and the attractive mill house were completed by 1766. The Meath County Development Plan states the following objectives for ACA:

1. *‘to preserve the character of the area, its natural and designed landscape and built features by prohibiting any development which would have an adverse affect on the buildings or their setting;*
2. *to protect the landscape setting and the views to and from the complex;*
3. *to require that all works, whether maintenance and repairs, additions or alterations to existing buildings or built features within the area shall protect the character of those buildings and features by the use of appropriate materials and workmanship.”¹²*

¹¹ Appendix A3, Meath County Development Plan 2007-2013

¹² Appendix A3, Meath County Development Plan 2007-2013

Plate 3.6.3 Slane Mill and Weir on River Boyne

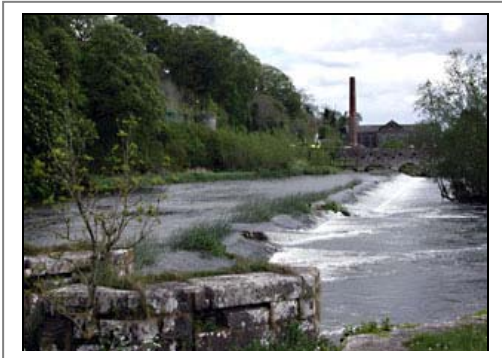


Plate 3.6.4 Slane Mill



(Source of both: NIAH)

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.

Record of Protected Structures

Currently Slane has a total of 88 no protected structures reflecting the village’s rich historical character. A proportion of the protected structures are located within the three Architectural Conservation Areas contained within the Village. Details of the protected structures located in Slane are provided in Table 3.6.1 overleaf.

Table 3.6.1 Record of Protected Structures

Name / Structure	Description	Location	Reg. Number	NIAH No.
Creewood Milestone	A triangular profile granite milestone, c.1780, inscribed on two sides	Creewood, Slane	MH012-121	None
Davidstone Milestone	Was relocated, sandblasted and painted illegally. Now situated at 29420-27490	Davidstown, Slane	MH019-100	None
Baronstown-Dowdall Plunkett Cross	One of a group of crosses in the Slane area erected by Dame Jenet Dowdall c. 1690 to commemorate her two husbands William Bathe and Oliver Plunkett. The cross is a recorded monument.	Carrickdexter, Slane	MH019-101	None
Beauparc House (Country House)	Detached double-pile five-bay three-storey over basement house, built c. 1755. Range of outbuildings to the south. Gothic Revival castle started c. 1785. Built on the site and probably incorporating the fabric of an earlier house/castle by James Wyatt (1785-6) and later by Francis Johnston (1795) for Lord Conyngham.	Painestown, Slane	MH019-102	14401903
Slane Castle Demesne	The remains of a towerhouse. This is a recorded monument.	Slane Castle Demesne	MH019-103	None
Slane Castle including North & East Gates	Detached seven-bay three storey over basement Gothic Revival castle started c. 1785. Built on the site and probably incorporating the fabric of an earlier house/castle by James Wyatt (1785-6) and later by Francis Johnston (1795) for Lord Conyngham.	Slane Demesne, Slane	MH019-104	14401902
Masonry Wall	South side of N51 from entrance to village from west.	Slane Castle Demesne	MH019-105	None
Kerry Garden – Walled Garden	Rubble stone and red brick English garden bond walled garden, c. 1770	Ledwidge Tce. Slane Castle Demesne	MH019-106	14315067
Mullaghduillon House – Farm House	Detached three-bay, two-storey house c. 1830	Mullaghduillon, Slane	MH019-107	
Gamekeepers Cottage – detached house	Detached three-bay two-storey former game keeper's lodge, built c. 1890 with a single-storey return to the rear	Ledwidge Terrace, Slane Castle Demesne	MH019-108	14315066
Fennor Castle – Tower House	An interesting 17 th C stronghouse in reasonably good order	Fennor, Slane	MH019-109	None
St. Patrick's National School, Water tower	Square-profile water tower and playground shelter, built 1956. Flat roofs and roughcast rendered walls. Concrete columns to open side of shelter. Cast-iron pivot circular window.	Collon Road, Slane	MH019-110	14315002
St. Patrick's National School – National School	Detached multiple-bay single-storey national school, built 1956. Comprising of twelve-bay double-height pitched roofed central block, flanked by two-bay entrance blocks, with projecting flat roofed block to front and side elevations	Collon Road, Slane	MH019-111	14315001
Ledwidge Cottage Museum – Cottage	Pair of semi-detached stone cottages with brick window and door surrounds. Was the home of poet, Francis Ledwidge, now a museum	Drogheda Road, Slane	MH019-112	None
Garda Station	Detached six-bay three-storey Garda Station, built c. 1950, comprising of office accommodation to ground floor, with pair of residences above. The two residences are accessed by steps to first floor level leading to a veranda	Navan Road, Slane	MH019-200	14315026
St. Eric's Hermitage - Ruin	No description given	Slane Castle Demesne	MH019-201	None

Name / Structure	Description	Location	Reg. Number	NIAH No.
Detached House	Detached three-bay single-storey red brick house, built c. 1934, with canted bay window and having flat-roofed flanking extensions. Hipped tile roof with red brick chimneys. Red brick walls with rendered plinth course.	Main Street Lower, Slane	MH019-202	14315025
Saint Patrick's Church (Church of Ireland)	Detached cruciform-plan church, built 1797. Four stage bell tower. Graveyard to site, bounded by rubble stone walls with ashlar limestone gate piers and pair of cast-iron gates	Church Street, Slane	MH019-203	14315027
House 3 to east of Church of Ireland	Terraced three-bay two-storey house, built c. 1740. Exposed rubble stone walls	Church Street, Slane	MH019-204	14315030
T. Meade Outbuilding	Detached three-bay three-storey outbuilding, built 1769. Rubble stone walls with red brick eaves course. Some red brick relieving arches and timber lintels to openings. Pitched slate roof.	Church Street, Slane	MH019-205	14315032
T. Meade House	Terraced four-bay two-storey house, built 1769. Rendered walls. Pitched slate roof with red brick chimneystacks and cast-iron rainwater goods. Modern shopfront inserted. Built as part of a group with the house to the east.	Church Street, Slane	MH019-206	14315032
Conyngham Arms Hotel	Terraced five-bay three-bay former house, built c. 1770, Modern pub front to the east of the front elevation. Three-storey modern extension to rear.	Church Street, Slane	MH019-207	14315035
Slane Glebe House (Cilghrian) – detached house	Detached three-bay two-storey over basement former rectory, built 1807. Pair of wrought-iron gates and lamp standard	Chapel Street, Slane	MH019-208	14315009
Row of Houses (Terraced Houses)	One of a terrace of five double-pile two and three-bay two-storey stone houses built c. 1830, with integral carriage arch, two retaining leaded fanlights	Church Street North Side, Slane	MH019-209	14315024
The House of Paul – House	Detached five-bay two-storey house, built c. 1880, with oriel windows to terminate bays. Formerly comprising of pair of semi-detached two and three-bay houses. Two modern shopfronts to the ground floor	Church Street, Slane	MH019-210	
Row of Houses (terraced houses)	One of a terrace of five double-pile two and three-bay two-storey stone houses built c. 1830, with integral carriage arch, two retaining leaded fanlights	Church Street North Side, Slane	MH019-211	14315024
Row of Houses (terraced houses)	One of a terrace of five double-pile two and three-bay two-storey stone houses built c. 1830, with integral carriage arch, two retaining leaded fanlights	Church Street North Side, Slane	MH019-212	14315024
Row of Houses (terraced houses)	One of a terrace of five double-pile two and three-bay two-storey stone houses built c. 1830, with integral carriage arch, two retaining leaded fanlights	Church Street North Side, Slane	MH019-213	14315024
Row of Houses (terraced houses)	One of a terrace of five double-pile two and three-bay two-storey stone houses built c. 1830, with integral carriage arch, two retaining leaded fanlights	Church Street North Side, Slane	MH019-214	14315024
The Village Inn – Public House former outbuilding	Exterior only of detached three-bay two-storey former outbuilding to house MH019-216, built c. 1760, now in use as a public house. Hipped tile roof. Rendered walls with render quoins	Church Street, Slane	MH019-215	14315038
Stone House at Crossroads	Detached three-bay three-storey house over basement, built c. 1760 including outbuildings, walls and railings	The Square, Slane	MH019-216	14315039
Lodge – gate lodge	Detached three-bay single-storey Victorian gate lodge, built c. 1850, with castellated front wall. The gate lodge forms a part of a group with the demesne related structures of Slane Castle	Mill Hill, Slanecastle Demesne	MH019-217	14315042
House, former outbuilding	Detached three-bay two-storey former outbuilding, built c.1760, now in use as a house. Hipped slate roof with two original red brick chimneystacks. Roughcast rendered walls, with stone wall to east gable, having a cut stone blind arcade	Church Street, Slane	MH019-218	14315023
Rock House water pump	Cast-iron water pump, c.1885, comprising of two cylinders with pumping arm, attached to a timber pier.	The Square, Slane	MH019-219	14315021

Name / Structure	Description	Location	Reg. Number	NIAH No.
House, former outbuilding	Detached three-bay two storey former outbuilding, built c. 1760, now in use as a house. Hipped slate roof. Rendered walls with a name panel above door.	Mill Hill, Slane	MH019-220	14315041
Gates	Square-profile ashlar limestone gate piers, c.1760, with carved limestone cap stones, set in stone boundary walls. Pair of cast-iron gates with oval and fluer-de-lis motifs and interlocking shamrock and thistle floral finial	The Square, Slane	MH019-221	14315040
Rock House – detached house	Detached double-pile three-bay three-storey house over basement, built c. 1760 including outbuildings, walls and railings	The Square, Slane	MH019-222	14315020
Boyne Navigation – Canal	Section of the Lower Boyne Canal, built c. 1760, now disused. Ashlar limestone canal walls and an ashlar limestone lock. Single-arch masonry road bridge with cut stone voussoirs and random rubble walls to site.	Slanecastle Demesne	MH019-223	14315065
Rock House Gates	Square-profile ashlar limestone gate piers, c. 1760, with carved limestone cap stones, set in stone boundary walls. Pair of cast-iron gates with oval and fleur-de-lis motifs and interlocking shamrock and thistle floral finial.	The Square, Slane	MH019-224	14315022
Outbuilding	Detached three-bay two-storey outbuilding, built c.1760. Hipped tile roof. Roughcast rendered walls with limestone eaves course. Dressed limestone to north gable with a cut stone blind arcade.	The Square, Slane	MH019-225	14315043
Slane Fireplaces – Outbuilding	Detached four-bay single-storey former outbuilding, built c.1760, now in use as a shop. Hipped slate roof with brick chimney. Rubble stone walls with a limestone eaves course, and with a cut limestone blind arcade to the south gable.	Chapel Street, Slane	MH019-226	14315019
Mount Charles Lodge – House	Detached three-bay two-storey house, built c.1750. Pitched tile roof with rendered chimneystacks. Rendered walls with a tooled stone plinth course. Tooled limestone round-headed door surround. Incl Three ranges of outbuildings, built c.1750.	Chapel Street, Slane	MH019-227	14315052
Water Pump	Cast-iron water pump, erected c.1870, with lion's head surrounding spout. Fluted base and cap with finial and side handle.	Chapel Street, Slane	MH019-228	14315051
Stone House at Crossroads – Detached House	Detached three-bay three-storey house over basement, built c.1760. incl outbuildings, walls and railings	The Square, Slane	MH019-229	14315044
Outbuilding	Detached multiple-bay single-storey outbuilding, built c.1760. Hipped tile roof with terracotta ridge tiles and finials. Rendered walls.	Chapel Street, Slane	MH019-230	14315050
Malony's – Public House	Detached three-bay two-storey house, built c.1845, now also in use as public house. With rendered walls. Pitched tile roof with rendered chimneystacks. Roundarched block-and-start stone door surround with a timber cornice Timber shopfront.	Chapel Street, Slane	MH019-231	14315012
Parochial House (former)	Detached three-bay three-storey house over basement, built c.1760. incl outbuildings, walls and railings.	The Square, Slane	MH019-232	14315049
Slane Videos – Former Outbuilding	Detached three-bay single-storey former outbuilding, built c. 1760, now in use as a shop. Hipped tile roof with cast-iron rainwater goods.	Main Street Upper, Slane	MH019-233	14315048
House 4 of 2 pairs of 4-bay, 2-storey houses (semi-detached house)	Semi-detached four-bay two-storey house, built c.1760, with a two-storey return to rear. Exposed stone wall to front elevation.	Chapel Street East Side, Slane	MH019-234	14305018
House, former Outbuilding	Detached four-bay two-storey former outbuilding, built c. 1760, now in use as a shop and post office. Pitched tile roof with rendered chimneystacks.	Main Street Upper, Slane	MH019-235	14315045

Name / Structure	Description	Location	Reg. Number	NIAH No.
House 3 of 2 pairs of 4-bay, 2-storey houses (semi-detached house)	Semi-detached four-bay two-storey house, built c.1760, with a two-storey return to rear. Exposed stone wall to front elevation.	Chapel Street east side, Slane	MH019-236	14315017
House 2 of 2 pairs of 4-bay, 2-storey houses	Semi-detached four-bay two-storey house, built c.1760, with a two-storey return to rear. Exposed stone wall to front elevation.	Chapel Street east side, Slane	MH019-237	14315016
Terraced Houses	Semi-detached four-bay two-storey house, built c.1760, with a two-storey return to rear. Exposed stone wall to front elevation.	Chapel Street east side, Slane	MH019-238	14315015
House	One of a Terrace of four three-bay single-storey houses, built c.1840, set perpendicular to the street, now derelict. Rubble stone walls. Pitched slate roof with red brick chimneystacks. Red brick flat arches.	Chapel Street, Slane	MH019-239	14315014
Terraced Houses	Detached three-bay two-storey house, built c.1800, set perpendicular to the street line. Projecting entrance porch with remains of a stone open pediment. Roughcast rendered walls. Hipped tile roof.	Chapel Street, Slane	MH019-240	14315008
Terraced Houses	One of a Terrace of four three-bay single-storey houses, built c.1840, set perpendicular to the street, now derelict. Rubble stone walls. Pitched slate roof with red brick chimneystacks. Red brick flat arches.	Chapel Street, Slane	MH019-241	14315014
Slane Mill – Weir	Stone weir, built 1765, with two stone cutwaters.	Slane	MH019-242	14315064
House	Detached three-bay two-storey house, built c.1800, set perpendicular to the streetline. Projecting entrance porch with a stone open pediment and a stone threshold. Roughcast rendered walls.	Chapel Street, Slane	MH019-243	14315007
St. Patricks RC Church – gates railings	Cast-iron railings, gates and piers, c.1870, with plinths to railings, and terminated by limestone piers. Comprising of pair of square-profile cast-iron piers, with pair of cast-iron gates, flanked by cast-iron railings.	Chapel Street, Slane	MH019-244	14315006
Terraced Houses	One of a Terrace of four three-bay single-storey houses, built c.1840, set perpendicular to the street, now derelict. Rubble stone walls. Pitched slate roof with red brick chimneystacks. Red brick flat arches,	Chapel Street, Slane	MH019-245	14315014
Terrace Houses	One of a Terrace of four three-bay single-storey houses, built c.1840, set perpendicular to the street, now derelict. Rubble stone walls. Pitched slate roof with red brick chimneystacks. Red brick flat arches,	Chapel Street, Slane	MH019-246	14315014
St. Patricks RC Church – Belfry	Freestanding belfry, built c.1780, capped by ogee dome with cast-iron finial. Rubble stone walls with lancet window openings. Round-arched door opening with ashlar voussoirs.	Chapel Street, Slane	MH019-247	14315005
Gothic gate and associated structures	Rubble stone castellated entrance gate, built c.1795, comprising of arched opening, flanked by hexagonal profile towers	Slanecastle Demesne	MH019-248	14315055
Saint Patrick's Roman Catholic Church	Detached gable-fronted church, built c.1800, with transepts to the east. Bounded by coursed rubble stone boundary wall. Freestanding belfry, built c.1780, capped by ogee dome with cast-iron finial. Cast-iron railings, gates and piers, c.1870.	Chapel Street, Slane	MH019-249	14315004
Slane Bridge (road bridge)	Thirteen arch masonry bridge, built c.1776. The original bridge dates to the fourteenth to sixteenth centuries.	Slane	MH019-250	14315063
House 1 of a row	One of a Terrace of six two-bay two-storey	Boyne View, Slane	MH019-251	14315063

Name / Structure	Description	Location	Reg. Number	NIAH No.
of houses on the east side of the N2 - Terraced House	stone houses, built c.1800.			
House 2 of a row of houses on the east side of the N2 - Terraced House	One of a Terrace of six two-bay two-storey stone houses, built c.1800.	Boyne View, Slane	MH019-252	14315056
House 3 of a row of houses on the east side of the N2 - Terraced House	One of a Terrace of six two-bay two-storey stone houses, built c.1800.	Boyne View, Slane	MH019-253	14315056
House 4 of a row of houses on the east side of the N2 - Terraced House	One of a Terrace of six two-bay two-storey stone houses, built c.1800.	Boyne View, Slane	MH019-254	14315056
Slane Mill, Gatelodge	Detached three-bay single-storey gate lodge, built c.1765. Hipped tile roof with a rebuilt red brick chimneystack. Squared stone walls with a limestone eaves course. Timber sash windows.	Slane	MH019-255	14315057
Slane Mill, Gates	Pairs of square-profile limestone ashlar gate piers with carved limestone capstones, c.1765, linked by limestone plinth walls surmounted by original wrought iron railings.	Slane	MH019-256	14315058
House 5 of a row of houses on the east side of the N2	One of a Terrace of six two-bay two-storey stone houses, built c.1800.	Boyne View, Slane	MH019-257	14315056
House 6 of a row of houses on the east side of the N2	One of a Terrace of six two-bay two-storey stone houses, built c.1800.	Boyne View, Slane	MH019-258	14315056
Slane Mill, Bollards	Twenty-three circular and hexagonal profile granite bollards, c.1765.	Slane	MH019-259	14315059
Slane Mill	Detached T-plan multiple-bay five-storey mill, built c.1765, with a three-bay pedimented breakfront to west elevation.	Slane	MH019-260	14315061
Slane Mill, Chimney	Freestanding red brick hexagonal chimney, erected c.1900. Machine cut red brick and cement mortar.	Slane	MH019-261	14315060
Boyneville House – Mill House	Detached three-bay two-storey house mill house, c. 1765.	Slane	MH019-262	14315062
Stackallan Bridge – Railway Bridge	Single-arch bridge carrying the railway over the road, built c. 1847 with string courses, dentils and pediments. Rock-faced walls, voussoirs and buttresses, with snecked limestone and plaques to pediment	Dollardstown, Slane	MH026-100	14402601
Detached House	Detached single-bay two-storey building, built c.1850, with adjoining gable-fronted single-bay former outbuilding now converted to dwelling. Hipped roof with pinnacle to two-storey section.	Painestown, Slane	MH026-101	14402602
Estate Workers Terrace	Exterior only, one of a terrace of four three-bay two-storey former estate workers' houses, built c.1850, now in use as private houses. Hipped slate roof with red brick chimneystacks.	Painestown, Slane	MH026-102	14402604
Estate Workers Terrace	Exterior only, one of a terrace of four three-bay two-storey former estate workers' houses, built c.1850, now in use as private houses. Hipped slate roof with red brick chimneystacks.	Painestown, Slane	MH026-103	14402604
Estate Workers Terrace	Exterior only, one of a terrace of four three-bay two-storey former estate workers' houses, built c.1850, now in use as private houses. Hipped slate roof with red brick chimneystacks.	Painestown, Slane	MH026-104	14402604

Name / Structure	Description	Location	Reg. Number	NIAH No.
Estate Workers Terrace	Exterior only, one of a terrace of four three-bay two-storey former estate workers' houses, built c.1850, now in use as private houses. Hipped slate roof with red brick chimneystacks.	Painestown, Slane	MH026-105	14402604
Beaupark Station – railway station	Detached gable-fronted two-storey over basement railway station and station master's house, built 1857, with single-storey block over basement to the west. Now in use as private house.	Painestown, Slane	MH026-106	14402603
Yellow Furze Church (Roman Catholic Church)	Modern church with interesting interior.	Seneschalstown, Slane	MH026-107	None
Dowdall Memorial Cross – Monument	One of a group of crosses in the Slane area erected by Dame Jenet Dowdall c. 1690 to comerate her two husbands William Bathe and Oliver Plunket. The cross is a recorded monument.	Lunderstown, Slane	MH027-102	None
Duleek Wayside Cross – Monument	One of a group of crosses in the Slane area erected by Dame Jenet Dowdall c.1690 to comerate her two husbands William Bathe and Oliver Plunket. The cross is a recorded monument.	Commons, Slane	MH027-203	None
The White Cross, Slane	A wayside cross erected c.1675 for Sir Luke Bathe by his wife Dame Cecilia Dowdall who lived in Athcarne Castle. This is a recorded Monument.	Gaulstown, Slane	MH033-101	None

Source: Meath County Development Plan

Plate 3.6.5 Cast iron pump at Rock House



Plate 3.6.6 Conynham Arms Hotel



(Source of both: NIAH)

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 and important resource which influences the character and heritage of its many towns and villages, including Slane.

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.

The National Monuments Acts 1930 – 2004 provides for the protection of archaeological heritage. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or the accidental discovery of sites located underwater. Where necessary, the Minister for the Environment, Heritage and Local Government will issue preservation orders to ensure protection is afforded to sites believed to be under threat.

Records of Monuments & Places

All known sites and monuments are identified and listed for protection by the National Monuments and Historic Properties Service, in the Record of Monuments and Places, a statutory inventory of sites protected under the National Monuments Acts.

The Record of Monuments and Places is a set of 6 maps of County Meath with an accompanying index which shows all the sites, monuments and zones of archaeological potential, recorded to date in the county. The inventory concentrates on pre 1700 AD sites.

The Record of Monuments and Places is available to the public at the Planning Office of Meath County Council, Teagasc Offices and Town Councils. Another way of identifying sites and monuments listed for protection is through the National Monuments Service website (www.archaeology.ie) where the Archaeological Survey of Ireland (ASI) – an inventory of archaeological monuments can be viewed by area. Its 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 a number of monuments and places within Slane 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. In relation to development, as specified in the County Development Plan all development 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.

Plate 3.6.7 Hill of Slane & Slane Abbey



(Source: www.flickr.com)

Record of Monuments and Places in Slane

There are forty three items of archaeological interest located within the development boundary of Slane that are recorded on the Record of Monuments and Places. These are as follows:-

Table 3.6.2 - Record Archaeological Monuments for the Settlement of Slane

Area of Archaeological Interest Number (See LAP Land Use Plan)	SMR Number	Classification	Townland
15	ME019-008----	Souterrain possible	BRITTSTOWN, SLANE
17	ME019-060----	Settlement Deserted - Medieval	BRITTSTOWN, SLANE
7	ME019-034----	Souterrain	FENNOR
9	ME019-035----	Church	FENNOR
10	ME019-036001-	House - 16th/17 th Century	FENNOR
10	ME019-036002-	Castle - Tower House Possible	FENNOR
11	ME019-037----	Souterrain	FENNOR
8	ME019-024----	Bridge	FENNOR, SLANE, SLANE CASTLE
16	ME019-013----	Souterrain	SLANE
3	ME019-022----	Burial(s)	SLANE
4	ME019-023001-	Effigy (present location)	SLANE
4	ME019-023002-	Graveslab(s) (present location)	SLANE
4	ME019-023003-	Architectural Fragment (present)	SLANE

Area of Archaeological Interest Number (See LAP Land Use Plan)	SMR Number	Classification	Townland
		location)	
4	ME019-023004-	Armorial Plaque (present location)	SLANE
12	ME019-025----	Font	SLANE
6	ME019-026001-	Tomb	SLANE
6	ME019-026002-	House – Indeterminate Date	SLANE
6	ME019-026003-	Stone Sculpture	SLANE
6	ME019-026004-	Tomb	SLANE
5	ME019-026006-	Cross (late medieval)(original location)	SLANE
14	ME019-062----	Ringfort - Cashel	SLANE
13	ME019-063----	Ringfort - Cashel	SLANE
18	ME019-072----	Souterrain possible	SLANE
1	ME019-021----	Effigy (present location)	SLANECASTLE DEMESNE
6	ME019-026----	Church	SLANECASTLE DEMESNE
6	ME019-026005-	Graveyard	SLANECASTLE DEMESNE
17	ME019-060001-	Castle - Motte	SLANECASTLE DEMESNE
17	ME019-060002-	Church	SLANECASTLE DEMESNE
17	ME019-060003-	Architectural Fragment(s)	SLANECASTLE DEMESNE
17	ME019-060004-	Stone Head	SLANECASTLE DEMESNE
17	ME019-060005-	Shrine	SLANECASTLE DEMESNE
17	ME019-060006-	Graveslab(s)	SLANECASTLE DEMESNE
17	ME019-060007-	Cross	SLANECASTLE DEMESNE
17	ME019-060008-	Ecclesiastical Site	SLANECASTLE DEMESNE
17	ME019-060009-	Gatehouse	SLANECASTLE DEMESNE
17	ME019-060010-	Castle - Tower House	SLANECASTLE DEMESNE
17	ME019-060011-	Stone Sculpture	SLANECASTLE DEMESNE
17	ME019-060012-	Stone Head	SLANECASTLE DEMESNE
17	ME019-060013-	Armorial Plaque	SLANECASTLE DEMESNE
17	ME019-060014-	Architectural Fragment	SLANECASTLE DEMESNE
17	ME019-060015-	Earthwork	SLANECASTLE DEMESNE
17	ME019-060016-	Graveyard	SLANECASTLE DEMESNE
2	ME019-061----	Ritual Site – Holy Well	SLANECASTLE DEMESNE

Source: National Monuments Service

The map displays the Slane area in Ireland, with the River Boyne flowing through it. Key locations marked include Slane, Meath, and various surrounding towns like Rathmaiden, Higgins Town, and Coalpits. A red rectangular boundary encompasses the central part of the map. Yellow and red dots are placed at various points along the river and in the surrounding landscape. A scale bar at the bottom left indicates a distance of 446 meters. An inset map of Ireland is located in the top left corner.

3.6.2.2 Built Heritage Strategy

Slane Local Area Plan 2009 - 2015

3.6.2.3 Built Heritage Policy

Architectural Heritage

EH POL 1: Record of Protected Structures

It is an objective of the Council to protect the existing protected structures in Slane that are on the Record of Protection Structures 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

It is the policy of the Council 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 (as amended) 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 is concerned, the Act provides that permission may only be granted for the demolition of a protected structure or proposed protected structure in exceptional circumstances. Where a 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 village, 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.

Architectural Conservation Areas (ACAs)

Note: Please refer to the Design Guidelines set out in the Slane Local Area Plan (Section 4.0) for further guidance on development proposals within Slane's three Architectural Conservation Areas.

EH POL 13: Setting of ACA

To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.

EH POL 14: Planning Application Information

To require planning applications for development in an ACA to submit drawings showing the proposed buildings/works in the context of their setting or otherwise demonstrate the impact of the development on the area.

EH POL 15: Consultation with the Conservation Officer of Meath County Council

Meath County Council will refer all planning applications for development in Slane's Architectural Conservation Areas (Slane Village ACA, Slane Mill ACA and Slane Castle Demesne ACA) to the Conservation Officer for their review.

EH POL 16: Development that is Sympathetic

Development within the ACAs shall be sympathetic to existing development in terms of its height, design, material treatment etc. Established heights, building lines and village character should be respected.

EH POL 17: Resist the Loss of the Existing Building Stock

To resist the loss the existing building stock within the ACAs. Demolition of structures or parts of structures or redevelopment of any site within an ACA will in principle only be permitted where the structure, or parts of a structure are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure.

EH POL 18: Extensions within the ACAs

Any extensions in the ACA areas should be sympathetic to the existing built form and character of the area in terms of design, height, design and material treatment.

EH POL 19: Retention & Repair of Structures within an ACA

To ensure the retention, repair rather replacement and the regular maintenance of original/early features in buildings which contribute to the character of an ACA such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pubfronts and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.

EH POL 20: New Development with Road Frontage that Adjoins the ACAs

Where new development adjoins the ACAs particularly Slane Village ACA and abuts the road the development should provide a positive frontage to the road which extends and enhances the existing ACA streetscape.

EH POL 21: Use of Materials

It is the policy of the Council to ensure that inappropriate materials such as windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within ACAs.

EH POL 22: High Quality Design

To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an ACA and the retention of the historic scale and plot size

EH POL 23: Assessing Proposals in Advertising

To ensure the preservation of the character of an ACA when assessing proposals for advertising.

EH POL 24: Historic Items of Street Furniture

To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate.

EH POL 25: Historic Shopfronts

To promote the conservation of historic shopfronts and pubfronts. Where replacement is necessary, the Council will encourage the introduction of shopfronts and pubfronts of contemporary high quality design and materials.

EH POL 26: Retention of Mature Trees & Significant Planting

To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate.

EH POL 27: Heritage Signage

To investigate the possibility of providing a heritage information display stand providing a short history of Slane, within the village.

Archaeological Heritage

EH POL 28: Sites of Established Archaeological Interest

To safeguard the archaeological value of the sites (and their settings) in Slane that are listed in the Record of Monuments and Places (see section 3.6.2.1). 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 29: Protect and Enhance Archaeology

To protect and enhance the archaeological sites and monuments (including their setting) in Slane 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 30: Preservation In-Situ

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

- (a) The archaeological monuments in Slane 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 31: Advice to Developers

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

EH POL 32: 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 33: 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 34: Archaeological Investigations and Recording of Sites

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

EH POL 35: 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 detract from the setting of the feature, and is sited and designed sensitively and appropriately.

3.6.3 Natural Heritage

3.6.3.1 Existing Situation

In terms of natural heritage within Slane there are number of designated sites. These are as follows:-

- One Candidate Special Area of Conservation (SAC), Boyne River Islands formed of Alluvial sand in a slow moving section of the river west of Drogheda (site code: 002299).
- 3 proposed National Heritage Areas (pNHA) in and around the Slane area, which are:-
 - Boyne Woods – comprising a stretch of the River Boyne and adjacent woodland 5km southwest of Slane (site code 001592);
 - Rosnaree Riverbank – small field and island home to rare rush species (site code: 001591);
 - Slane Riverbank – home to rare rush species (site code: 001591).

Plate 3.6.8 River Boyne and Slane Castle in distance



(source BDP)

The Boyne River Estuary is designated as a Special Protection Area (SPA), due to its importance as a habitat for birds (site code: 004080). However it is located a considerable distance from proposed Slane LAP area, to the east of Drogheda adjoining the coast.

Boyne Valley has a diverse range of attractive and important habitats associated with the River Boyne, including a well-wooded river corridor. In addition to this, Slane has a strong network of hedgerows and a number of trees (18 no. in total) in the Slane Local Area Plan are designated for preservation under the provisions of the Meath County Development Plan.

The Boyne Valley Landscape Character Area, in which the heritage town of Slane is located, is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is potentially the most significant and highly valued landscape in the county as it contains the Bru na Boinne World Heritage Site which is one of the largest and most important prehistoric megalithic sites in Europe. Bru Na Boinne is located well outside the development boundary of Slane, 2km to the east of the village.

3.6.3.2 Natural Heritage Strategy

The Natural Heritage Strategy for Slane is to ensure the protection and enhancement of the natural heritage of the village 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, maintain, and where possible enhance, the conservation value of the River Boyne and River Blackwater candidate Special Area of Conservation (cSAC) where it passes through Slane. In this regard, any planning application that proposes development within or adjacent to the cSAC is required 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.

3.6.3.3 Natural Heritage Policy

Natural heritage policies for Slane are as follows:

EH POL 36: The Banks of the River Boyne

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

EH POL 37: Development near to the River Corridor

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

EH POL 38: 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 39: 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 40: 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 41: Development Within or Adjoining the River Boyne and River Blackwater cSAC

To require any planning application that proposes development within or adjacent to the area designated as the River Boyne and River Blackwater candidate Special Area of Conservation (cSAC) as illustrated on Map 3 Constraints 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 42: Maintain and Enhance the candidate Special Area of Conservation (cSAC)

To maintain, and where possible enhance, the conservation value of the River Boyne and River Blackwater cSAC where it passes through Slane, as identified by the Minister for the Environment, Heritage and Local Government, and any other sites in Slane that may be proposed for designation during the lifetime of this Plan.

EH POL 43: Development that May Impact on the cSAC

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

EH POL 44: Permissible Development on the cSAC

To permit development on the River Boyne and River Blackwater cSAC in Slane or only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of DoEHLG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

EH POL 45: Development that would be Harmful to the cSAC

To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and / or disturbance of species in the River Boyne and River Blackwater cSAC.

EH POL 46: Protection of Features of Special Historic Interest in Slane

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 Slane Castle Demesne and Slane's many other important protected structures including the four house on Slane Square and the Architectural Conservation Areas and features contained therein.

EH POL 47: 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 Slane.

EH POL 48: 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 49: 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 50: Protection of Sensitive Landscapes

To ensure that development, particularly in sensitive landscapes adheres to tailored design guidelines. Sensitive landscapes include the designated views and prospects in Slane, the three Slane ACAs and the close to the River Boyne cSAC.

EH POL 51: Protection of Views and Vistas

To provide adequate protection of the views and vistas that contribute to the appreciation of Slane's unique landscape character and to maintain the visual integrity of its sensitive and exceptional landscape value.

EH POL 52: Development Applications and the Landscape Character of Slane

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 Slane are set out in the Meath County Development Plan 2007-2013.

EH POL 53: 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).

3.6.3.4 Built and Natural Heritage - Key Actions

Key Action EH 1: A Character Appraisal for Slane Castle ACA

To secure funding to undertake a character appraisal for Slane Castle Architectural Conservation Area.

Key Action EH 2: Consultation with the County Conservation Officer

To ensure that all planning applications relating to structures in an ACA or proposed ACA should be referred to the Conservation Officer and to the Prescribed Bodies for comment prior to a decision being made.

3.7 ECONOMIC DEVELOPMENT AND TOURISM

3.7.1 Explanation of Format

This section of the Local Area Plan examines the existing situation in Slane 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 Slane 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 Policies and Actions a range of inputs, guidelines and best practice has been considered, in particular the following:-

- **existing employment sources and tourist attractions or potential in Slane;**
- **Meath County Development Plan 2007-2013** and its policies, objectives and proposals as appropriate to tourism within Slane, 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;
- **Meath Tourism Strategy: Ireland's Heritage Capital – Marketing Tourism 2005-2010;**
- **national and regional planning guidelines** which are applicable including the Retail Planning Guidelines for Planning Authorities by the DoEHLG; and
- **principles of proper planning and sustainable development.**

3.7.2 Existing Situation

Economic Development

Of the 1,099 total population recorded in Slane in 2006, 456 (41.5%) are aged over 15-years of age. Of those, 353 persons (77%) are recorded as being at work. The remaining 103 persons (23%) 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. A significant 643 of the total population (58.5 %) in Slane are

under the age of 15, meaning that it has a large young population and is home to many young families.

Typical of a village of this size there are few significant employers within Slane and its immediate hinterland, with the village primarily operating as a dormitory settlement for the Greater Dublin Area.

The limited local industrial development is located at the northern edge of the village in the form of a large fertiliser plant and at a site to the north of Slane Mill. This second development contains a number of industrial units and are currently occupied by fireplace and piping manufacturers. Both industrial sites are visually intrusive and have significant detrimental impact on the surrounding natural and built environment. It would be a long term objective to relocate the current industrial operations from this site. This would facilitate the site's redevelopment for uses more compatible with the adjacent Slane Mill and Village ACAs. However in light of the existing economic situation and the need to retain employment generating uses in the Slane area it is not considered appropriate to propose this at this time.

Grasslands Fertilisers Limited is located on Pound Road, Slane and is a notified lower-tier Seveso site and is located outside the development boundary of Slane Local Area Plan.

Tourism Development

Slane is a village of rich heritage and its location at a pivotal point on the River Boyne Valley creates strong opportunities for tourism related development. Slane is an ideal base for accessing the many historical, architectural and archaeological interests in the surrounding area. The village is located proximate to Bru Na Boinne World Heritage Site and to the Battle of Boyne Heritage Centre. Despite these advantages the provision of tourism facilities within the village is relatively poor. Meath County Council previously had a tourist information centre within Slane but this has subsequently closed.

Plate 3.7.1 Millhouse Hotel, Slane



(Source: www.themillhouse.ie)

Slane is explicitly referred to in the Meath County Tourism Strategy, “Ireland’s Heritage & Capital – Marketing Tourism in Meath, 2005-2010”, and is therefore seen as playing a critical role in the development and implementation of a sustainable tourism policy that enhances the image of Meath as Ireland’s Heritage Capital. The report contains a matrix of tourist product provision by key location. Slane’s provision is relatively strong but given its historic character and interest to a number of potential markets has considerable gaps. Among the gaps identified by the Strategy are water based activities and angling, despite the village’s location next to the River Boyne. The lack of affordable golf and bike hire facilities was also identified by the Strategy. The Strategy also identified a gap in the market for family night time entertainment and arts/cultural activities.

Slane’s intricate links with the past afford the village key historical infrastructure which has the potential to strengthen the tourism base in the village area. Meath Tourism identifies the following attractions in Slane.

- The Hill of Slane
- Slane Castle & Fenor castle
- Slane Square
- The Twelve Apostles
- The Gate-Lodge
- The Gothic Gate (Main Entrance to Slane Castle)
- John Boyle O’Reilly Memorial
- The Ledwidge Plaque and Museum
- 1798 Memorial
- St. Patricks Church of Ireland
- St. Patricks Catholic Church
- The Mill
- Proximity to Battle of the Boyne Site

- Proximity to Bru Na Boinne- Newgrange

There are a number of cafes, public bars and restaurants in the village centre. The Conyngham Arms Hotel is located in a prominent location within the village and is the only such facility in the village centre. The former millhouse within the Slane Mill complex has been converted into an upmarket 11 bedroom boutique hotel¹³. Development objectives for Slane in the current County Development Plan promote the sensitive reuse of the mill complex for visitor, tourist accommodation and leisure facilities. Currently the mill is an attractive, historic and underused resource.

3.7.3 Economic Development & Tourism Strategy

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

- to promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the growth of Slane and on appropriately zoned and serviced lands;
- to support Slane's position as a Tier 2, Level 4 settlement in the County Retail Strategy 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 village centre area to serve local need and promote tourism, 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 Slane 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; and
- 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 Slane.

3.7.4 Economic Development & Tourism Policy

The economic development and tourism policies for Slane are as follows:

EDT POL 1: The Promotion of Enterprise

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

¹³ www.themillhouse.ie

EDT 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 village centre to serve local need, as appropriate and in accordance with Meath County Retail Strategy.

EDT POL 3: Support of the County Retail Strategy

To support Slane's position as a Tier 2, Level 4 settlement in the County Retail Strategy. Note: New large scale retail development is not envisaged for Slane. More appropriate would be the provision of small scale convenience and tourism related comparison retail.

EDT POL 4: Retail Development

To encourage and facilitate small scale retail developments in Slane to enhance the sustainability, vitality and viability of the village centre and to serve local need.

EDT POL 5: Non Retail Uses at Ground Floor Level

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

EDT POL 6: 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*'

EDT POL 7: Promoting Tourism

To promote, encourage and facilitate the development of sustainable tourism in Slane 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 3.6 and 4.0 of this Plan sets out more specific policy and objectives of the Council in relation to the conservation of Slane's built and natural heritage.

EDT POL 8: 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 Slane.

EDT POL 9: 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 village.

EDT POL 10: Re-Use of Historic Buildings to Promote Economic Development and Tourism

To encourage the reuse of Slane'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 Slane's landscape and village centre.

EDT POL 11: The Use of Slane Mill

To promote the re-use and sensitive restoration and renovation of Slane Mill and its use and that of the adjoining lands within the Mill complex for the provision of visitor related activities, tourist accommodation and leisure facilities.

EDT POL 12: The Boyne Canal Walkway

To protect the Boyne Canal and protect and maintain the existing walks along its banks and within the Local Area Plan boundary.

EDT POL 13: Reducing the Risk of Major Industrial Accidents

To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

3.7.5 Economic Development & Tourism - Key Actions**Key Action EDT 1: Provision of Tourist Information Signage**

To provide tourist information signage of key attractions in the Slane area including the Hill of Slane, Slane Castle, Slane Village (the Square), the Twelve Apostles (Western Red Cedars along the Old Rectory garden wall), the Mill, the 1798 Memorial, St. Patrick's Church of Ireland, The Boyne Canal and River (see also policy ED POL 63 of the County Development Plan 2007-2013).

Key Action EDT 2: Tourist Office for Slane

Meath County Council will liaise with Bord Failte, Meath Tourism, the East Coast, the county's Chamber of Commerce and the Midlands Regional Tourism Authorities to investigate the potential of providing a tourist office in Slane.

Key Action EDT 3: Walking Routes

To designate future walking routes through the village, which it will be an objective of the Council to secure.

4.0 SLANE DESIGN GUIDELINES

4.1 Introduction

The following design guidelines recognise the distinctive historic character of Slane and seeks to maintain the quality of place associated with this key village (as designated by Settlement Strategy found within the Meath County Development Plan 2007-2013.)

ICOMOS (International Council on Monuments and Sites), through charters and resolutions, has a set of formal premises for the conservation of cultural heritage and surrogate disciplines such as archaeological heritage management and building conservation. The Venice, Lausanna and Washington Charters are important benchmarks of good practice in conservation and protection of cultural heritage. The Bruges Resolution of ICOMOS is of particular relevance to a small heritage village such as Slane. In summary ICOMOS recommends that planning in a small heritage village such as Slane should endeavour to:

“Observe the existing scale of the village in all new developments, to respect its character, its dominant buildings and its relation to the landscape;

Retain the specific visual qualities of urban spaces, streets and squares not only in isolated ‘tradition islands’ but throughout the village’s fabric, so as to provide, at the very least continuous network linking the main points of interest;

Avoid the destruction of minor historic elements whose cumulative loss would severely erode the cumulative cultural significance of the town and;

Find appropriate new uses for empty or underutilised buildings.”¹⁴

These recommendations informed the preparation of the Design Guidelines for Slane.

Overview of Existing Design Characteristics of Slane

The early name for Slane was ‘Ferta Fear Fiac’ meaning ‘the Graves of the Men of Fiac’ and it appears to have taken its modern name from Slanius, a King of the legendary Fir Bolg, who is believed to be buried on the Hill of Slane. Slane is set in a unique environmental landscape, against the backdrop of the Hill of Slane, mature woodlands and the Boyne Valley. The surrounding landscape of Slane is largely unspoilt and is an integral part of the identity of the village. The environs of the village embrace a powerful sense of place in history, whilst a short distance away (6 km) this is reaffirmed by the prehistoric remains of Newgrange which have been designated as a World Heritage Site. Slane is contained within the Boyne Valley Landscape Character Area- Landscape Character Area No.5 in the County Development Plan

¹⁴ Excerpt- Resolutions of the Internal Symposium on the Conservation of Smaller Historic Towns at the 4th ICOMOS General Assembly.

2007-2013.¹⁵ Within the context of the 'Boyne Valley Landscape Character Area' Slane is described as follows;

*"a large village with a distinctive landscape setting.
Development pressure to the north of the village."*¹⁶

Slane's historic core still marks the centre of social life in the village containing a number of existing business premises and residential premises. The settlement is synonymous with its distinctive historic structure and the instantly recognisable Slane crossroads. The old village is focused around the central 'Square' an octagon configuration with four streets leading on to it. The most distinctive aspects of the Slane Village streetscape radiate from the main square at the crossroads along main roads (Chapel Street, Main Street, Mill Hill and Church Street).

The overall form and structure of the village retains its 18th and 19th century origins. Essentially the strong morphology of Slane village grew from the village crossroads, with later 20th century development largely forming beyond the boundaries of traditional village area. There have been a significant number of planning applications for residential development in Slane during the past ten years. The approved developments included schemes located to the west of the village, to the north of Slane Mill and at lands east of the village.

Aim of Design Guidelines

These design guidelines aim to both preserve and enhance the character features identified by the Local Area Plan, and seek to influence and inform high quality design of new development. They endeavour to provide landowners, developers and their architects with a template for design best practise, when developing within the settlement boundary of Slane.

The design guidelines place particular emphasis on residential development as this is the most predominant use of land within Slane, and is likely to remain so during the duration of this LAP. This section of the LAP seeks to promote an understanding of the key design principles which respect Slane's heritage and landscape attributes. There are three Architectural Conservation Areas (ACAs) in Slane. Specific design guidance for future development in the ACA's is provided i by the Meath County Development Plan 2007-2013, the character appraisals completed for Slane Village ACA and Slane Mill ACA, and best practice design guidelines. Design guidelines for the village area excluding the Architectural Area are provided. Design guidelines are also provided for the residential zoned lands (2.09 hectares) located east of the Churchland Estate, north of the village core outside Slane Village ACA.

Architectural Conservation Areas in Slane

The Planning & Development Act 2000 (Part II, Section 10 and Part IV, Section 81) places an obligation on Local Authorities to include an objective for the preservation of the character of Architectural Conservation Areas (ACAs). An ACA is a place, area group of structures or townscape, which is of special architectural, historical,

¹⁵ Pg 43, *Landscape Character Assessments, Meath County Development Plan 2007-2013.*

¹⁶ Pg 45 *Landscape Character Assessments, Meath County Development Plan 2007-2013.*

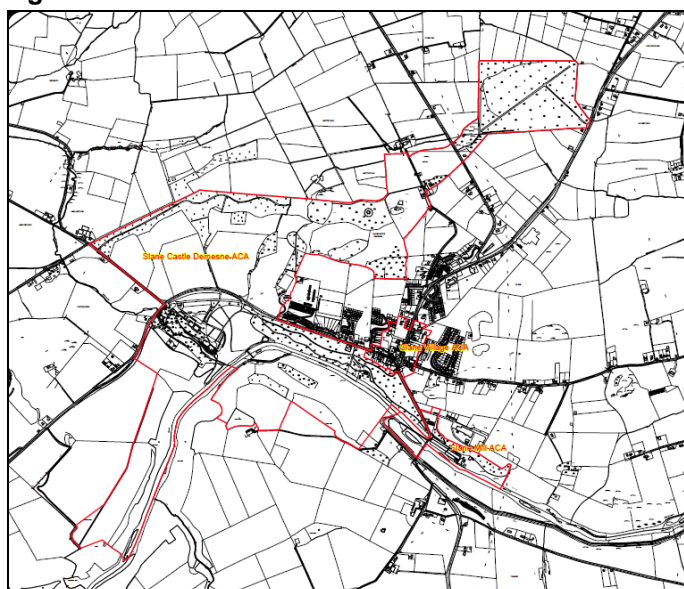
archaeological, artistic, cultural, scientific, social or technical interest. They also include areas, which contribute to the appreciation of Protected Structures. A planning authority recognises, by making provision in the development plan for the protection of these areas, that in many cases, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area. There are three 'Architectural Conservation Areas' in Slane. The three ACAs are;

1. Slane Castle Demesne ACA
2. Slane Village ACA
3. Slane Mill ACA

Meath County Council carried out character appraisal for (i) Slane Village ACA and (ii) Slane Mill ACA. Details of the character appraisals are provided in Section 4.2 and 4.3 below. The character appraisals outline details of the design of the ACA's identifying the key elements. A character appraisal for Slane Castle Demesne ACA has not been completed to date. The character appraisals for the (i) Slane Village ACA and (ii) Slane Mill ACA provide specific guidance for new development contained within the Architectural Conservation Area. This guidance is restated in the context of Design Guidelines for each specific ACA.

There are 88 no. protected structures in Slane which range from milestones through to churches and other buildings of note in the village.

Figure 4.1: Architectural Conservation Areas in Slane



Source: Meath County Development Plan 2007-2013

4.2 Slane Village Architectural Conservation Area

The following section on the Slane Village Architectural Conservation Area has been taken from 'Slane Village Architectural Conservation Area Character Appraisal' commissioned by Meath County Council and published in 2008.

ACA Boundary

The ACA for Slane Village extends from the main square at the crossroads, out along the four roads which radiate from the square, to the edges of the eighteenth and nineteenth-century building fabric and before twentieth century development begins. To the north, the ACA encompasses the streetscape on both sides of Chapel Street as far as the former Slane National School to the north of St. Patrick's Catholic Church, and includes the eighteenth-century house and gardens of Mountcharles Lodge and the nineteenth-century rectory and gardens of Cill Ghrian on the west side of the street. To the south the area stretches to the west to include St. Patrick's Church of Ireland on Church Street and at that point the boundary is defined by the wall of the Slane Castle demesne, which runs deep into the village close to the rear of the properties to the south of Church Street. The southern boundary ends at the demesne wall to the west of Mill Hill and to the east the border terminates at the rear of the southeast house on the main square. The eastern boundary of the village includes the streetscape of the shop fronts on both sides of Main Street and terminates at the twentieth-century housing estate of Ledwidge Hall on the north side. The boundaries of the ACA are delineated on the Figure 4.1.

The following streets and thoroughfares are located partly or wholly within the boundaries of the ACA:

- The Square
- Chapel Street
- Main Street
- Mill Hill
- Church Street

Schedule of Protected Structures & Recorded Monuments

There are a number of protected structures within the boundaries of the Slane Village ACA that are protected under Part IV of the Planning & Development Act 2000. Within the boundary of the Slane Village ACA there are forty-four protected structures comprising: landmark 18th and 19th century residences and public buildings; detached 18th and 19th century houses with private gardens; uniform terraces of 18th and 19th century houses of various scale; terraces of 19th century residential and commercial buildings, and street furniture. A number of these structures form focal points for views into and out of the area. Others are more modest buildings that represent examples of archetypal shop-fronts or pattern-book terraced houses.

Table 4.1: List of Protected Structures contained within Slane Village ACA

- RPS No 203 St. Patrick's Church of Ireland, Church Street south
- RPS No 204 Terraced house, Church Street south
- RPS No 205 T Meade, Church Street; Outbuilding to rear

- RPS No 206 T Meade, Church Street; Main building on street, south
- RPS No 207 Conyngham's Arms Hotel, Church Street south
- RPS No 208 Slane Glebe House, Cill Ghrian, Church Street north
- RPS No 209 Terraced house, Church Street north
- RPS No 210 House of Paul, Church Street south
- RPS No 211 Terraced house, Church Street north
- RPS No 212 Terraced house, Church Street north
- RPS No 213 Terraced house, Church Street north
- RPS No 214 Terraced house, Church Street north
- RPS No 215 The Village Inn, Church Street south
- RPS No 216 Regina House, The Square
- RPS No 217 Lodge, Mill Street west
- RPS No 218 House (former outbuilding), Church Street north
- RPS No 219 Hand pump & cylinders, Rock House, The Square
- RPS No 220 House (former outbuilding), Mill Hill west
- RPS No 221 Set of gates & stone piers, Regina House, The Square
- RPS No 222 Rock House, The Square, north-west
- RPS No 224 Set of gates & stone piers, Rock House, The Square
- RPS No 225 House (former outbuilding), Mill Hill east
- RPS No 226 Slane fireplaces, former outbuilding, Chapel Street west
- RPS No 227 Mount Charles Lodge, Chapel Street west
- RPS No 228 Water pump, Chapel Street west
- RPS No 229 Detached house, The Square, south-east
- RPS No 230 Parochial Hall (former outbuilding), Chapel Street, east
- RPS No 231 Maloney's Pub, Chapel Street, west
- RPS No 232 Parochial House, The Square, north-east
- RPS No 233 Art Gallery, (former outbuilding), Main Street north
- RPS No 234 Terraced house, Chapel Street east
- RPS No 235 Post office (former outbuilding), Main Street south
- RPS No 236 Terraced house, Chapel Street east
- RPS No 237 Terraced house, Chapel Street east
- RPS No 238 Terraced house, Chapel Street east
- RPS No 239 Single-storey terraced house, off Chapel Street east
- RPS No 240 Terraced house, Chapel Street east
- RPS No 241 Single-storey terraced house, off Chapel Street east
- RPS No 243 Two-storey house, off Chapel Street east
- RPS No 244 Gates & railings to St. Patrick's Roman Catholic Church
- RPS No 245 Single-storey terraced house, off Chapel Street east
- RPS No 246 Single-storey terraced house, off Chapel Street east

- RPS No 247 Belfry, St. Patrick's Roman Catholic Church, Chapel Street
- RPS No 249 St. Patrick's Roman Catholic Church, Chapel Street

Recorded Monuments

The following archaeological sites, features and artefacts within the ACA for Slane Village are protected by National Monument legislation as they are listed as Recorded Monuments in the Record of Monuments and places:

Table 4.2: List of Archaeological Monuments in Slane Village ACA

- RMP Ref. MEO19-23: Grave Slab, St. Patrick's Church of Ireland
- RMP Ref. MEO19-25: Font, St. Patrick's Roman Catholic Church

Character Overview of the Slane ACA

This section provides a brief description of the designated ACA under the following headings: street pattern & materials, form & arrangement of public space, socio-economic functions, building types and palette of materials.

Street Pattern & Materials

The form of Slane Village ACA is more or less as it was in the eighteenth and nineteenth century. Twentieth-century structures have replaced a small number of nineteenth-century residential buildings but the edges of the village remain as they were, with ecclesiastical structures delineating the boundary to the north and the west. The early morphology of the village developed in an organic pattern along the primary routes between Dublin and Derry, and Drogheda and Navan until the mid-eighteenth century when the octagon was formally laid out on the old market square at the crossroads. The village extended from there, predominantly towards the north and west where it meets the demesne and its boundaries. The approaches and exits to and from the village are largely defined by rubble stone walls, framed by mature trees, a classic feature of eighteenth-century Irish villages and it must be emphasised that these features are just as significant as the building fabric within the village. The octagon or diamond at the main square is a wonderful example of enlightened planning and is an iconic piece of architecture with which the village is best associated. The streetscape of the four main streets is currently made up of a combination of residential and commercial buildings linked in terraced or detached houses in their own grounds. Pertinent to these are the stone outbuildings and coach-houses set in courtyards to the rear of the terraces and the private gardens of detached residences.

There is little trace of historic street materials or furniture left in the village with the exception of a small stretch of cobble in between two terraces on Chapel Street, a cast iron pump on the same street and some cut stone steps leading to diverse commercial premises. One of the eight flambeaux that lit the village has been restored and moved to a new position on the square. The remaining street furniture is modern, comprising painted timber and metal street benches in honour of Francis

Ledwidge and some fluted metal bollards. Footpaths and kerbs are generally reconstituted stone with concrete flagging or tarmacadam.

Form & Arrangement of Public Space

In the last century the main square was still used as a public space but today other than the yards of the respective churches and a derelict open space on Church Street there is currently limited open public space within the ACA. The latter area was planned by the council in 1963 with the removal of a walled garden and single storey buildings on Church Street. It comprises a car park and public toilets for the village and is bounded by a stone planter to the street. Due to the lack of appropriate lighting, landscaping and seating it has evolved into an impractical under used as an appropriate amenity by the residents of Slane.

Socio-Economic Functions

There is a healthy and varied mix of uses within the ACA such as residential, ecclesiastical, and commercial, with commercial activity founded in smaller shops such as butchers, bakers, hairdressers and the restaurant business. With the sale of the Parochial House on the northeast side of the main square there is little community activity within the ACA, as the National School falls just outside the boundary.

Building Types

There are seven common building typologies found in the Slane Village ACA:-

- Eighteenth & nineteenth-century residential terraces
- Eighteenth & nineteenth-century detached residences
- Eighteenth & nineteenth-century commercial structures
- Ecclesiastical buildings
- Outbuildings & coach-houses
- Twentieth-century residential development
- Twentieth-century commercial structures

Palette of materials

The prevailing building materials are limestone, in both ashlar and exposed random rubble form, and red brick. In the eighteenth century the limestone was quarried locally, usually from the Ardbraccan or Sheephouse quarries. This can be observed in the majority of the eighteenth-century structures in the village where the stone is used extensively in decorative façade treatment, in outbuildings and boundary walls. It may be said that the colour and quality of the stonework is an important element in defining the special character of the village.

Nineteenth-century buildings were usually faced with stucco or render. In some cases this has been inappropriately removed to expose uncoursed rubble stonework

and brickwork surround to openings. In addition to the removal of the render the original lime mortar has been replaced with sand and cement pointing, again an unsuitable measure which eventually may result in damage to the historical fabric. Red brickwork was used in chimney-stack construction and to embellish single-storey building types. It is used most notably in the otherwise sombre façade of Gothic Revival gate lodge on Mill Hill, which is enhanced by the decorative brickwork on its window surrounds and in the elegant chimneys of the houses on the square.

Timber is used for windows and doors and as such forms standard elements of the archetypal shop-fronts. Many buildings within the ACA retain their natural slate roofs which add to the visual richness of the area. There are also noteworthy examples of ironwork, particularly cast-ironwork, namely in the wonderful gates to the four houses on the square and the decorative railings and gate piers to the front of St. Patrick's Catholic Church. Wrought ironwork can be observed at the Gate Lodge on Mill Hill and in the last remaining flambeau on the square.

Summary of Significant Views and Vistas

Due to Slane's street pattern of four roads extending from the crossroads and its position at a considerable height above the River Boyne, significant views are afforded towards the village from the valley below and from the village street outwards, forming important vistas.

The most noteworthy view towards Slane from the Boyne valley is from the southern bank of the river and the Dublin Road. This view encapsulates all the elements which form an important approach to the village. It includes Slane Bridge, the Boyne Navigation, the southern demesne entrance (Gothic Gate) designed by Francis Johnston, the ascent up Mill Hill with the stone terrace of houses built for the mill workers, the rear elevations of the houses on the Square (forming the southern entrance to the village), the plantations of Slane Castle demesne framing the ensemble to the north and the church tower to the west end of the village. The view of the rear elevation of the south-eastern house on the square is very significant as it is the first glimpse perceived of the historical fabric of the village from the southern approach. Although some of these elements belong to other ACAs in county Meath, they are connected historically and geographically to the village and are highly significant in the role they play in the special character of Slane Village. Unfortunately the traffic gantries on Mill Hill currently spoil part of the view from the valley.

Views from Mill Hill

Equally the views south from Mill Hill as it turns a corner below the Square are considerable. A dramatic vista through the avenue of high stone walls is created down the sweep of the hill towards the river, the canal and the valley, and then terminating with the natural landscape rising to the south. Again the traffic gantries mar the view southwards.

The Square

The square provides a focal point for all views through the village and as the street pattern and building lines remain more or less as they were in the nineteenth century,

the current views are equivalent to those in the past. The primacy of Chapel Street affords fine views southwards, down through the set-piece of the square and its dramatic roof line, and out towards the natural landscape of the demesne and beyond, which rises to the south of the river.

Plate 4.1: One of Four Georgian Houses located at Crossroads in Slane Village ACA



(Source: BDP)

The geographical location of the Square and the streets rising up from it provide ceremonial approaches from Church Street to the Square and from the Square uphill along Chapel Street. Although these approaches are not classified as views as such they provide important vistas through the village to focal points or to the distinctive entrances and exits of the village that play a vital role in enhancing its special character.

Meath County Development Plan Objectives for Slane Village ACA

Meath County Development Plan identifies specific objectives for the Slane Village ACA. These objectives are as follows;

“To preserve the character of the village and its setting by requiring the height, scale, design and materials of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.

To protect the landscape setting of the village and the views outwards.

To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.

To require the preservation and re-instatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance works are being carried out”¹⁷

The County Development Plan objectives provide guidance for the future development in the Slane Village ACA.

Design Guidelines within Slane Village ACA

Designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. There are two separate Order of Priority Phase 1 Residential Zoned sites contained in Slane Village Architectural Conservation Area, located both east (2.1 hectares) and west (1.6 hectares) of Chapel Street. The following guidance regarding new development in Slane Village ACA should be adhered to:

New Development in Slane Village ACA

Planning Applications in Slane Village ACA

All planning applications for development within the Slane Village ACA should be accompanied by a Historical or Architectural Heritage Report, together with details of mitigation measures proposed to protect the said buildings/ structures.

Imitation of Existing Styles in Slane Village ACA

The concept of the direct imitation of earlier styles is not always appropriate but if this model is to be followed then the elevational treatment of new development should be well- proportioned and built with respect to its context. Buildings should follow the eaves height, roof pitches and building lines which predominate in the respective streets and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability. Features which are not found amongst the historic buildings of the village should be avoided. These include projecting eaves, fascia and soffit boards, dormer windows and roof windows, standard issue concrete cills or copings, top-hung, top-hung casement windows, pressed aluminium gutters or uPVC features of any kind. Roofs should be covered with natural slate, terra-cotta decorative elements, lead or other roofing which enhances the character of the ACA.

Contemporary Architectural Styles in Slane Village ACA

High Quality contemporary architectural design that is complimentary to the character of the ACA is acceptable but the development of any infill sites within the ACA, particularly of part of a street terrace, will require a very sensitive design approach and should positively contribute to the character of the area. A design impact statement providing justification for the proposal in terms of design, concept, scale, materials and proportions should accompany such an application.

¹⁷ Pg 430, Appendix III, Meath County Development Plan 2007-2013

Plot and Building Lines

New buildings should take into account existing building lines and plots in order to retain the existing grain and character of the ACA.

Extensions in Slane Village ACA

Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable material and finishes. Due to the geographical location of Slane Village rear extensions may often be visible from higher streetscape and their design must follow the same principles for new development as laid out above. Extensions to the side or front of street front structures within the ACA will not be encouraged by the council as these could be detrimental to the character of Slane Village.

Development within the Grounds of Larger Residences

In the case of buildings with large gardens or grounds, special consideration must be given to the impact of any new development on the buildings, and on their respective existing boundaries. Within Slane ACA this is most relevant in the attendant grounds of the larger residences such as the four landmark houses on the square, and Mount Charles Lodge and Cill Ghrian on Chapel Street. The gardens of the latter two properties (which are protected structures) were strategically placed to the front of the houses rather than to the rear due to their geographical location on the slope and in order to take advantage of their southern aspect. The key features in the attendant ground of the two residences are their attached outbuildings, courtyards, landscaped gardens and respective follies. Both properties have large mature trees which form part of the boundary to the village streets with limestone rubble walls, in particular on Chapel Street and Church Street. All these elements are an integral part of the streetscape and the special historical character of the village of Slane and must therefore be preserved. Appropriate extensions and restoration work to the outbuildings of these residences may be considered by the council. In the interest of protecting and conserving these key sites within the ACA and considering the impact future development would have on the ACA, it is recommended that these two protected structures remain as they were originally intended, as private residences within their own grounds.

The same principles apply to the landmark houses on the square and in particular to the north-eastern and south-eastern houses where the gardens are still intact. In the case of the south-eastern house, the rear of the site is clearly and highly visible from the public realm, namely from the ascent to the village from Mill Hill, which provides an important entrance to the village and forms part of one of the most significant views of Slane Village from the Valley below. For these reasons it is important that both houses should remain, as they were originally intended, as private residences within their own grounds.

Amalgamation of Structures, Properties and Sites within Slane Village ACA

The amalgamation of structures requires planning permission regardless of whether they are located within an ACA or not. Proposals for the amalgamation of properties within the ACA should take into consideration the impact of changing or extending the existing plot sizes on the streetscape. Original entrances should remain in use.

The amalgamation of sites within the ACA, especially with an increased density should respect the scale, mass, height and design of not just the adjoining buildings but the entire streetscape. This will require sensitive planning and design treatment in order to complement the fine grain of the established streetscape. A Design Impact Statement providing justification for the proposal should accompany such applications.

Demolition Works within Slane Village ACA

Proposals to demolish structures of architectural merit within the ACA, whether a protected structure or not require planning permission. Demolition will normally only be permitted where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining structures that make a positive contribution to the character of the area. Where permission is sought for the demolition on the grounds of structural defects or failure, a report containing annotated photographs and drawings will be required. The report should be produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within an ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

Boundary Treatments within Slane Village ACA

Removal of original railings, gates, gate piers and boundary walls, whether visible from the public realm or not, requires planning permission. Most buildings within the Slane Village ACA have street frontages but landmark buildings on the square and various residential properties and ecclesiastical buildings on Chapel Street and Church Street are bounded by limestone walls or elaborate cast-iron railings, which add to the special character of the village. Where these still exist they should be retained. In the instance where a section of boundary wall has been removed in order to provide a new entrance to a property or a site, the broken edges of the original wall piece should be finished appropriately and never left in a ruinous state.

External Lighting Slane Village ACA

Proposals for the illumination during night- time hours of certain buildings and landmark features within Slane Village ACA must be agreed beforehand with Meath County Council. The method of lighting, i.e. type of fitting, fixed method and type of light would need to be specified by the applicant seeking permission and should be designed so that it does not result in light pollution or negatively impact on other structures in the ACA.

Preservation of Views- Slane Village ACA

The significant views outlined in this document are namely those looking down through the square towards the Boyne Valley to the south from Chapel Street, and down Church Street towards the Church of Ireland and the edge of the demesne from Main Street and the square. Equally important are the views towards Slane from the west end, i.e. the road from Navan along the demesne wall, and from the lower reaches of the Boyne and the Dublin Road to the south. It is vital to the special

character of the village that these views are preserved and any works within the ACA should not adversely impact or block these views.

Existing Shopfronts in Slane Village ACA

Existing shopfronts contained in Slane Village ACA shall be adequately maintained and alterations and repairs should be in character with the existing character and materials used.

Internal Alterations- Works not requiring Planning Permission

The ACA designation does not prevent internal changes or re-arrangements to the structures which are not listed as 'protected structures' within the ACA, provided that these changes do not impact on the exterior of the structure. All internal changes must comply with building regulations.

Works to the Public Realm

Generally, works to the public realm will be carried out by Meath County Council or major utility and service providers, may be exempt from planning permission. However, prior to commencement of the works, consultation with the Conservation Office of Meath County Council will be required, to ensure these works enhance and improve the special character of the ACA and do not negatively impact on it. The following areas will require special consideration:

Work to public footpaths, including the preservation of historical street surfaces such as cobbles or original kerbing. New pavements should not be of poured concrete or tarmacadam with reconstituted stone kerbing, but should reflect the natural materials of the village. When cobble-lock style paving is used it should be of an appropriate scale, colour and detail to complement the character of the village.

Retention and preservation of all surviving items of street furniture, which contribute to the special character of the ACA, such as the original lamp standard, cast iron water pumps and post boxes. New street furniture when provided will be of high quality reflecting the character of the ACA.

The installation and location of utility boxes, such as large ESB metre boxes, should be given careful consideration with regard to their position within the ACA and the impact of colour and massing on adjoining boundary treatment and surrounding buildings. Painted finishes of muted colour rather than galvanised finish should be considered.

Changes to traffic management and parking within the ACA- should take into account the ACA designation and seek to preserve and enhance the character of the area in design and provision of parking metre machines, signage, ramps, renewed surface treatment and pavement layouts. A Traffic Study should be considered for the Square, currently dominated by no less than sixteen sets of traffic lights, which obstruct views of the landmark buildings and significant vistas through the village.

Suitable design of public signage, in particular tourist information will be encouraged- refer to Section 3.3 for key actions on the provision of signage in Slane.

New street lighting should be in traditional style, which enhances the village. The lighting should in no way mar or distort the well-defined elegant roofscape of Slane village or obstruct the significant views within the ACA. Consideration should be given to the reproduction to correct historic detail of the traditional flambeaux which formerly provided public lighting to the village.

The removal of redundant unattractive distribution poles, wires and services which hang across the streets, commercial frontages and residential terraces should be promoted. Equally, initiatives to place overhead service underground will be supported and facilitated where possible.

4.3 Slane Mill Complex Architectural Conservation Area

The following section on the Slane Mill Complex Architectural Conservation Area has been taken from 'Slane Mill Complex Architectural Conservation Area Character Appraisal' commissioned by Meath County Council and published in 2008.

Location and Boundary of the Draft Architectural Conservation Area

Slane Mill Complex is located in the vicinity of Slane Bridge and weir. The ensemble sits at the edge of Slane Castle demesne and circa 700 metres to the southeast of the village of Slane. The ACA includes the mill and its ancillary buildings and waterworks, Slane Bridge, the weir and floodgates, and the residential terrace of Boyne View. The mill building is situated on the northern bank of the River Boyne, while the bridge and weir are to the south west of the mill complex. The weir is located upstream and runs almost parallel to the northern riverbank. The ACA is bounded to the northeast by sheer limestone walls with a low tree-lined ridge, forming a quarry, approximately 30 metres in height. The River Boyne and the Boyne Navigation bounds the ACA to the south. Its low lying position within the valley affords significant views of the surrounding area, which rises slowly to the south and west, encompassing the demesne and neighbouring agricultural lands, while Mill Hill rises steeply to the north towards the village of Slane. The location of the ACA provides equally important vistas towards the complex from various approach routes and points in the valley.

The ACA for Slane Mill Complex incorporates the area comprising the entire mill complex, its waterworks, millpond, ancillary buildings, and the former mill house. It also includes Slane Bridge, the weir, flood plains and a small terrace of six houses, called Boyne View on Mill Hill. The area of the mill complex extends eastwards for about 500 metres until it meets a man-made boundary, which separates the grounds of the complex from the adjoining agricultural lands. The ACA boundary continues along the tree-lined quarry to the north, enveloping the Boyne View Cottages and then turning southwards down along Mill Hill towards the bridge. The boundary continues along the north bank of the Boyne and across the river until it is defined by the line of the Boyne Navigation. The boundary then runs along Slane Bridge and downstream along the centre of the River Boyne until it meets the mill complex boundary again. The ACA boundary is delineated on the accompanying Figure 4.1.

The following building ensembles are located within the boundaries of the ACA:

- Boyne View Terrace

- Slane Mill gate-lodge
- Slane Mill, associated waterworks and ancillary buildings
- The Mill House (the former Boyneville Hotel)
- Slane Bridge
- Stone weir and floodgate piers on the River Boyne

Within the boundary of the Slane Mill Complex ACA there are 14 protected structures. They are mainly structures from the eighteenth and nineteenth century and they form focal points in the cultural landscape.

Table 4.3: Location of Protected Structures in Slane Mill Complex ACA

- | | |
|--------------|---|
| • RPS No 242 | Stone weir & flood gates on River Boyne |
| • RPS No 250 | Slane Bridge |
| • RPS No 251 | House at Boyne View Terrace |
| • RPS No 252 | House at Boyne View Terrace |
| • RPS No 253 | House at Boyne View Terrace |
| • RPS No 254 | House at Boyne View Terrace |
| • RPS No 255 | Gatelodge at Slane Mill Complex |
| • RPS No 256 | Set of gates at Slane Mill Complex |
| • RPS No 257 | House at Boyne View Terrace |
| • RPS No 258 | House at Boyne View Terrace |
| • RPS No 259 | Set of granite bollards at Slane Mill Complex |
| • RPS No 260 | Slane Mill |
| • RPS No 261 | Brick free-standing chimney at Slane Mill Complex |
| • RPS No 262 | Former Boyneville Hotel at Slane Mill Complex |

Plate 4.2: Slane Mill



(Source: BDP)

Recorded Monuments

The following archaeological site, feature and artefact within the ACA for the Slane Mill Complex is protected by National Monument legislation as it is listed as a Recorded Monuments in the Record of Monuments and places:

- RMP Ref. MEO19-24: Slane Bridge

Character Overview of the Slane Mill Complex ACA

The Slane Mill Complex ACA is set in an area of outstanding natural beauty within the Boyne valley. The imposing stone bridge unites the various elements within the ACA, with the weir and floodgates to the northwest, and the mill complex and residential terrace to the east. The character of the ACA must be considered in connection with the adjoining ACAs of Slane Village and Slane Castle Demesne, to which it is inextricably linked geographically, architecturally, historically and socially. Although the Boyne Navigation is not within the boundaries of the ACA, it was crucial to the success of the mill and is still an integral part of the industrial landscape.

Slane Mill is a highly significant early industrial site in both an Irish and European context, and characterises the change in Ireland from traditional milling to mass production on an industrial scale. Strategically placed on the northern side of the Boyne the original mill building forms a focal point in the cultural landscape of the ACA. The entire ensemble commands significant vistas from various points in the valley but most importantly from the approach road from Dublin, from the bridge and from Slane Castle. An impressively long millrace, which operates as a canal, leads to the front of the mill from the northern end of the bridge, heightening the impact of the frontispiece (front elevation). The millrace was used for Lighters (long boats) to

arrive at the mill from the river along the raised stone weir, under the bridge and into the pond where they would dock and unload goods. It provided water power for the mill, exiting through the three tailraces at the eastern end of the building. Changes to the millrace and the additions of ancillary buildings to the front area of the mill occurred during the late nineteenth and early-twentieth century. These included the freestanding hexagonal redbrick chimney and various warehouses and industrial buildings, which line the millrace and river front. Although the brick chimney adds to the industrial aspect of the ensemble, the relationship of the mill to the bridge and canal has been dramatically altered and the original intention of the architects to evoke a classical setting within the industrial realm has been lost.

To the rear of the mill building a large expanse of open ground once contained the formal gardens of the former miller's house. This building sits close to the sheer walls of the quarry to the north, its late eighteenth-century frontispiece facing out towards the entrance avenue of the mill. Its relationship to the mill building is unusual, an odd location for a residence, but one which benefitted from spectacular views of the mill building itself, the River Boyne and the natural landscape rising up the valley towards the south. The positioning of these two significant buildings has created a generous open space, currently planted with fruit trees and landscaped with gravel paths, which lead to the various amenities of the new hotel enterprise.

Beyond the mill complex the simple gatelodge, placed to close the axis across Slane Bridge, and the terrace of two-storey houses of Boyne View on Mill Hill, add a residential aspect to the character of the area, which is predominantly industrial and riparian.

Other than the residential properties of Boyne View Terrace and the Gate Lodge, which are in private ownership, the buildings within the mill complex are based mainly in commercial and industrial use. Currently known as The Mill House, the former Boyneville Hotel, has been converted into a small boutique-type hotel and has facilities for conferences and weddings. The original mill building, which is in the same ownership, is being restored and will eventually be used a part of the hotel complex, where it will offer water sports amenities on the River Boyne. The setting of the buildings is also used as a location for film and television productions. The various sheds and ancillary buildings to the front of the main mill building and around the millpond are used for storage and light industrial use. Although the adjoining navigation is no longer in use as a canal, the River Boyne is now frequently used for water sports, namely kayaking, and the weir above Slane Bridge features as a highlight on the route between Navan and Rosnaree.

Building Types

There are seven common building and engineering typologies found within the Slane Mill Complex ACA.

- Eighteenth-century industrial structures
- Nineteenth-century industrial structures
- Twentieth-century industrial structures
- Eighteenth-century detached residences

- Nineteenth-century residential terrace
- Masonry bridge dating from various periods, c. 1350-1770
- Riparian and canal related construction

Palette of Materials

The prevailing building materials are limestone (in both ashlar and exposed random rubble form) and red brick. In the eighteenth century the limestone was quarried locally, usually from the Ardracchan or Sheephouse quarries. This can be observed in the majority of the eighteenth-century structures within the mill complex, where the stone is used extensively in decorative façade treatment and also in Boyne View Terrace. Stonework to the weir and floodgate piers carries the same detail as the chamfered edges to the millpond and to the northern bank of the river. The bridge masonry dates from various periods but the fine semicircular arches from the mid-eighteenth century have the typical hue of Ardracchan stone. Red brickwork, with cement mortar joints, was used in the hexagonal freestanding chimney and in many of the twentieth-century ancillary buildings on the site. Here it is exposed to embellish the door and window surrounds. Timber is used for windows and doors, wrought ironwork is found in the railings adjoining the main gates to the mill and many buildings within the ACA retain their natural slate roofs, which add to the visual richness of the area.

Owing to the low-lying nature of the riverline setting of the mill complex, bridge and weir, significant and dramatic views are afforded to and from the ACA from various points in the valley. The mill building and its associated structures are the most conspicuous features within the ACA and are highly visible from all points, forming important vistas in the landscape. The terrace of Boyne View sits at an elevated position on Mill Hill, with fine views of the bridge, river and demesne landscape.

Views from the south and the west towards the ACA

The most noteworthy view towards the ACA is from the southern bank of the river and the Dublin Road. This view embraces all the elements of the ACA, including the entire mill complex, the bridge, weir and Boyne View terrace, and it illustrates the imposing setting of the industrial complex in an area of outstanding natural beauty. This vista also incorporates elements of adjoining ACAs, such as the Boyne Navigation, the southern demesne entrance (Gothic Gate) designed by Francis Johnston, features of Slane Village and the mature plantations of Slane Castle demesne framing the ensemble to the west and to the north at the top of Slane Hill. Although these elements lie within the ACAs of Slane Village and the Slane Castle demesne, they are connected architecturally, historically and geographically to the Slane Mill Complex and the three ACAs together form a single cultural ensemble, which is best captured by this vista from the south.

Secondary views of the mill complex are formed from the southern and western banks of the River Boyne, from the bridge and from the hinterland of the demesne to the west. The latter view from Slane Castle is a striking scene, with the Boyne sweeping towards the weir and bridge and the backdrop of the mill's frontispiece crowning the set-piece. This was a carefully planned panorama where the Conyngham landlords could cast an eye over their improvements and enterprises.

Other than the augmentation of the plantations within the demesne, this view has not changed since the castle was built, indicating its importance in the context of maintaining these eighteenth and nineteenth-century scenes in the landscape.

Views from the east towards the ACA

The view from the east is best appreciated from the south-eastern river banks at Fennor, from the low lying flood plains, from the old canal and from the Boyne itself. Looking towards the complex, the eastern elevation of the mill is observed from the Boyne, as it presides over its waterworks and the northern river banks. The background of the demesne landscape and the impressive multi-arched bridge to the west completes the scene. From this view the relationship between the mill and former miller's house is best appreciated; with the generous forecourt and garden between the two buildings and the tall elegant windows of the mill house forming an exceptional frontispiece to the river, a highly unusual aspect on the banks of the Boyne.

Views from the north towards the ACA

Although the entire mill complex is not completely visible from the northern descent of Mill Hill there is a fine view of the bridge, weir and the low-lying flood plains upstream. Their setting is completed by the outstanding natural beauty of the demesne's agricultural landscape as it rises slowly towards the west and forms an integral part of the general views of the valley to and from the ACA.

Views out from the ACA

The position of the mill complex at the edge of the demesne and river affords some of the most spectacular views of the surrounding Boyne Valley, to the south, east and west. The eastern views from the bridge and mill complex take in the level plains of the valley as it winds its way downstream towards Rosnaree, with the wooded slopes to the north and rolling hills to the south east. Direct views south from the mill complex comprise the picturesque setting of the flood plains, the canal and the valley rising to the south, crowned with the ruins of Fennor Castle and church above.

Undoubtedly one of the most impressive views from the mill and bridge is westwards, encompassing the expanse of the weir and the river as it sweeps upstream towards the castle, which sits on the western promontory above the river, surrounded by what could be considered the most picturesque demesne landscape in the Boyle Valley to the north, south and west. Like the views from the castle towards the mill, this vista towards the west has not changed since the eighteenth-century.

Meath County Development Plan Objectives for Slane Mill ACA

County Meath Development Plan has specific objectives for Slane Mill ACA. The objectives are as follows;

- 1 *"To preserve the character of the area, its' natural and designed landscape and built features by prohibiting any development which would have an adverse affect on the buildings or their settings.*

- 2 *To protect the landscape setting and the views to and from the complex.*
- 3 *To require that all works, whether of maintenance and repair, additions or alterations to existing buildings or built features within the area shall protect the character of those buildings and features by the use of appropriate materials and workmanship.”¹⁸*

The objectives will inform the type of future development permitted in Slane Mill ACA.

Design Guidelines within Slane Mill ACA

Designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. There is very little scope for development within the Slane Mill ACA as most of the area is occupied by the River Boyne, the riverline structures such as the bridge, weir and floodgate piers, and also by the sheer limestone quarry walls and steep tree-lined slopes to the north of the area. The following guidance regarding new development Slane Mill ACA should be adhered to;

The Main Mill Complex: The mill building and all its associated structures represent an exceptional example of 18th century ensemble, which is a focal point within the ACA and is of national importance. The relationship between the 18th century structures have been dramatically altered over the years by the addition of various warehouses and industrial sheds to the front of the mill. Most of these buildings have little architectural merit. Their addition has interfered with the primacy of the main faced of the mill (an important elevation to the public realm) and the spatial quality to the front and around the mill pond has been lost. In the interest of preserving the existing built fabric, restoring the inherent spatial quality and maintaining significant vistas of the mill. It is recommended no new development is carried out in this area. Of all of these ancillary structures, the freestanding brick chimney and the stone and brick extension to the south of the original mill make the most positive contribution to the site and add to the special character of the area. Their preservation and restoration will be encouraged. However, in the event that the southern extension becomes derelict, its removal is recommended on the basis that no new structure, either in contemporary or in traditional form will take its place. The removal of the remaining early 20th century structures surrounding the mill pond and on either side of the fee standing brick chimney is recommended on the same basis. Their re-use for recreational purposes or as additional hotel amenities is inappropriate. In essence the reinstatement of the original 18th century layout of the millpond fronting the mill building without appendages is the most desired result here.

East End of the Mill Complex: With regard to the east end of the mill complex site, where there is currently a generous and open forecourt and landscaped garden, the same aforementioned principles apply and new development here is deemed to be inappropriate. This includes temporary structures accommodating watercraft, such as kayaks or dinghies, or any water related equipment. In addition to this the avenue to the Mill House should provide access to the guests of the hotel and residents of

¹⁸ Pg 431, Appendix III, Meath County Development Plan, 2007-2013

the complex and should never be used as an access route to any future developments to the east of the ACA.

Boyne View Terrace: Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable materials and finishes. Due to the geographical location of the Mill Hill, rear extensions may often be visible from higher streetscapes and their design must follow the same principles for new development as laid out above. Extensions to the side or front of the terrace will not be encouraged by the local Council, nor will windows in the gable ends of the row, as these could be particularly detrimental to the character of the ACA.

Demolition Works

As noted for the Slane Village ACA proposals to demolish structures of architectural merit within Slane Mill ACA, whether it is a protected structure or not, requires planning permission. Demolition will normally only be permitted where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining the structures that have a positive contribution to the character of the area. In the case of the majority of the ancillary structures attached to the mill building, in particular those that do not make a positive contribution, their removal will be recommended. However their replacement within a similar type or with a new building of contemporary design is not deemed appropriate and this area should remain free of extensions and additions, which interfere with the primacy of the Mills elevations. Where permission is sought for demolition on the ground of structural defects or failure, a report containing annotated photographs and drawings will be required. The report is to be produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

Boundary Treatments

There are few manmade boundaries in this ACA and the majority consist of natural borders such as riverbanks, sheer quarry walls and tree-lined slopes. Removal of any railings, bollards, boundary walls, piers, gates, etc. always requires planning permission. Loss of features can be seriously damaging to the character of the ACA and is therefore not acceptable. Reinstatement of lost features to correct historic detail will be encouraged by the Council, or required by condition where appropriate when granting permission for developments within the ACA.

External Lighting

Proposals for the illumination during night-time hours of certain buildings and landmark features within the ACA must be agreed beforehand with Meath County Council. The method of lighting, i.e. type of fitting, fixing method and type of light needs to be specified by the applicant seeking permission and should be designed so that it does not result in light pollution or negatively impact on other structures within the ACA.

Preservation of Views

As noted previously the significant views are those looking out from the ACA towards the valley to the south and east, and towards the demesne and Slane Castle to the west. Equally important are the views towards the ACA from all points in the valley, in particular from the demesne to the west and the lower reaches of the Boyne and the Dublin Road to the south. It is vital to the special character of the village that these views are preserved and any works within the ACA should not adversely impact or block these views.

Internal Alterations- Works not requiring Planning Permission

The ACA designation does not prevent internal changes or rearrangements to structures which are not listed as protected structures within the ACA, provided that these changes do not impact on the exterior of the structure. However, all internal changes must comply with current building regulations.

Works to the Public Realm- Works not requiring Planning Permission

Generally, works to the public realm will be carried out by Meath County Council or major utility and service providers, and may be exempt from planning permission. However, prior to commencement of the works consultation with the Conservation Office of Meath County Council will be required, to ensure that these works enhance and improve the special character of the ACA and do not negatively impact on it. The following areas will require careful consideration:

Works to public footpaths, including the preservation of historical street surfaces such as cobbles or original kerbing. New pavements should not be of poured concrete or tarmacadam with reconstituted stone kerbing, but should reflect the natural materials of the area. When cobble-lock style paving is used it should be of an appropriate scale, colour and detail to complement the character of the area.

The installation and location of utility boxes, such as large ESB metre boxes, should be given careful consideration with regard to their position within the ACA and the impact of colour and massing on the adjoining boundary treatment and surrounding buildings. Painted finishes of muted colour rather than galvanised finish should be considered.

Changes to traffic management within the ACA. This should take into account its ACA designation and seek to preserve and enhance the character of the area in the design and provision of signage, ramps, renewed surface treatment and pavement layout.

Suitable design of public signage, in particular tourist information will be encouraged and that which does not obstruct views of the landmark buildings, focal points and significant vistas throughout the ACA.

4.4 Slane Castle Demesne ACA

As noted earlier in this section an ACA character appraisal has not yet been prepared for the Slane Castle Demesne ACA. It is noted as a key action in section 3.6 of this LAP to secure funding to carry a character appraisal of the ACA. The County Development Plan informs the background analysis of the character and layout of Slane Castle Demesne Architectural Conservation Area¹⁹, which also informs the formulation of Design Guidelines for Slane Castle Demesne ACA. Slane Castle Demesne ACA boundary is outlined on Figure 4.1.

In the late 17th Century, the lands at Slane became the property of the Conyngham family, originally of Mount Charles in Donegal. Henry Conyngham, a General in the service of William III, built Conyngham Hall between 1703 and 1709 on the foundations of a Castle of the Flemings, who forfeited their estates in 1641. William Conyngham spent large sums on agricultural improvements and in mid 1770's commissioned Capability Brown to create designs for the estate, of which only the stable block was built. The woods were laid out to designs of the Irish gardener John Sutherland.

The Gothic Revival Castle which survives was commenced on the site by Francis Burton, the second Baron, c.1785, to designs of James Wyatt (1785/86). Later revisions and additions are by Francis Johnston (1795) including the East entrance gate. The Third Baron and first Marquess of Slane completed the house with interiors by Francis Johnston c. 1800.

Built Form

The Boyne Valley at Slane is an excellent marriage of natural and designed landscape. The castle is one of the earliest picturesque houses to be built in the country in a neo-medieval style. Seen from the river, it is a dramatic four-storey block with battlements and turrets. The demesne lies along both banks of the river and has survived largely intact from the early 19th Century, with mature woodlands and parklands, stable yard, kitchen and walled gardens, entrance gates, lodges, and demesne walls. Also within the demesne area is the archaeological site of the Hill of Slane. There are 3 no. protected structures located within Slane Castle Demesne ACA listed in Table 4.3 below. There are 20 archaeological monuments located within Slane Castle Demesne ACA listed in Table 4.4 below.

Table 4.3: Protected Structures located within Slane Castle Demesne ACA

- | | |
|---------------|---|
| • RPS No. 217 | Detached three-bay single storey Victorian Gate Lodge |
| • RPS No. 223 | Section of Lower Boyne Canal |
| • RPS No. 248 | Rubble stone castellated entrance gate |

Table 4.4: Archaeological Monuments located within Slane Castle Demesne ACA

- | | |
|---|--|
| • | RMP Ref ME019-021----: Effigy (present location) |
|---|--|

¹⁹ Pg 429, Appendix III, Meath County Development Plan 2007-2013

- RMP Ref ME019-026---- Church
- RMP Ref ME019-026005- Graveyard
- RMP Ref ME019-060001- Castle – Motte
- RMP Ref ME019-060002- Church
- RMP Ref ME019-060003- Architectural Fragment(s)
- RMP Ref ME019-060004- Stone Head
- RMP Ref ME019-060005- Shrine
- RMP Ref ME019-060006- Graveslab(s)
- RMP Ref ME019-060007- Cross
- RMP Ref ME019-060008- Ecclesiastical Site
- RMP Ref ME019-060009- Gatehouse
- RMP Ref ME019-060010- Castle - Tower House
- RMP Ref ME019-060011- Stone Sculpture
- RMP Ref ME019-060012- Stone Head
- RMP Ref ME019-060013- Armorial Plaque
- RMP Ref ME019-060014- Architectural Fragment
- RMP Ref ME019-060015- Earthwork
- RMP Ref ME019-060016- Graveyard
- RMP Ref ME019-061---- Ritual Site – Holy Well

Meath County Development Plan Objectives for Slane Castle Demesne ACA

County Meath Development Plan has specific objectives for Slane Castle Demesne ACA. The objectives are as follows;

1. *“To ensure that the built features and designed landscape which may be considered to lie outside the curtilage of the protected structure of Slane Castle are given statutory protection*
2. *To preserve the character of the demesne, it’s designed landscape and built features, by limiting the extent of new development permitted within the demesne and requiring that any such development, both within the demesne and in the surrounding area, should not have an adverse affect on the special qualities of the demesne.*
3. *To require that all works, whether of maintenance and repair, additions or alterations to existing buildings or built features within the demesne shall protect the character of those buildings and features by the use of appropriate materials and workmanship.”*

Plate 4.3: Slane Castle



(Source: BDP)

Design Guidelines for the Slane Demesne ACA

As noted previously, designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. There is very little scope for development within the Slane Demesne ACA as a proportion of Slane Castle Demesne ACA is located outside the development boundary for Slane and the ACA area contains the significant archaeological area of the Hill of Slane. The following guidance regarding new development Slane Mill ACA should be adhered to;

Planning Applications in Slane Castle Demesne ACA

All planning applications for development which would impinge upon buildings and structures and archaeology contained within the Slane Castle Demesne ACA should be accompanied by a Historical or Architectural Heritage Report, together with details of mitigation measures proposed to protect the said buildings/ structures.

Extensions in Slane Castle Demesne ACA

Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable material and finishes. Extensions to the side or front of structures within the ACA will not be encouraged by the local authority as these could be detrimental to the character of Slane Castle Demesne ACA.

Demolition within Slane Castle Demesne ACA

Proposals to demolish structures of architectural merit within the ACA, whether a protected structure or not, requires planning permission. Demolition will normally only be permitted where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining the structures that have a positive contribution to the character of the area. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

Boundary Treatments

The majority of boundaries within the ACA consist of natural borders such as riverbanks, tree-lined slopes and hedgerows. Removal of any railings, garden or demesne walls, piers, gates, etc. always requires planning permission. Loss of features can be seriously damaging to the character of the ACA and is therefore not acceptable. Reinstatement of lost features to correct historic detail will be encouraged by the Council, or required by condition where appropriate when granting permission for developments within the ACA.

Preservation of Views

Views southwards from the Hill of Slane to the village of Slane should be protected. Any future development in the north eastern area of Slane Village should consider the potential impacts of the development on the view to the village from the Hill of Slane. The view from the south-west approach road northeast to the village, along the N51 ACA should be protected. This view has already be negatively impacted upon by Ledwidge Cottage Estate which dominates the Slane sky-line from this viewpoint.

4.5 General Design Guidelines for Slane Village

Understanding the Importance of Good Design in Slane

Quality design can significantly enhance the sense of place associated with an area. Design is not concerned exclusively with buildings, but also the wider use of spaces which provide the backdrop for people to live, work and socially interact. Quality design should seek to create a sense of civic pride and promote safe, inclusive and accessible living and working environments, which recognise the significance of the past whilst embracing the importance of the future. This is a key challenge in Slane, where the intricate connections to the past are emphasised by the designation of three Architectural Conservation Areas. It is a challenge for future development in Slane to have its' own unique identity while respecting and providing linkages (both physical and visual) to Slane's' unique cultural and historical identity. A significant proportion of Slane Village is not contained within Slane Village ACA or Slane Mill ACA. However the wider village area and the wider landscape setting has an important role in safeguarding the setting of Slane Village ACA and has a role to play in maintaining the cultural heritage of Slane.

Making Connections – Design Guidance

In order to deem development successful within Slane, much depends on the creation of high quality access points and connections which afford permeability to the village and wider surrounding area. Within Slane key linkages should endeavour to create safe connections for pedestrians and cyclists alike. Ease of movement from residential development to and between the village centre, local schools, churches and community facilities should remain an integral principal of good design.

Understanding the existing movement network is an important element in designing a successful and sustainable development. This involves considering the following:-

- How routes from the new site will knit in with the existing infrastructure;
- The provision made for all forms of movement, with positive discrimination in favour of walking, cycling and public transport, where this is available;
- How the new development can benefit the area as a whole, for instance by the introduction of a new footpath or the extension of an existing one to the village centre;
- How movement will be provided for at all stages in the development.

Shopfront Design and Advertising

All new shopfronts in the wider village area of Slane should be of a high quality and should not detract from the appearance of the Architectural Conservation Area. The following guidelines shall be applied to the assessment of any applications for new or altered shopfronts:

- The reinstatement of traditional shop fronts where poor replacements have been installed shall be encouraged.
- Design of new shopfronts should be sympathetic with the building and streetscape and in particular the character of Slane Village ACA.
- External roller shutters are not acceptable.
- The fascia panel, design and lettering of advertising should be an integral part of the shopfront design- these should be simple and legible.
- The use of plastic internally illuminated box signage and excessively large projecting signage shall be discouraged.

Improving the Streetscape

Visual Improvement to the appearance of buildings shall be encouraged as they will illustrate a sense of civic pride within the village. 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.

Respecting the Existing Building Heights and Massing in Slane

The predominant building height in Slane Village is two-storey with little variation in building height. Slane's street pattern of four roads extending from the crossroads and its position at a considerable height above the River Boyne ensures that significant views are afforded towards the village from the valley below and from the village street outwards, forming important vistas. Amendments to the established building height in Slane have the potential to impact negatively upon the significant established views/ vista in the village undermining its' intricate character. Any planning application for a building with a height in excess of two-stories must be accompanied by the following;

- Written Design Statement
- Visual Impact Assessment setting out the justification for the height increase outlining potential impacts on these prominent views/ vistas²⁰;
 - Views south from Mill Hill
 - Views south from Chapel Street
 - Church Street Vista
 - Chapel Street Vista
 - View west from Slane Mill
 - Visual 3-D material such as photomontages

Design Guidelines for the Development of Residential Lands Located north of Church Lands Housing Estate

Outside the Village ACA there is a Phase 1 Residential zoned site of approximately 2.09 hectares in area, located north of Church Lands Housing estate. The Local Area Plan anticipates this site will be developed for residential development during its' life-time (2009- 2015). The following design guidelines should be adhered to during the future development of the site;

- As part of the planning application, a character appraisal of the development site shall be prepared outlining how the natural features of the site, views into and out of site, access to site and topography of the site have influenced the final development proposal.
- The maximum residential density of development on the site is 35 units per hectare.

²⁰ *This does not represent an exhaustive list and Meath County Council reserve the right to request additional information, where deemed necessary*

- Vehicular access to the site, if possible, should be via the existing vehicular access to Cran Daire Brea Estate
- Development shall provide a minimum of 15% public open space provision
- Developer should consider formally linking open space provision for the proposed development with the open space provision of Cran Daire Brea Estate in order to maximise open space provision in this area of Slane village.
- The proposed residential development should not impact negatively on views southwards towards the village core from the 'Hill of Slane.' The roofscapes should be consistent with the existing roofscapes of Slane. Roof materials should be consistent throughout the development and the use of traditional materials such as slate is recommended. Roof colour should be blue/black/grey, consistent with the Slane area.
- The development will provide a mix of unit type, and varying bedroom provision (one/ two/ three/ three +). The mix of bedroom provision will be discussed and agreed with Meath County Council prior to the submission of the planning application. Apartment units are not deemed an appropriate form of development in Slane.
- The development (design and layout) of this site shall not prejudice the future development of the Phase 2 residential zoned lands located (3.97 hectares) located west of the subject site. Linkages to the phase 2 site shall be a key design consideration and future potential linkages to the Phase 2 site will be provided as part of the planning application documentation.

Residential Design Guidelines- Key Considerations

Appreciating Local Distinctiveness

Features which are synonymous with a particular locality and which encourage people to call that particular place home, illustrate local distinctiveness and help to foster a sense of belonging and civic pride. Every community has a distinct and special character that makes it recognisable and unique, with Slane being no different. All new development within Slane should therefore aim to improve upon and enhance the distinctiveness of the settlement. However, while developments should respond to local character and identity, they should not intentionally replicate surrounding development forms and detail. New development should have a distinct identity in itself and make a positive contribution to the wider identity of the local area.

New developments which create or enhance a strong sense of place tend to evolve through a rigorous design process which includes learning from and incorporating local knowledge, experience and culture. However, while the design of new development should draw inspiration from Slane's indigenous character, the objective should be to move forward and not to mimic, but rather reflect and complement, the design of the past.

Residential Design Guidelines

The Department of Environment, Heritage and Local Government adopted 'Sustainable Residential Development in Urban Areas, Consultation Draft Guidelines for Planning Authorities' in 2009. This document sets out guidelines for residential developments in small towns and villages. 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 and its contents inform the Residential Design Guidelines presented in Table 4.5. While strategic considerations such as location, connections and sustainability will determine much of the success of a new dwelling or residential scheme, the finished quality of the built form can have a significant effect on a development's character, sense of place and legibility. Quality in the detail of the architecture and landscape design will help a new development to make a positive contribution to its surroundings and Slane's local identity.

All new residential developments in the Slane area are required to create high quality, legible, functional and well designed residential environments. New residential development is required to address the issues raised in Table 4.5- Residential Design Guidelines.

Table 4.5: Residential Design Guidelines

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. Policies VGH POL 22 & 23 contained in Section 3.1 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 in 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 Slane. 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 A: LIST OF SUBMISSIONS TO SLANE LOCAL AREA PLAN
2009-2015**

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

1	Mary Tallon
2	Alan Monaghan
3	Patrick O Sullivan Spatial Policy Section
4	Eugene Kearney on behalf of the Boyne Valley Trust
5	George Carolan Forward Planning Section
6	Elaine McMahon Niall D Brennan Architects on behalf of Barmayne Properties Ltd land at Mill Road Slane
7	Frank Burke & Associates on behalf of John Kealy
8	Stephen Ward Planning Consultant on behalf of M Johnston Lands at Slane Village
9	John Doyle, Brendan Jordan & Ken Francis
10	Derek Latimer & Associates on behalf of Sue Traill lands located on east side of Slane Hill
11	Christine Sommerfield Joseph Cunningham & Assoc Ltd on behalf of Desmond Smyth land located at Derry Road/Collon Road (N2) Slane
12	Liam Mulligan Chartered Building Surveyors on behalf of Carolan Family
13	Teresa Halloran Development Applications Unit
14	David Duignan Architect on behalf of Eric Fagan lands at Higginstown
15	Philip Geoghegan Architect on behalf of Slane Community Forum
16	Stephen Ward Architect on behalf of Shannon Homes
17	Ciaran Baxter Chairman & Wayne Harding Secretary of Slane Community Forum
18	Shay Scanlon Architects on behalf of Culversall Ltd lands at Chuchlands
19	Tony Bamford DPP on behalf of John Doyle, Brendan Jordan & Ken Francis
20	Tony Bamford DPP on behalf of John Doyle, Brendan Jordan & Ken Francis
21	Teresa Halloran Development Applications Unit – Strategic Environmental Assessment Screening Report (22 nd & 23 rd October, 2008)
22	James Cassidy
23	Teresa Halloran Development Applications Unit – Strategic Environmental Assessment Screening Report (dated 6.11.08).

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

1	Olivia Walsh, Health & Safety Authority
2	Teresa Halloran, Development Applications Unit, Dept of Environment
3	Michael Owens, EPA
4	Patrick O'Sullivan, Spatial Policy, DOEHLG
5	Teresa Halloran (Different Submission)
6	Chrissie Maguire, Site Acquisitions , Dept of Education
7	Michael Mc Cormack, NRA
8	Thomas Byrne TD
9	David Duignan Architect on behalf of Mr. Eric Fagan
10	Alison Harvey – The Heritage Council
11	Declan Clabby on behalf of Sean Doonan
12	Michael Johnston (seeking extension of Slane Village Boundary)
13	Michael Johnston (seeking the zoning of lands 4.0 ha at Slane Village for Residential Development)
14	Patrick O'Sullivan, Spatial Policy Unit, DoEHLG
15	Frances Heaslip, Coordination Unit, Department of Agriculture, Fisheries and Food
16	Ken Francis, John Doyle and Brendan Jordan
17	Alan Monaghan
18	Eugene Kearney on behalf of the Boyne Valley Trust
19	George Carolan, Forward Planning Section, Department of Education & Science
20	Elaine Mc Mahon on behalf of C&A Developments Ltd (hard copy)
21	Elaine Mc Mahon on behalf of Barmayne Properties Ltd (hard copy)
22	Stephen Ward on behalf of Shannon Homes Ltd (hard copy)
23	Frank O'Brien on behalf of the Pound Road Residents Group (hard copy)
24	Tom Kelly
25	Patrick O'Sullivan, Spatial Policy Unit, DoEHLG (further comments)
26	Liam Mulligan on behalf of the Carolan Family

**List of Submissions received following Draft Display proposed
Amendments to the Slane 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	Philip Geoghegan on behalf of Slane Community Forum	(none given)
4	Derek Latimer & Associates on behalf of Susan Traill	Main Street, Dunboyne, Co. Meath
5	Brian Taylor An Tasice Meath Association	34 Church Lands, Slane, Co. Meath
6	Keith & Michelle Duffy	51 Churchlands, Slane, Co.Meath
7	Mark & Catherine O Donel	52 Churchlands, Slane, Co. Meath
8	Shirley Kearney	Department of Education
9	Eugene Kearney Secretary Boyne Valley Trust	The Orchard, Killineer, Drogheda , Co.Louth
10	Michael & Loreto Corish	50 Churchlands, Slane, Co.Meath
11	Michael Corish Churchlands Residents Assoc	(none given)
12	Stephen Ward on behalf of Shannon Homes (Slane) Ltd	Distillery House, Distillery Lane, Dundalk
13	Teresa Halloran DAU	Development Applications Unit
14	Sean O hUaine	Slane GFC, Slane, Co.Meath
15	Environmental Protection Agency (EPA)	Environmental Protection Agency

Appendix B- 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 SLANE LOCAL AREA PLAN

MEATH COUNTY COUNCIL

1.0 INTRODUCTION

Meath County Council intends to make a Local Area Plan for Slane 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 Slane
- Map B - Map of Slane showing the boundary of the proposed LAP area
- Map C – Slane Urban Detail Map 29
- Map D - Map showing Slane in relation to the River Boyne and Blackwater SAC.
- Map E – Slane Order of Priority (adopted as Variation No. 2 of the Meath County Development Plan)

4.0 DESCRIPTION OF LANDS

The village stands on a steep hillside on the left bank of the River Boyne at the intersection of the N2 (Dublin to Monaghan road) and the N51 (Drogheda to Navan road). It has an excellent strategic location approximately 40 kilometres to the northwest of Dublin and 12 kilometres to the west of the port of Drogheda.

Slane is designated as a 'Key Village' in the Meath County Development Plan. 'Key Villages' are defined as villages with a population of around 1,000 which have relatively good access from nearby towns and where population, services and jobs are to be concentrated. The Population in Slane has grown from 823 persons in 2002 to 1,099 persons in 2006, a growth of 33.5%. This high level of growth has had obvious implications in terms of the provision of a wide range of supporting services, both social and physical. Should the population of Slane grow in line with the projected County growth, it is estimated that the population could grow by 25% between 2008 and 2013 – to reach 1,374 persons.

Slane is renowned for its built heritage and is a designated heritage town. It is situated in the Boyne Valley landscape which is arguably the most significant and highly valued landscapes in the county because it contains the Bru na Boinne World Heritage Site. The site of the Battle of the Boyne is 10 kilometres (6 miles) down river, east, from Slane. In terms of built heritage Slane has 71 no. protected structures (located within the LAP area) along with three Architectural Conservation Areas (ACAs) – Slane Mill Complex ACA, Slane Village ACA and Slane Castle Demesne ACA.

Slane has 20 no. areas of archaeological interest designated in the County Development Plan 2007-2013 – 11 no. of these are located just outside, but close to the development boundary for Slane. There are also 37 no. recorded sites and monuments within the development boundary of Slane recorded on the Archaeological Survey of Ireland (ASI). In terms of natural heritage there is one

Candidate Special Area of Conservation (SAC) located within Slane known as Boyne River and River Blackwater (site code: 002299).

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 Slane Local Area Plan will replace the written statement for Slane (which includes detailed objectives) and Urban Detail Map 29 (a land use zoning map for Slane) 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 Slane. 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 Slane is now underway.

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 Slane 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 the Meath County Development Plan 2007-2013, states that 65 residential units are required in Slane up to 2013 to meet household targets. There are 9 hectares of remaining undeveloped residential zoned land in Slane, which at a minimum density of 20 units per hectare, would yield 176 new residential units. Clearly this figure is far greater than the no. of units actually required to meet

household targets in Slane. In this regard, an Order of Priority (the phasing of lands) was required in Slane, to ensure that the quantum of residential development provided does not exceed that which is required. This Order of Priority (Map E) will be included in Slane Local Area Plan, therefore restricting 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

River Boyne and Blackwater SAC

This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. These riverine stretches drain a considerable area of Meath and Westmeath and smaller areas of Cavan and Louth. The underlying geology is Carboniferous Limestone for the most part with areas of Upper, Lower and Middle well represented.

There are many large towns adjacent to but not within the site. Towns both small and large, include Slane, Navan, Kells, Trim, Athboy and Ballivor. The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.

Wet woodland fringes many stretches of the Boyne. The Boyne River Islands are a small chain of three islands situated 2.5 km west of Drogheda. The islands were formed by the build up of alluvial sediment in this part of the river where water movement is sluggish. All of the islands are covered by dense thickets of wet, Willow (*Salix* spp.) woodland. Swamp Meadow-grass (*Poa palustris*) is an introduced plant, which has spread into the wild (naturalised) along the Boyne approximately 5 km south-west of Slane. It is a rare species which is listed in the Red Data Book and has been recorded among freshwater marsh vegetation on the banks of the Boyne in this site. The only other record for this species in the Republic is from a site in Co. Monaghan.

The secondary habitat associated with the marsh is wet grassland and species such as Tall Fescue (*Festuca arundinacea*), Silverweed (*Potentilla anserina*), Creeping Buttercup (*Ranunculus repens*), Meadowsweet (*Filipendula ulmaria*) and Meadow Vetchling (*Lathyrus pratensis*) are well represented.

Along much of the Boyne and along tributary stretches are areas of mature deciduous woodland on the steeper slopes above the floodplain marsh or wet woodland vegetation. Many of these are planted in origin. However the steeper areas of King Williams Glen and Townley Hall wood have been left unmanaged and now have a more natural character.

The Boyne is most important as it represents an eastern river which holds large three-sea-winter fish from 20 –30 lb. These fish generally arrive in February with smaller spring fish (10 lb) arriving in April/May. The grilse come in July, water permitting. The river gets a further run of fish in late August and this run would appear

to last well after the fishing season. The salmon fishing season lasts from 1st March to 30th September.

The Blackwater is a medium sized limestone river which is still recovering from the effects of the arterial drainage scheme of the 70's. Salmon stocks have not recovered to the numbers pre drainage. The Deel, Riverstown, Stoneyford and Tremblestown Rivers are all spring fed with a continuous high volume of water. They are difficult to fish in that some are overgrown while others have been affected by drainage with the resulting high banks. The site is also important for the populations of two other species listed on Annex II of the E.U. Habitats Directive, namely River Lamprey (*Lampetra fluviatilis*) which is present in the lower reaches of the Boyne River while the Otter (*Lutra lutra*) can be found throughout the site. In addition, the site also supports many more of the mammal species occurring in Ireland. Those which are listed in the Irish Red Data Book include Pine Marten, Badger and Irish Hare. Common Frog, another Red Data Book species, also occurs within the site. All of these animals with the addition of the Stoat and Red Squirrel, which also occur within the site, are protected under the Wildlife Act.

Whooper Swans winter regularly at several locations along the Boyne and Blackwater Rivers. Parts of these areas are within the cSAC site. Known sites are at Newgrange (c. 20 in recent winters), near Slane (20+ in recent winters), Wilkinstown (several records of 100+) and River Blackwater from Kells to Navan (104 at Kells in winter 1996/97, 182 at Headfort in winter 1997/98, 200-300 in winter 1999/00). The available information indicates that there is a regular wintering population of Whooper Swans based along the Boyne and Blackwater River valleys. The birds use a range of feeding sites but roosting sites are not well known. The population is substantial, certainly of national, and at times international, importance. Numbers are probably in the low hundreds. Intensive agriculture is the main landuse along the site. Much of the grassland is in very large fields and is improved. Silage harvesting is carried out. The spreading of slurry and fertiliser poses a threat to the water quality of this salmonid river and to the lakes. In the more extensive agricultural areas sheep grazing is carried out.

Fishing is a main tourist attraction on the Boyne and Blackwater and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. The Eastern Regional Fishery Board has erected fencing along selected stretches of the river as part of their salmonid enhancement programme. Parts of the river system have been arterially dredged.

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

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 SAC

It is not expected that the proposed Local Area Plan will cause any significant impacts on the River Boyne and Blackwater SAC (site code 002299). Although the River Boyne flows along the southern extent of Slane close to its settlement limit, the setting, character and environmental quality of this area of high natural beauty will remain protected and free from inappropriate forms of development, through the provision of clear policy provisions. The SAC will continue to be protected in the Local Area Plan from the encroachment of inappropriate forms of development. We stress that lands along the extent of the SAC in Slane are currently zoned 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'* and includes a number of trees which are designated for protection. We stress that these objectives will remain in place during the lifetime of the proposed Local Area Plan for Slane, to ensure that the River Boyne area is protected from inappropriate forms of development that would be likely to give rise to impacts on the SAC.

Furthermore, the provisions made by the Order of Priority for Slane (adopted as Variation no. 2 of the County Development Plan 2007-2013) identified that there is very limited capacity for additional lands to be zoned for development within the settlement limit of Slane. As a result the LAP will continue to retain the status quo and there will be no changes inflicted on the SAC, as a result the LAP and its land use zoning.

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 SAC.

The River Boyne flows along the southern extent of Slane within the LAP development boundary and therefore, there is potential, for the LAP to impact on the SAC. However, it should be noted that the current zoning map for Slane as set out on Urban Detail Map 29 (attached herein as Map C) shows the lands located within the SAC zoned 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'*. The only use *'permitted in principle'* on H1 zoned lands is *'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. The H1 land use zoning will remain in place during the lifetime of the Local Area Plan and so development will remain restricted on lands within the SAC and close to or adjoining the River Boyne. The Draft Local Area Plan for Slane will therefore inflict no changes to the River Boyne SAC in terms of land use zoning and the potential for new development along its course and the existing situation will remain.

In addition to this, we point out that the extent of the SAC contained within the LAP area is also designated in the County Development Plan as *'Slane Castle Demesne Architectural Conservation Area'* and *'Slane Mill Architectural Conservation Area.'*

Part of the Slane Castle Demesne ACA is also designated as a Heritage Area. Objectives for these ACAs include the following:-

'To ensure that the built features and designed landscape which may be considered to lie outside the curtilage of the protected structure of Slane Castle are given statutory protection.'

'To preserve the character of the demesne, its designed landscape and built features, by limiting the extent of new development permitted within the demesne and requiring that any such development, both within the demesne and in the surrounding area, should not have an adverse affect on the special qualities of the demesne.'

'To preserve the character of the area, its natural and designed landscape and built features by prohibiting any development which would have an adverse affect on the buildings or their setting.'

'To protect the landscape setting and the views to and from the complex.'

'To require that all works, whether of maintenance and repair, additions or alterations to existing buildings or built features within the area shall protect the character of those buildings and features by the use of appropriate materials and workmanship.'

In this regard, the SAC lands within the LAP area are afforded an extra layer of protection to ensure that they are kept free from inappropriate forms of development that would negatively impact on the natural and designed landscape of the ACAs.

We stress also, that according to the Meath County Development Plan 2007-2013, to which the LAP must be consistent with, a total of 65 no. residential units will be required in Slane up to 2013 to meet household targets. According to the County Plan, there are 9 hectares of remaining undeveloped residential zoned land in Slane, which at a minimum density of 20 units per hectares would yield 176 new residential units. Clearly, this figure is far greater than the no. of units actually required to meet household targets in Slane. For this reason an Order of Priority (the phasing of lands as illustrated on Map E) was introduced for Slane – to ensure that the quantum of residential development does not exceed that which is required. The new LAP for Slane 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 Boyne and River Blackwater SAC.

There is currently a towpath used for amenity purposes that extends alongside the River Boyne and through the Slane Castle ACA lands. The towpath is however, set back some distance from the river banks and no changes are proposed to the path in the Local Area Plan. While the population of Slane may increase by approximately 165 persons during the lifetime of the LAP, it is not considered that a limited increase in people potentially using the path for passive recreational purposes will negatively

impact on the River Boyne and River Blackwater SAC in terms of its habitat area, key species or conservation value.

On top of this, the Draft LAP will also contain clear policy to ensure the protection and enhancement of the River Boyne 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 Boyne from inappropriate forms of development and to protect the watercourse from potential pollution.

In terms of water supply and waste water disposal, Slane's water supply is primarily taken from a borehole source located on the southern bank of the River Boyne immediately upstream of Slane Bridge.

At the County level 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. Consequently, the extent of land use zonings objectives in this Local Area Plan has had to take cognisance of the infrastructural constraints that will likely remain in place over the lifetime of the Slane Local Area Plan. This is another reason why no additional land has been zoned in the LAP and existing residential zonings has been phased – to ensure that there is no significant pressure placed on Slane's existing water supply.

Slane has a sewerage demand of 2,000PE. There are no plans to expand the existing sewerage scheme at this time and it will remain the same until after 2015. There is 1 no. temporary treatment plant in Slane at the moment. However, it is a policy of the County Development Plan not to welcome temporary treatment plants unless they contribute positively to the wellbeing of the village. Specifically, the County Development Plan states that:-

'The Planning Authority shall only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where in the opinion of the Planning Authority, such capital funding will be included in subsequent Water Services Investment Programme(s) within the life span of this County Development Plan, subject to the environmental considerations being respected. Such temporary provision will only be considered in locations which accord with the Regional Planning Guidelines as outlined in the Settlement Strategy of this Development Plan.'

'Initiative 2 – Meath County Council will consider the provision of a short term wastewater treatment plant in towns and villages where the

DoEHLG has approved funding for a new wastewater treatment scheme, but where there is a lead in time to the provision of same. The cost of providing and maintaining the wastewater treatment plant must be borne by the developer in addition to the standard financial contributions towards the cost of providing the long term solution.'

For all the above reasons, there is limited chance of the LAP inflicting a significant negative impact, direct, indirect or secondary, on the River Boyne and River Blackwater SAC.

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 Boyne and River Blackwater SAC., 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 Boyne and Blackwater SAC as a result of the Slane 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, the River Boyne flows through the area covered by the Slane Local Area Plan, which means that there is potential for any development in close proximity to the river to impact on the SAC. It is considered that the potential of this impact occurring is very low given the distance of the SAC from lands with zonings which would accommodate new development and also the preventative objectives and policies, including appropriate land use zoning, that will be included in the Local Area Plan to protect the SAC. 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 Slane 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 Slane Local Area Plan.

Please note that the EPA, DoEHLG and Department of Communications, Energy and Natural Resources 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

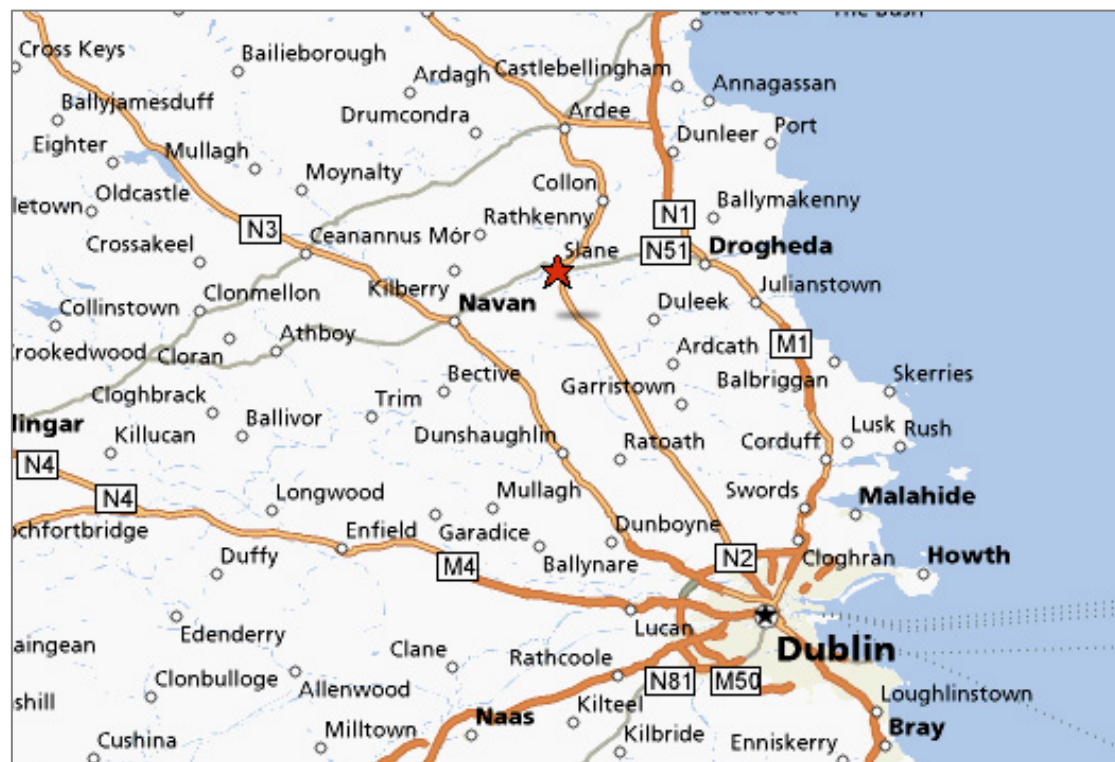
It is felt that full Appropriate Assessment does not need to be carried out for Slane LAP given the limited potential for the SAC to be negatively impacted upon, as a result of the policies and objectives that will be cited in the LAP, which aim to protect and enhance this area of high natural beauty. It is felt that no significant impacts are likely to occur to the SAC 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 Slane LAP.

9.0 FINAL RECOMMENDATION

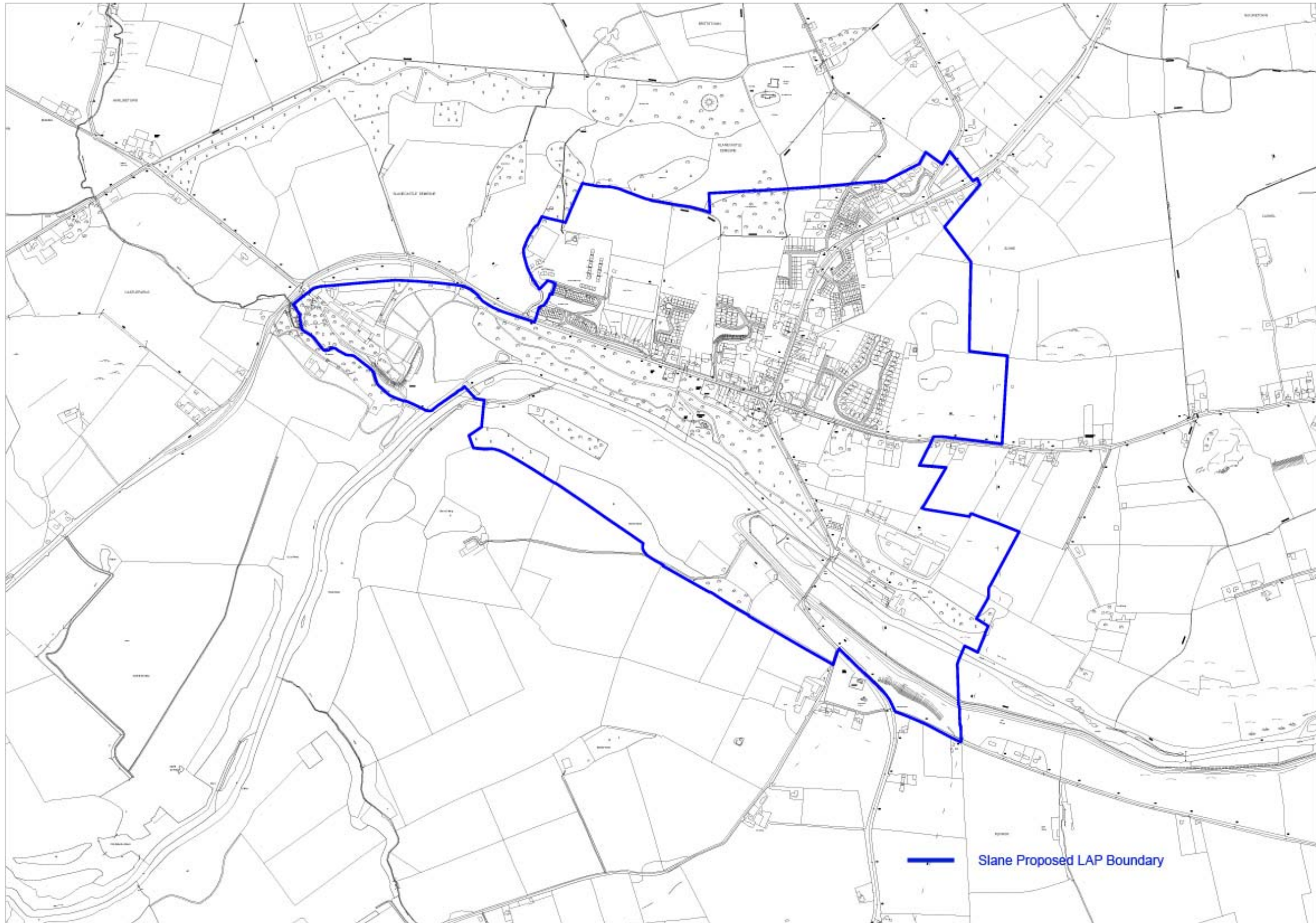
To be made once comments received from the NPWS.

MAPS

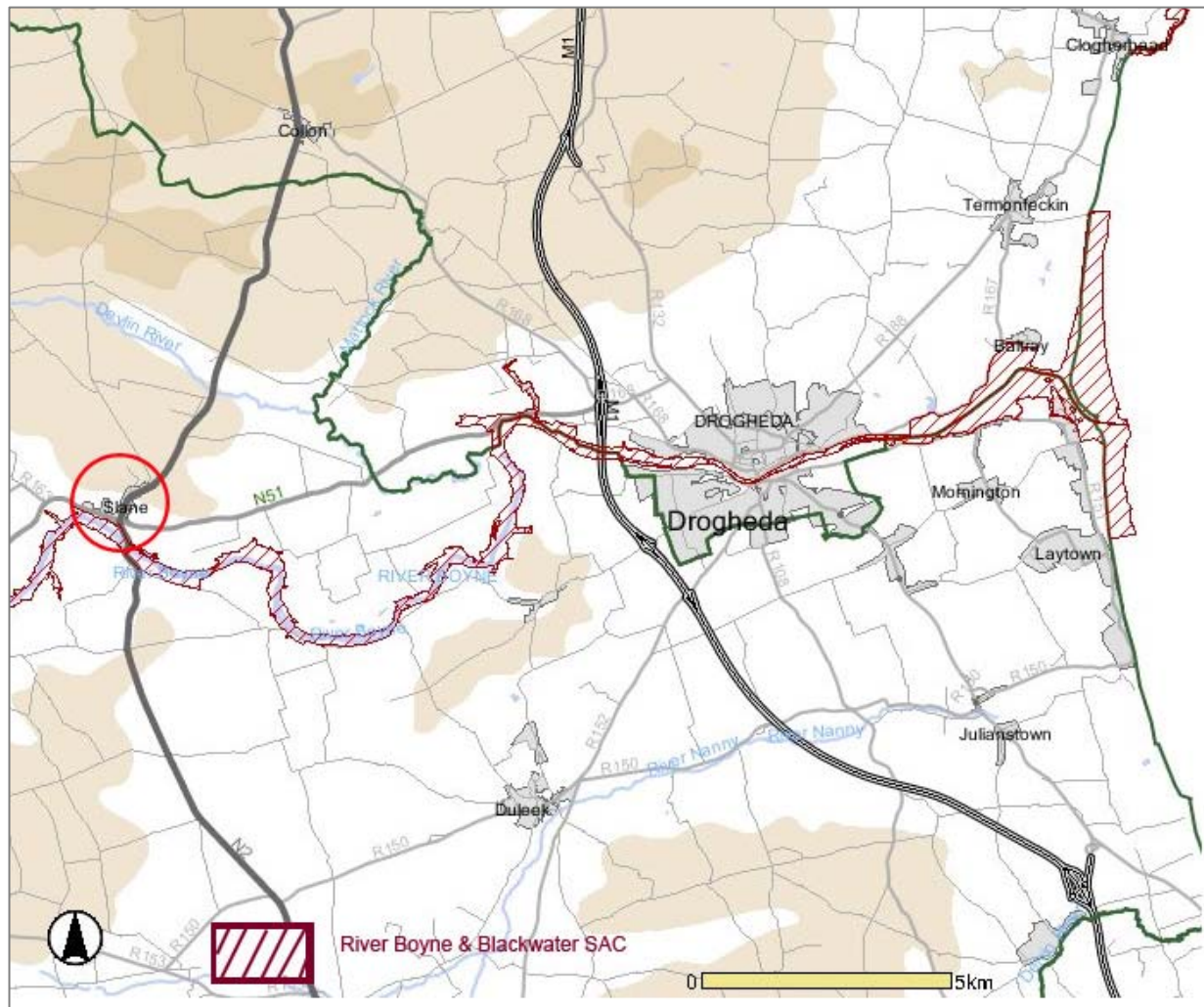
MAP A- Slane Location Map



MAP B- Proposed Slane LAP Boundary



MAP D- Location of Slane in Relation to River Boyne and Blackwater SAC



MAP E

MEATH COUNTY COUNCIL



SLANE



VARIATION (Number 2)
County Development Plan 2007-2013
Based on urban detail map No.29
February 2008

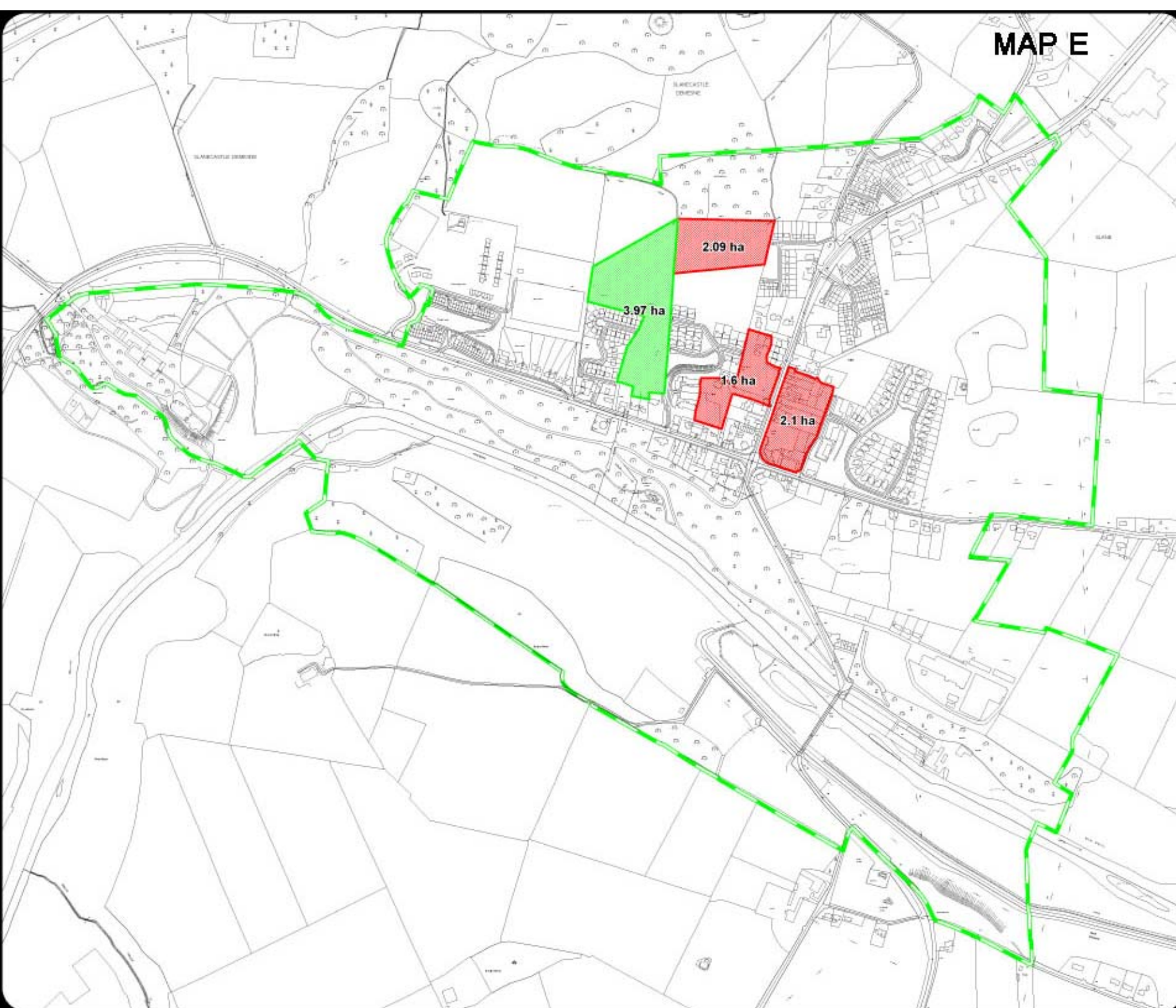
County Development Plan 2007 - 2013
Slane Residential Phasing Sequence

Phase 1 - 2007 - 2013

Phase 2 - Post 2013



Development Area Boundary



Note: Details shown on this map is for information purposes only. Further details in any time should be sought 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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Scale: 1:7,500



When Printing:
N3 Landscape

Meath's Plan

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Appropriate Assessment

Screening Report

Slane 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 Slane as required by the Meath County Development Plan 2007 – 2013, the parent policy document to the Local Area Plan.

The Draft Slane 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 Slane 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

The village stands on a steep hillside on the left bank of the River Boyne at the intersection of the N2 (Dublin to Monaghan road) and the N51 (Drogheda to Navan road). It has an excellent strategic location approximately 40 kilometres to the northwest of Dublin and 12 kilometres to the west of the port of Drogheda.

Slane is designated as a 'Key Village' in the Meath County Development Plan. 'Key Villages' are defined as villages with a population of around 1,000 which have relatively good access from nearby towns and where population, services and jobs are to be concentrated. The Population in Slane has grown from 823 persons in 2002 to 1,099 persons in 2006, a growth of 33.5%. This high level of growth has had obvious implications in terms of the provision of a wide range of supporting services, both social and physical. Should the population of Slane grow in line with the projected County growth, it is estimated that the population could grow by 25% between 2008 and 2013 – to reach 1,374 persons.

Slane is renowned for its built heritage and is a designated heritage town. It is situated in the Boyne Valley landscape which is arguably the most significant and highly valued landscapes in the county because it contains the Bru na Boinne World Heritage Site. The site of the Battle of the Boyne is 10 kilometres (6 miles) down river, east, from Slane. In terms of built heritage Slane has 71 no. protected structures (located within the LAP area) along with three Architectural Conservation Areas (ACAs) – Slane Mill Complex ACA, Slane Village ACA and Slane Castle Demesne ACA.

Slane has 20 no. areas of archaeological interest designated in the County Development Plan 2007-2013 – 11 no. of these are located just outside, but close to the development boundary for Slane. There are also 37 no. recorded sites and monuments within the development boundary of Slane recorded on the Archaeological Survey of Ireland (ASI). In terms of natural heritage there is one Candidate Special Area of Conservation (SAC) located within Slane known as Boyne River and River Blackwater (site code: 002299).

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 Slane Local Area Plan will replace the written statement for Slane (which includes detailed objectives) and Urban Detail Map 29 (a land use zoning map for Slane) 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 Slane. 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 Slane is now underway.

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 Slane 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 the Meath County Development Plan 2007-2013, states that 65 residential units are required in Slane up to 2013 to meet household targets. There are 9 hectares of remaining undeveloped residential zoned land in Slane, which at a minimum density of 20 units per hectare, would yield 176 new residential units. Clearly this figure is far greater than the no. of units actually required to meet household targets in Slane. In this regard, an Order of Priority (the phasing of lands) was required in Slane, to ensure that the quantum of residential development provided does not exceed that which is required. This Order of Priority (Map E) will be included in Slane Local Area Plan, therefore restricting new development so that it is linked more in line with local growth rather than regional growth, as has occurred previously in the settlement.

The draft Slane LAP was prepared and placed on public display from 23rd February 2009 to 6th April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by members of Meath County Council at a council meeting on 25th May 2009. As a result a number of material amendments were proposed to the draft plan. These include minor mapping alterations, e.g. rezoning of lands adjoining the parochial house, providing a new road to backlands at Churchlands development and a providing clear description of 700 m seveso site consultation area (note- seveso site is located outside the development boundary for Slane).

4.2 Brief Description of the Natura 2000 Site

River Boyne and Blackwater SAC

This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. These riverine stretches drain a considerable area of Meath and Westmeath and smaller areas of Cavan and Louth. The underlying geology is Carboniferous Limestone for the most part with areas of Upper, Lower and Middle well represented.

There are many large towns adjacent to but not within the site. Towns both small and large, include Slane, Navan, Kells, Trim, Athboy and Ballivor. The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.

Wet woodland fringes many stretches of the Boyne. The Boyne River Islands are a small chain of three islands situated 2.5 km west of Drogheda. The islands were formed by the build up of alluvial sediment in this part of the river where water movement is sluggish. All of the islands are covered by dense thickets of wet, Willow (*Salix* spp.) woodland. Swamp Meadow-grass (*Poa palustris*) is an introduced plant, which has spread into the wild (naturalised) along the Boyne approximately 5 km south-west of Slane. It is a rare species which is listed in the Red Data Book and has been recorded among freshwater marsh vegetation on the banks of the Boyne in this site. The only other record for this species in the Republic is from a site in Co. Monaghan.

The secondary habitat associated with the marsh is wet grassland and species such as Tall Fescue (*Festuca arundinacea*), Silverweed (*Potentilla anserina*), Creeping Buttercup (*Ranunculus repens*), Meadowsweet (*Filipendula ulmaria*) and Meadow Vetchling (*Lathyrus pratensis*) are well represented.

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The Boyne is most important as it represents an eastern river which holds large three-sea-winter fish from 20 –30 lb. These fish generally arrive in February with smaller spring fish (10 lb) arriving in April/May. The grilse come in July, water permitting. The river gets a further run of fish in late August and this run would appear to last well after the fishing season. The salmon fishing season lasts from 1st March to 30th September.

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

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

Whooper Swans winter regularly at several locations along the Boyne and Blackwater Rivers. Parts of these areas are within the cSAC site. Known sites are at Newgrange (c. 20 in recent winters), near Slane (20+ in recent winters), Wilkinstown (several records of 100+) and River Blackwater from Kells to Navan (104 at Kells in winter 1996/97, 182 at Headfort in winter 1997/98, 200-300 in winter 1999/00). The available information indicates that there is a regular wintering population of Whooper Swans based along the Boyne and Blackwater River valleys. The birds use a range of feeding sites but roosting sites are not well known. The population is substantial, certainly of national, and at times international, importance. Numbers are probably in the low hundreds. Intensive agriculture is the main landuse along the site. Much of the grassland is in very large fields and is improved. Silage harvesting is carried out. The spreading of slurry and fertiliser poses a threat to the water quality of this salmonid river and to the lakes. In the more extensive agricultural areas sheep grazing is carried out.

Fishing is a main tourist attraction on the Boyne and Blackwater and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. The Eastern Regional Fishery Board has erected fencing along selected stretches of the river as part of their salmonid enhancement programme. Parts of the river system have been arterially dredged.

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

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 impacts on the River Boyne and Blackwater SAC (site code 002299). Although the River Boyne flows along the southern extent of Slane close to its settlement limit, the setting, character and environmental quality of this area of high natural beauty will remain protected and free from inappropriate forms of development, through the provision of clear policy provisions. The SAC will continue to be protected in the Local Area Plan from the encroachment of inappropriate forms of development. We stress that lands along the extent of the SAC in Slane are currently zoned 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'* and includes a number of trees which are designated for protection. We stress that these objectives will remain in place during the lifetime of the proposed Local Area Plan for Slane, to ensure that the River Boyne area is protected from inappropriate forms of development that would be likely to give rise to impacts on the SAC.

Furthermore, the provisions made by the Order of Priority for Slane (adopted as Variation no. 2 of the County Development Plan 2007-2013) identified that there is very limited capacity for additional lands to be zoned for development within the settlement limit of Slane. As a result the LAP will continue to retain the status quo and there will be no changes inflicted on the SAC, as a result the LAP and its land use zoning or the proposed Draft Amendments to the LAP.

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

The River Boyne flows along the southern extent of Slane within the LAP development boundary and therefore, there is potential, for the LAP to impact on the SAC. However, it should be noted that the current zoning map for Slane as set out on Urban Detail Map 29 shows the lands located within the SAC zoned 'H1' – *'To protect the setting, character and environmental quality of areas of high natural beauty'*. The only use *'permitted in principle'* on H1 zoned lands is *'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. The H1 land use zoning will remain in place during the lifetime of the Local Area Plan and any proposed amendments to the LAP, and so development will remain restricted on lands within the SAC and close to or adjoining the River Boyne. The Draft Local Area Plan and proposed Draft Amendments for Slane will therefore inflict no changes to the River Boyne SAC in terms of land use zoning and the potential for new development along its course and the existing situation will remain.

In addition to this, we point out that the extent of the SAC contained within the LAP area is also designated in the County Development Plan as *'Slane Castle Demesne Architectural Conservation Area'* and *'Slane Mill Architectural Conservation Area.'*

Part of the Slane Castle Demesne ACA is also designated as a Heritage Area. Objectives for these ACAs include the following:-

'To ensure that the built features and designed landscape which may be considered to lie outside the curtilage of the protected structure of Slane Castle are given statutory protection.'

'To preserve the character of the demesne, its designed landscape and built features, by limiting the extent of new development permitted within the demesne and requiring that any such development, both within the demesne and in the surrounding area, should not have an adverse affect on the special qualities of the demesne.'

'To preserve the character of the area, its natural and designed landscape and built features by prohibiting any development which would have an adverse affect on the buildings or their setting.'

'To protect the landscape setting and the views to and from the complex.'

'To require that all works, whether of maintenance and repair, additions or alterations to existing buildings or built features within the area shall protect the character of those buildings and features by the use of appropriate materials and workmanship.'

In this regard, the SAC lands within the LAP area are afforded an extra layer of protection to ensure that they are kept free from inappropriate forms of development that would negatively impact on the natural and designed landscape of the ACAs.

We stress also, that according to the Meath County Development Plan 2007-2013, to which the LAP must be consistent with, a total of 65 no. residential units will be required in Slane up to 2013 to meet household targets. According to the County Plan, there are 9 hectares of remaining undeveloped residential zoned land in Slane, which at a minimum density of 20 units per hectares would yield 176 new residential units. Clearly, this figure is far greater than the no. of units actually required to meet household targets in Slane. For this reason an Order of Priority (the phasing of lands as illustrated on Map E) was introduced for Slane – to ensure that the quantum of residential development does not exceed that which is required. The new LAP for Slane 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 Boyne and River Blackwater SAC.

There is currently a towpath used for amenity purposes that extends alongside the River Boyne and through the Slane Castle ACA lands. The towpath is however, set back some distance from the river banks and no changes are proposed to the path in the Local Area Plan. While the population of Slane may increase by approximately 165 persons during the lifetime of the LAP, it is not considered that a limited increase in people potentially using the path for passive recreational purposes will negatively

impact on the River Boyne and River Blackwater SAC in terms of its habitat area, key species or conservation value.

On top of this, the Draft LAP and the proposed Draft Amendments also contain clear policy to ensure the protection and enhancement of the River Boyne 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 Boyne from inappropriate forms of development and to protect the watercourse from potential pollution.

In terms of water supply and waste water disposal, Slane's water supply is primarily taken from a borehole source located on the southern bank of the River Boyne immediately upstream of Slane Bridge.

At the County level 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. Consequently, the extent of land use zonings objectives in this Local Area Plan has had to take cognisance of the infrastructural constraints that will likely remain in place over the lifetime of the Slane Local Area Plan (and proposed Draft Amendments).

Slane has a sewerage demand of 2,000PE. There are no plans to expand the existing sewerage scheme at this time and it will remain the same until after 2015. There is 1 no. temporary treatment plant in Slane at the moment.

However, it is a policy of the County Development Plan not to welcome temporary treatment plants unless they contribute positively to the wellbeing of the village. Specifically, the County Development Plan states that:-

'The Planning Authority shall only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where in the opinion of the Planning Authority, such capital funding will be included in subsequent Water Services Investment Programme(s) within the life span of this County Development Plan, subject to the environmental considerations being respected. Such temporary provision will only be considered in locations which accord with the Regional Planning Guidelines as outlined in the Settlement Strategy of this Development Plan.'

'Initiative 2 – Meath County Council will consider the provision of a short term wastewater treatment plant in towns and villages where the DoEHLG has approved funding for a new wastewater treatment scheme, but where there is a lead in time to the provision of same. The

cost of providing and maintaining the wastewater treatment plant must be borne by the developer in addition to the standard financial contributions towards the cost of providing the long term solution.'

For all the above reasons, there is limited chance of the LAP and proposed Draft Amendments to the LAP inflicting a significant negative impact, direct, indirect or secondary, on the River Boyne and River Blackwater SAC.

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 Boyne and River Blackwater SAC., 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 Boyne and Blackwater SAC as a result of the Slane Local Area Plan.

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, the River Boyne flows through the area covered by the Slane Local Area Plan, which means that there is potential for any development in close proximity to the river to impact on the SAC. It is considered that the potential of this impact occurring is very low given the distance of the SAC from lands with zonings which would accommodate new development and also the preventative objectives and policies, including appropriate land use zoning, that will be included in the Local Area Plan to protect the SAC. 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 Slane LAP and the proposed Draft Amendments to the LAP.

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 Slane 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 Slane 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 Slane 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 Slane LAP.

7.0 RECOMMENDATION

To be made once comments received from the NPWS.



SLANE LOCAL AREA PLAN



comhairle chontae na mí
meath county council

SEA SCREENING REPORT

SEA SCREENING REPORT

PREPARATION OF SLANE LOCAL AREA PLAN 2008-2014

MEATH COUNTY COUNCIL

1.0 INTRODUCTION

Meath County Council intends to make a Local Area Plan for Slane 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 village of Slane, 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 Slane that allows for the enhancement of the village 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

Slane with a population of approximately 1,099 persons (2006 Census) is situated in County Meath, almost halfway between Navan and Drogheda on the north side of the River Boyne. It is situated at the intersection of the N2 (Dublin to Derry) and the N51 (Drogheda to Delvin) National Primary Routes. It is designated as a '*key village*' in the County Settlement Strategy and is positioned fifth on this seven-tiered settlement hierarchy.

Slane is located in the heart of the Boyne Valley and is designated as a County Heritage Village given its particular wealth in archaeological, architectural and cultural heritage. This is largely attributable to the village's historical development around

Slane Castle Demesne, which extends deep into the village, making it visually picturesque and unique. The village currently functions as a local service centre catering for the village's residents and those from the surrounding hinterland. While the village's historical attractions bring tourist and visitors to the area, there are strong opportunities to increase this via the orderly, planned and sustainable development of the village core and by appropriately located tourism based development.

A new N2 by-pass, to comprise approximately 5km of single carriageway road, is proposed to run to the east of Slane in an attempt to relieve the historic town centre from the high traffic volumes that have been destroying the urban fabric and environmental quality of the village. The preferred route for the new by-pass has now been chosen and will include a river crossing over the Boyne with a link to the N51 Drogheda to Delvin Road. It is hoped that the new bypass will make the village centre a more attractive and safer place for pedestrians. It will also allow visitors to appreciate more fully the village's rich architectural heritage and will also go some way to improving the tourism potential of the village.

The population of Slane has seen significant growth in the past decade. Between 1979 and 1996 the population remained fairly static decreasing from 682 persons to 680 during that timeframe. However, between 1996 and 2002 the population grew to 823 persons (an increase of 21%) and according to the most recent census data, reached 1,099 by 2006, representing a significant increase of 33.5% over that 4-year period.

Like most settlements in County Meath, Slane has not escaped the high rate of private house building which has taken place within the County's urban centres in recent years. The level of housing units in Slane has grown to such an extent that is now out of sync with the level of amenities, community uses and recreational facilities available within the village to serve the local community. This is an important factor which will need to be tackled via appropriate objectives and policies set out in a Local Area Plan for the settlement.

Slane has a large network of local community groups that are greatly concerned with the management and future growth of the village. A framework plan entitled '*Slane at the Crossroads*' is a study carried out by Prof Phillip Geoghegan, Professor of Architecture at UCD, on future plans for the development of the historic village of Slane. The study was commissioned by the Slane Community Forum (set up over 2 years ago and representing numerous local community groups in Slane) and along with a Slane Village Design Statement, was launched by Transport Minister at the end of January 2008.

The '*Slane at the Crossroads*' project aimed to give the people of Slane an input into the areas future development and conservation. A number of public meetings were held concerning the plan and local residents made written suggestions encouraging significant community input in the creation of the plan. The final development plan produced for the village has given the people of Slane a real say in the how the village will develop in the future. The framework plan will play an important part informing the proposed new Local Area Plan for Slane. It will set the context, allow an understanding of local community needs and aspirations for the village and highlight

the key issues. The established and well organised community groups of Slane will also encourage increased public consultation and local community input into the LAP.

A key tenet of the proposed Local Area Plan for Slane will be to restrain the level of residential development in the village outside of local need, and ensure that new development is appropriately located, contributes to village consolidation and is sympathetic to and respects existing village character. The Local Area Plan process will create another forum whereby the local community groups of Slane can get positively involved in the future planning and sustainable development of their area.

Slane is currently served by the Slane Water Supply Scheme and is served by a sewerage scheme that caters for up to a 2,000PE. There are no plans to expand the existing sewerage scheme at the current time and it will remain the same until after 2015. However, the County Development Plan allows only a limited amount of housing to take place in Slane over its lifetime and beyond (2007-2013).

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 (which includes Slane) 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 de-zoned'*.¹

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

4.0 FURTHER INFORMATION & MAPS

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

- A location Map for Slane (Map A)
- An OS Map of Slane with the settlement boundary indicated with a blue line (Map B)
- Slane Urban Objectives Map extracted from Meath County Development Plan 2007-2013 (Map C)
- Slane Order of Priority Map (Variation No. 2 of Meath County Development Plan) (Map D)
- A map of the preferred route for the new Slane bypass (Map E)
- 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>

¹ Variation No. 2 of County Meath Development Plan 2007-2013, pg. 10

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 Slane that is generally supported by the local community and that provides a positive framework for guiding private development and public investment in the village and 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 Slane 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.

Slane is served by a modern road network, on which Dublin Bus provides services. However, it suffers from traffic congestion in the town centre due to the historic streetscape including the main Slane junction which has to deal with a high level of traffic, particularly trucks, passing through it on a daily basis. In order to address this problem, Meath County Council is providing a bypass for Slane. The preferred route (B1-B-B2) passes to the east of Slane Village. It comprises of approximately 5km of single carriageway road, with climbing lanes where appropriate, a river crossing over the River Boyne and includes a link to the N51 Drogheda to Delvin Road. Ongoing work includes the preparation of an Environmental Impact Statement (EIS), preparation of Compulsory Purchase Order (CPO) documents and preliminary design. The aim of the bypass is to bring traffic relief and both visual and environmental improvements to the village centre. A map of the preferred route for the new bypass is attached to the rear of this screening report (Map E).

In terms of water supply, Slane is served by the East Meath, South Louth & Drogheda Water Scheme. The main water source for the East Meath Water Supply Scheme is the abstraction from the River Boyne at Roughgrange via the canal intake, which is treated at Stalleen Treatment Works. However, the Slane supply area is independent from the East Meath Scheme with its borehole source located on the southern bank of the River Boyne immediately upstream of Slane Bridge. There are no plans to increase or upgrade the water supply in Slane at the current time.

Slane has a sewerage demand of 2,000PE. There are no plans to expand the existing sewerage scheme at this time and it will remain the same until after 2015. However, the County Development Plan allows only a limited amount of housing to take place there over the next while (over the lifetime of the LAP).

Any change to land use zoning and any new development will impact on the environment. This will occur whether it is residential, commercial or infrastructural development; whether it is planned works carried out by the local authority in order to improve infrastructure or services in the town or individual development proposals by private developers that transpire from the zoning of land in the LAP. It would put pressure on the local environment and will have some impact on the current ecological status in the area. There is potential for habitat loss and loss of trees, hedgerows and other habitats that are rich in biodiversity. There are also a number of

designated sites around Slane (as set out in Section 6.2 (vi) (a) of this Screening Report) that could potentially be impacted by any significant development in the area.

(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.

The Local Area Plan may result in the permanent conversion of a portion of lands from greenfield or brownfield to new residential, recreational, community, commercial or industrial development. Any development or construction works has potential to impact on the local environment whether it is through the loss of habitat, trees, hedgerows and other habitats that are rich in biodiversity. The probability, duration, frequency and reversibility of the effects depend on the zoning of the lands in question, the unique character and status of the lands to be developed (e.g. greenfield or brownfield, rural or urban), the form and methods of construction and the final use of the 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.

The Local Area Plan will focus on the principles of sustainable development and the considerations of the future, beyond the lifetime of the LAP nevertheless, the rivers and groundwater are potentially vulnerable to pollution via development, business or agricultural operations, which can contribute to transboundary pollution and which is a possible cumulative negative effect.

However, it is considered that in the majority of cases that the cumulative effects on the environment will be positive and that development of Slane 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.

It is important to note however, that the zoning of land and construction of development in any case has potential to impact on the local environment whether it is through the loss of trees, woodlands, vegetation, hedgerows, and roosting habitats etc., which are rich in biodiversity. Any loss of these habitats would have localised, significant environmental implications and may inadvertently impact upon a particular species of flora or fauna and in turn, impact upon other habitats in the area via loss of species. This is regrettably, a potential cumulative effect regardless of whether the Local Area Plan is implemented or not.

(iii) The transboundary nature of the effects.

Unfortunately, there is always potential for transboundary pollution if siltation / run-off gets into rivers or ground water. While the EPA regulate and police activities that might otherwise cause pollution and the LAP will contain policy and objectives that will not permit pollution of this type, the individual actions of developers, business operators or homeowners cannot be controlled at all times and so there is potential inter-county transboundary effects on the environment. This however, is possible whether the LAP is in place or not.

(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.

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 Slane Urban Detail Map 29 from 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 largest single land use within Slane is zoned *‘to protect the setting, character and environmental quality of areas of high natural beauty.’*

The magnitude of the zoning proposed in Slane will not differ significantly to the current zoning under the Slane Urban Detail Map 29. In addition to this, the order of priority for Slane, as set out under Variation No. 2 of the County Development Plan

will be applied meaning that only a portion (approximately 60%) of the zoned residential lands will be available for development pre 2013, with the remaining 40% being released only post 2013.

The proposed LAP for Slane 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 key villages along with small growth towns 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,

Slane 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. Slane is situated in the Boyne Valley landscape character area in which the heritage town of Slane along with Trim is located. The Boyne Valley is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscapes in the county because it contains the **Bru na Boinne** World Heritage Site.

Slane is a medium sized historic town, which was originally a demesne village. The overall historic built fabric of Slane remains intact. The town is centred around four large 3-storey detached houses facing a central crossroads. The local vernacular style dates from the 18th Century with simple square cut stone buildings, with less brick detailing than is common elsewhere in the county.

Residential development in the town is limited apart from some 1950's-1970's housing on the western approach. However, there is a concentration of new development to the north of the town on higher ground. Further development of this type should be avoided due to its size, within the context of the town and its prominence in the landscape. Slane has the potential to be a popular tourist attraction due to its location and heritage. Slane Castle is situated to the west of the town with Bru na Boinne World Heritage Site to the east.

There is a quarry to the south west of Slane, which is reasonably well hidden from Slane but further mineral extraction in the area need to be carefully sited due to extensive views of the uplands that are available on higher ground and within the Boyne Valley

There are currently 89 no. protected structures in Slane. Slane also has two Architectural Conservation Areas (ACAs) – Slane Mill Complex ACA and Slane Village ACA. Slane has 13 no. areas of archaeological interest designated in the County Development Plan 2007-2013. In addition to this, there are 45 no. recorded sites and monuments within the development boundary of Slane 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 the its attention and also includes a selection of monuments from the post 1700 AD period.

In terms of natural heritage within Slane there are number of designated sites. These are as follows:-

- One Candidate Special Area of Conservation (SAC), Boyne River Islands formed of Alluvial sand in a slow moving section of the river west of Drogheda (site code: 002299).
- 3 proposed National Heritage Areas (pNHA) in and around the Slane area, which are:-
 - Boyne Woods – comprising a stretch of the River Boyne and adjacent woodland 5km southwest of Slane (site code 001592)
 - Rosnaree Riverbank – small field and island home to rare rush species (site code: 001591)
 - Slane Riverbank – home to rare rush species (site code: 001591)

The Boyne River Estuary is designated as a Special Protection Area (SPA), due to its importance as a habitat for birds (site code: 004080). However it is located well outside the proposed Slane LAP area, some distance to the east of Drogheda adjoining the coast.

Boyne Valley has a diverse range of attractive and important habitats associated with the River Boyne. It is a well-wooded river corridor. In addition to this, Slane has a strong network of hedgerows in most parts and a number of trees (18 no. in total) in the Slane Local Area Plan are designated for preservation under the provisions of the Meath County Development Plan. Hedgerows, trees and woodlands are rich in biodiversity and any loss of these habitats would have localised, significant environmental implications.

The Boyne Valley landscape character area, in which the heritage town of Slane along with Trim is located, is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscapes in the county because it contains the Bru na Boinne World Heritage Site which is one of the largest and most important prehistoric megalithic sites in Europe. However, Bru Na Boinne is located well outside the development boundary of Slane, some distance to the east of the village.

It is not anticipated that the value and vulnerability of the environmental or cultural assets in Slane 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 Slane 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 SAC in Slane, along with the three proposed NHAs and the Boyne River Estuary SPA referred to above, will remain designated as such in the LAP and so will be protected from inappropriate forms of development. The Bru na Boinne World Heritage Site will not be impacted upon by the proposed LAP as it is well outside the LAP settlement boundary.

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

Each of the above environmental authorities will be consulted 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 is one Natura 2000 site (SACs or SPAs) in Slane, known as the Boyne River Islands (SAC Site Code: 002299: River Boyne and River Blackwater). Another SAC known as Balrath Woods (site code: 001579) is located at approximately a 9 km distance from Slane with an SPA known as Boyne Estuary (site code: 004080) is located over 14km away from Slane village.

It is not considered that the proposed Draft LAP for Slane will have any potential impacts on the conservation objectives of that Natura 2000 site as the setting, character and environmental quality of this area of high natural beauty will remain protected and free from inappropriate forms of development in the proposed LAP, as it is currently. Nevertheless, the Habitats Directive 92/43/EEC requires that any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) 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 (SACs or SPAs). The results of the screening should be recorded and made available to the public. In this regard, the proposed Draft Slane LAP will be screened for any potential impact it may have on the Boyne River SAC.

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 Slane for the period 2008-2014 would have likely significant effects on the environment and will await the views of the environmental authorities and their advice.

10.0 NOTICE TO THE ENVIRONMENTAL AUTHORITIES

Notice is hereby given that Meath County Council intends to prepare a Local Area Plan for Slane.

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.

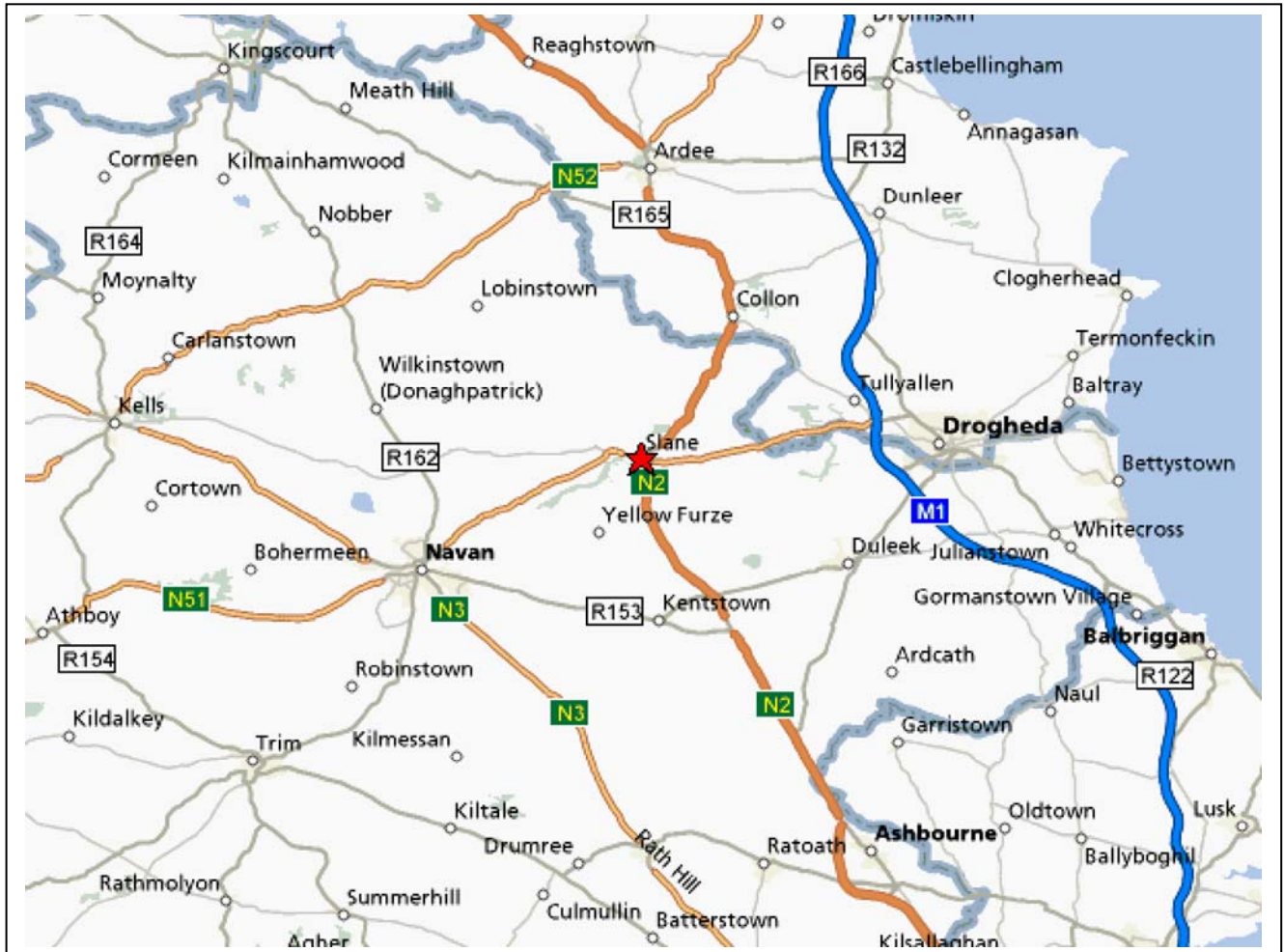
All submissions or observations should be sent to Mr. Michael Griffin, Senior Executive Officer, Planning Department, Abbey Mall, Abbey Road, Navan, Co. Meath.

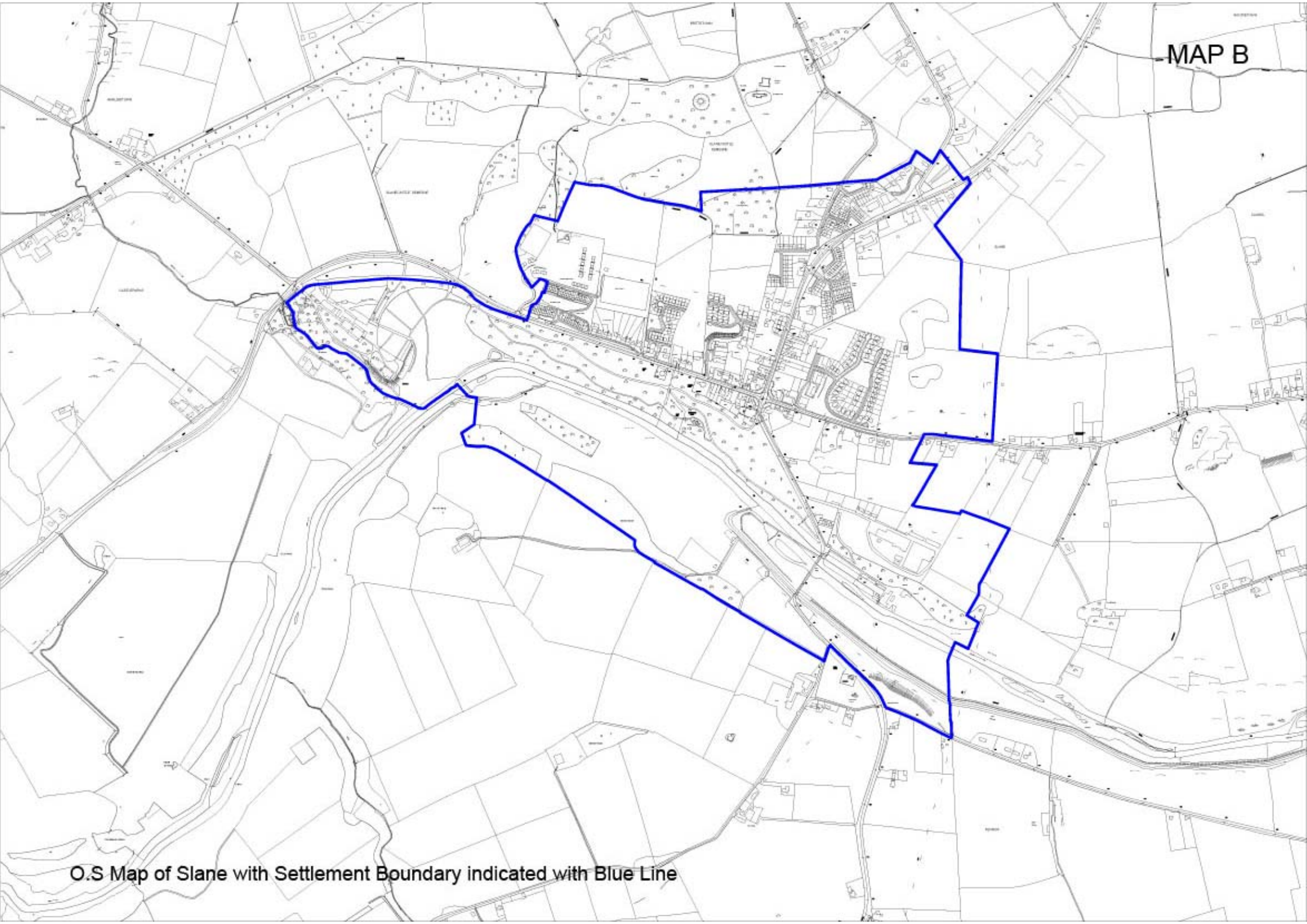
DATE: 6th OCTOBER 2008

MAPS

Location Map for Slane

MAP A





O.S Map of Slane with Settlement Boundary indicated with Blue Line

Date: 1/10/00
 When Printing to A3 Landscape
 MapInfo File:
 C:\MAPINFO\PL\BIB\BIBMapInfo\Zeeplaat.mxd
 DEV\PLAN\Zeeplaat\Zeeplaat.mxd
 Produced By: R.W. [02004] Checked By: C.G.



VARIATION (Number 2)
County Development Plan 2007-2013
Based on urban detail map No.29
February 2008

County Development Plan 2007 - 2013
Slane Residential Phasing Sequence

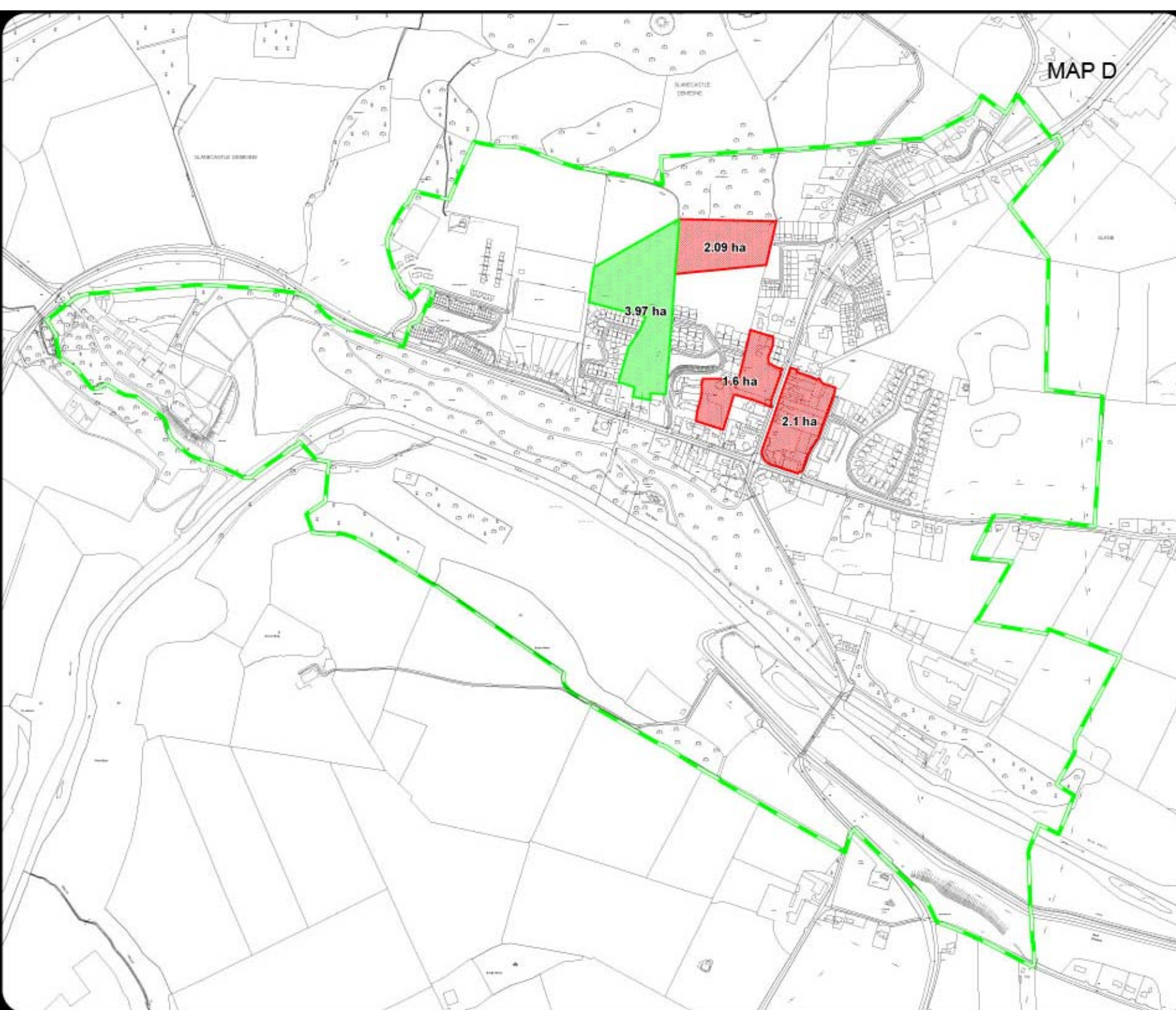
Phase 1 - 2007 - 2013

Phase 2 - Post 2013



Development Area Boundary

MAP D



Note: Details shown on this map is for information purposes only. Further details in any form should be sought 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:
Planning Department
Meath County Council
Abbey Mall
Abbey Road,
Nasran, Co. Meath

Tel: (046) 9067000
Fax: (046) 9067001
e-mail: planning@meathcoco.ie

Scale: 1:7,500



When Printing:
N3 Landscape

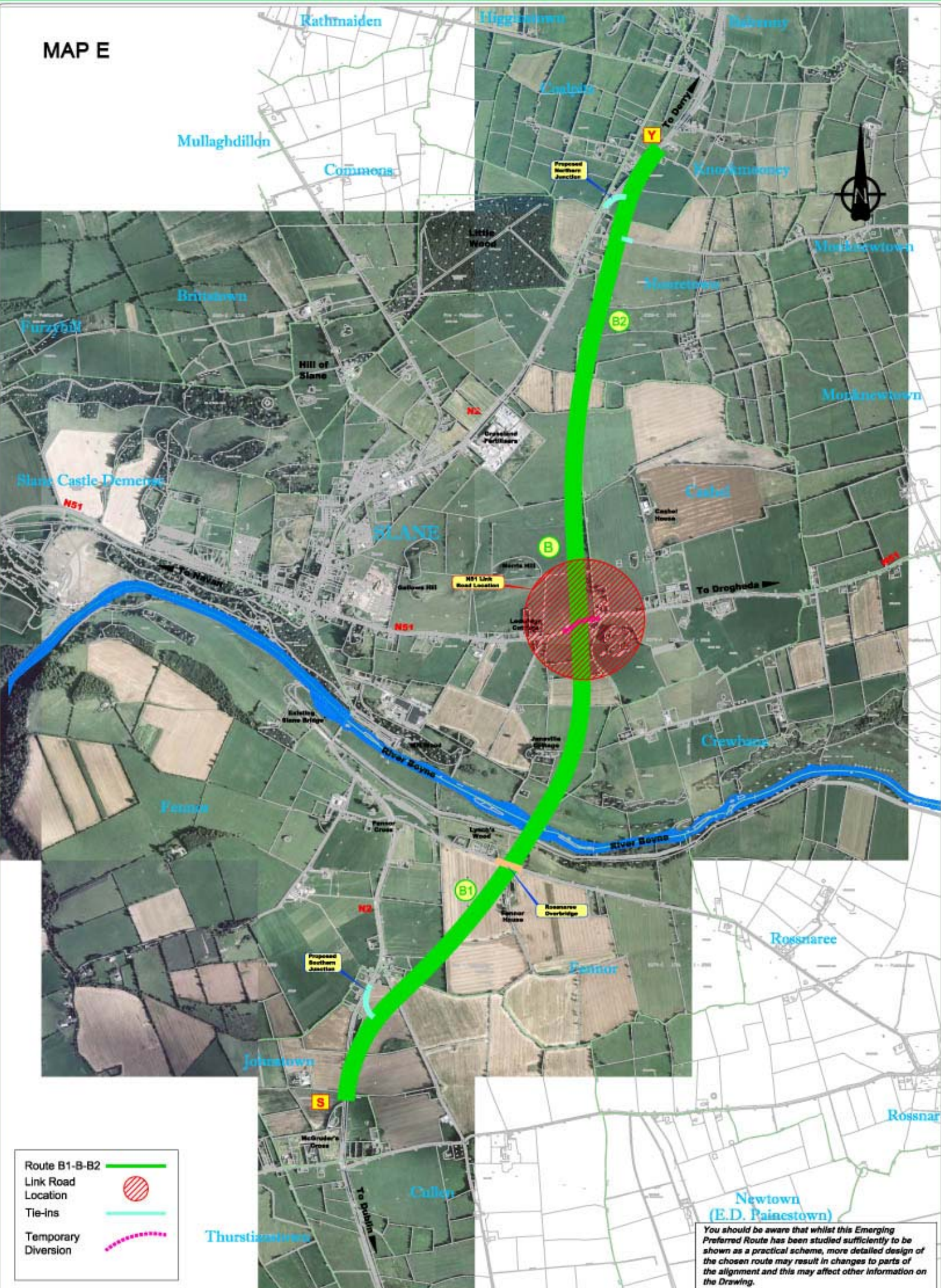
Meath's Plan

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www.meathcoco.ie

Produced by K. Mee (01006)

MAP E



Strategic Environmental Assessment

Screening Report

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

2.0 Policy Context

The Slane 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

Slane is located in the heart of the Boyne Valley and is designated as a County Heritage Village given its particular wealth in archaeological, architectural and cultural heritage. This is largely attributable to the village's historical development around Slane Castle Demesne, which extends deep into the village, making it visually picturesque and unique.

A new N2 by-pass, to comprise approximately 5km of single carriageway road is proposed to run to the east of the Slane in an attempt to relieve the high traffic volumes that have been destroying the urban fabric and environmental quality of the village. The by-pass will include a river crossing over the Boyne and link with the N51 Drogheda to Devlin Road.

Like most settlements in County Meath, Slane has not escaped the high rate of private house building which has taken place with the County's urban centres in recent years. The level of housing units in Slane has grown to such an extent that it is now out of sync with the level of amenities, community uses and recreational available within the village to serve the local community.

A framework plan entitled 'Slane at the Crossroads' is a study carried by Prof Phillip Geoghegan, Professor of Architecture at UCD, on the future plans for the development of the historic village of Slane. The study was commissioned by the Slane Community Forum (set up over 2 years ago and representing numerous local community groups in Slane) and along with a Slane Village Design Statement, was launched by Transport Minister at the end of January 2008. The framework plan will play an important role informing the proposed new Local Area Plan for Slane. It will set the context, allow an understanding of local community needs and aspirations for the village and highlight the key issues.

Slane is currently served by the Slane Water Supply Scheme and is served by a sewerage scheme that caters for up to 2,000PE. There are no plans to expand the existing sewerage scheme and the current and it will remain the same until after 2015. However, the County Development Plan allows only a limited amount of housing to take place in Slane over its lifetime and beyond (2007-2013).

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

Annex II of the SEA Directive sets out the criteria for determining the likely significance environmental effects. The proposed LAP must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the Proposed LAP and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAP.

4.1 Characteristics of the Proposed 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 LAP will be consistent with the principles, objectives and policies of the Meath County Development Plan and associated Environmental Report and therefore will have a strong emphasis on promoting the sustainable development of the area.

Variation no. 2 of the Meath County Development Plan 2007-2013 relates to an order of priority which was adopted for the release of existing residentially zoned lands (i.e. phasing) that conforms to the scale and quantum of development indicated in Table 5 and Table 6 of the County Development Plan. (Please refer to attached Order of Priority Map.) The number of units indicated to meet household targets in Slane is 65. The release of any further lands at Slane will be reliant on the availability of water and waste water infrastructure.

The draft Slane LAP was prepared and placed on public display from 23rd February 2009 to 6th April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by members of Meath County Council at a council meeting on 25th May 2009. As a result a number of material amendments were proposed to the draft plan. These include minor mapping alterations, e.g. rezoning of lands adjoining the parochial house, providing a new road to backlands at Churchlands development and a providing clear description of 700 m seveso site consultation area (note- seveso site is located outside the development boundary for Slane).

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

There are 89 structures in Slane 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 are 3 ACAs designated within the Slane village boundary. These are Slane Village ACA, Slane Mill ACA and Slane Castle Demesne ACA.

Protected Views and Prospects

There are 2 views and prospects looking into Slane identified in the Meath County Plan. The Local Area Plan identify a further 10 significant views and vistas.

National Monuments

There are 45 historical site/monuments in Slane as identified in the Sites and Monuments Record for County Meath. The Draft LAP with proposed amendments does not adversely impact upon the historical site/monuments.

Natural Heritage Areas, Special Areas of Conservation, Special Protection Areas

The Boyne River Estuary is designated as a Special Protection Area (SPA), due to its importance as habitat for birds (site code: 004080). However it is located well outside the proposed Slane LAP area, some distance to the east of Drogheda adjoining the coast.

The River Boyne is also a Special Area of Conservation (SAC) and there are three National Heritage Areas (NHAs) in the Slane area.

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 likely to be affected

a) Special Natural Characteristics or Cultural Heritage

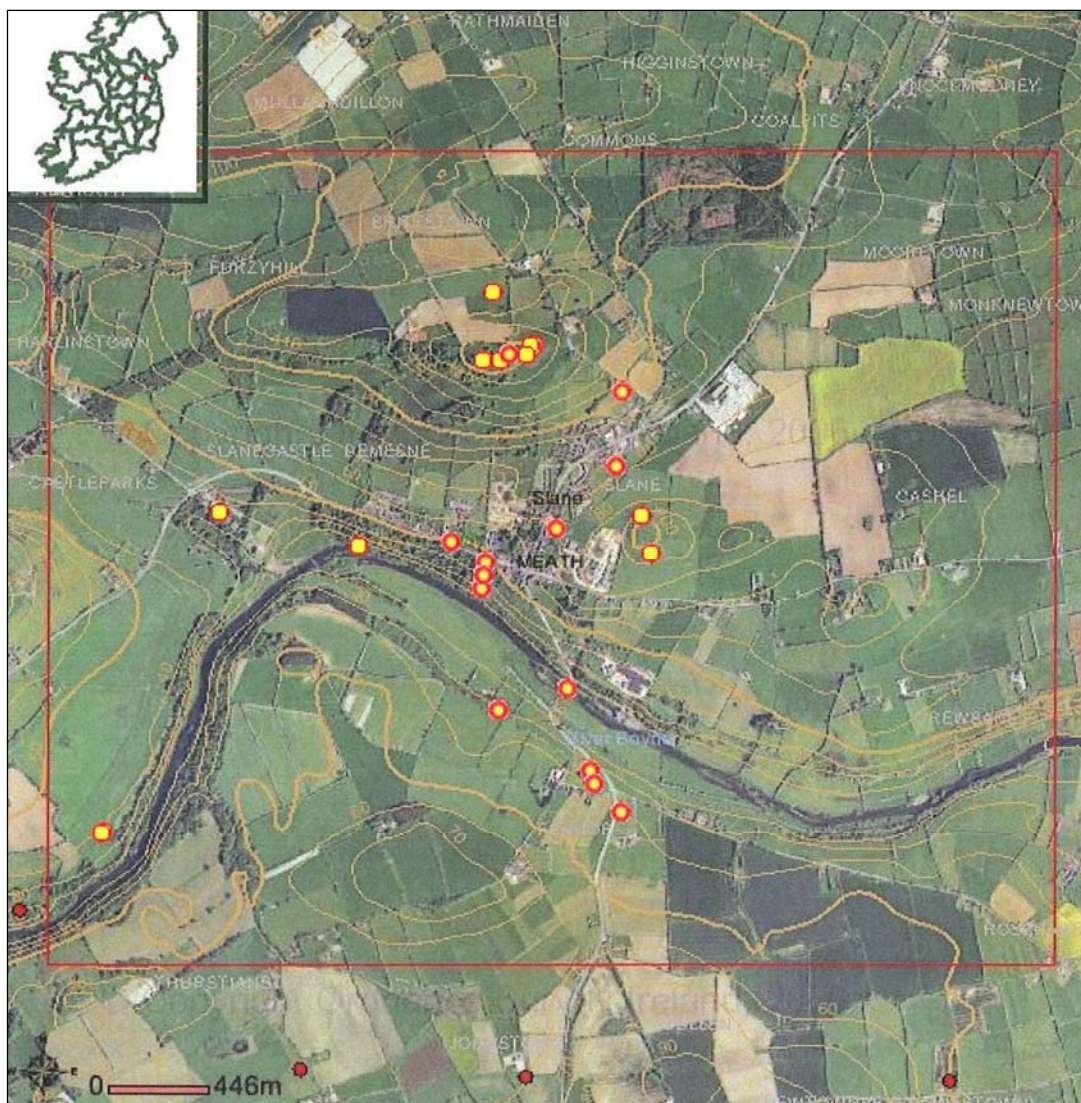
Slane is a significant settlement in terms of cultural heritage with numerous protected structures and a wealth of protected archaeological items on the Record of Monuments and Places. Slane is situated in the Boyne Valley landscape character area in which the heritage town of Slane along with Trim is located. The Boyne Valley is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscapes in the county because it contains the Bru na Boinne World Heritage Site.

Slane is a medium sized historic town, which was originally a demesne village. The overall historic built fabric of Slane remains intact. The town is centred around four large 3-storey detached houses facing a central crossroads. The local vernacular style dates from the 18th Century with simple square cut stone buildings, with less brick detailing than is common elsewhere in the county.

Residential development in the town is limited apart from some 1950's-1970's housing on the western approach. However, there is a concentration of new development to the north of the town on higher ground. Further development of this type should be avoided due to its size, within the context of the town and its prominence in the landscape. Slane has the potential to be a popular tourist attraction due to its location and heritage. Slane Castle is situated to the west of the town with Bru na Boinne World Heritage Site to the east.

There is a quarry to the south west of Slane, which is reasonably well hidden from Slane but further mineral extraction in the area need to be carefully sited due to extensive views of the uplands that are available on higher ground and within the Boyne Valley.

There are currently 89 no. protected structures (as identified in map below) in Slane. Slane also has three Architectural Conservation Areas (ACAs) – Slane Castle Demesne ACA, Slane Mill Complex ACA and Slane Village ACA. Slane has 13 no. areas of archaeological interest designated in the County Development Plan 2007-2013. In addition to this, there are 45 no. recorded sites and monuments within the development boundary of Slane 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 the its attention and also includes a selection of monuments from the post 1700 AD period.



In terms of natural heritage within Slane there are number of designated sites. These are as follows:-

- One Candidate Special Area of Conservation (SAC), Boyne River Islands formed of Alluvial sand in a slow moving section of the river west of Drogheda (site code: 002299).
- 3 proposed National Heritage Areas (pNHA) in and around the Slane area, which are:-
 - Boyne Woods – comprising a stretch of the River Boyne and adjacent woodland 5km southwest of Slane (site code 001592)
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 - Slane Riverbank – home to rare rush species (site code: 001591)

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Boyne Valley has a diverse range of attractive and important habitats associated with the River Boyne. It is a well-wooded river corridor. In addition to this, Slane has a strong network of hedgerows in most parts and a number of trees (18 no. in total) in the Slane Local Area Plan are designated for preservation under the provisions of the Meath County Development Plan. Hedgerows, trees and woodlands are rich in biodiversity and any loss of these habitats would have localised, significant environmental implications.

The Boyne Valley landscape character area, in which the heritage town of Slane along with Trim is located, is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscapes in the county because it contains the Bru na Boinne World Heritage Site which is one of the largest and most important prehistoric megalithic sites in Europe. However, Bru Na Boinne is located well outside the development boundary of Slane, some distance to the east of the village.

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

b) exceeded environmental quality standards or limit value:

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 LAP

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

4.2.2 The probability, duration, frequency and reversibility of the effects

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

4.2.3 The Cumulative nature of the effects

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

4.2.4 The Transboundary nature of effects

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

4.2.5 The risk to human health and the environment

The implementation of the Local Area Plan or proposed amendments to the Plan are not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. Any future development in the area will conform to the LAP, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

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

A population of 1,099 persons were recorded in the 2006 Census. Having regard to Table 6 and variation no. 2 (outlined above) of the Meath County Development Plan and the proposed amendments to the draft plan, it is not expected that the resident population of the Plan area will increase significantly relative to its existing population over the lifetime of the LAP. The proposed amendments to the Plan does not alter this situation.

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

It is not anticipated that the value and vulnerability of the environmental or cultural assets in Slane will be negatively affected through implementation of the Plan or proposed amendments to the Plan, given their status and protection in the County Development Plan.

5.0 Conclusion:

On consideration of the relevant criteria set out in Schedule 2A of the Regulations, 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 the draft LAP and the proposed amendments to the draft ensure the lands are developed in a sustainable and environmentally sound

manner fully consistent with the policy and objectives contained in the Meath County Development Plan 2007-2013. In view of this, it is considered that a strategic environmental assessment is not required in respect of the proposed amendments to the Slane Local Area Plan. Notwithstanding this, there are a number of environmental issues which have been considered during the preparation of the Local Area Plan and where appropriate, included in the objectives/policies of the LAP.

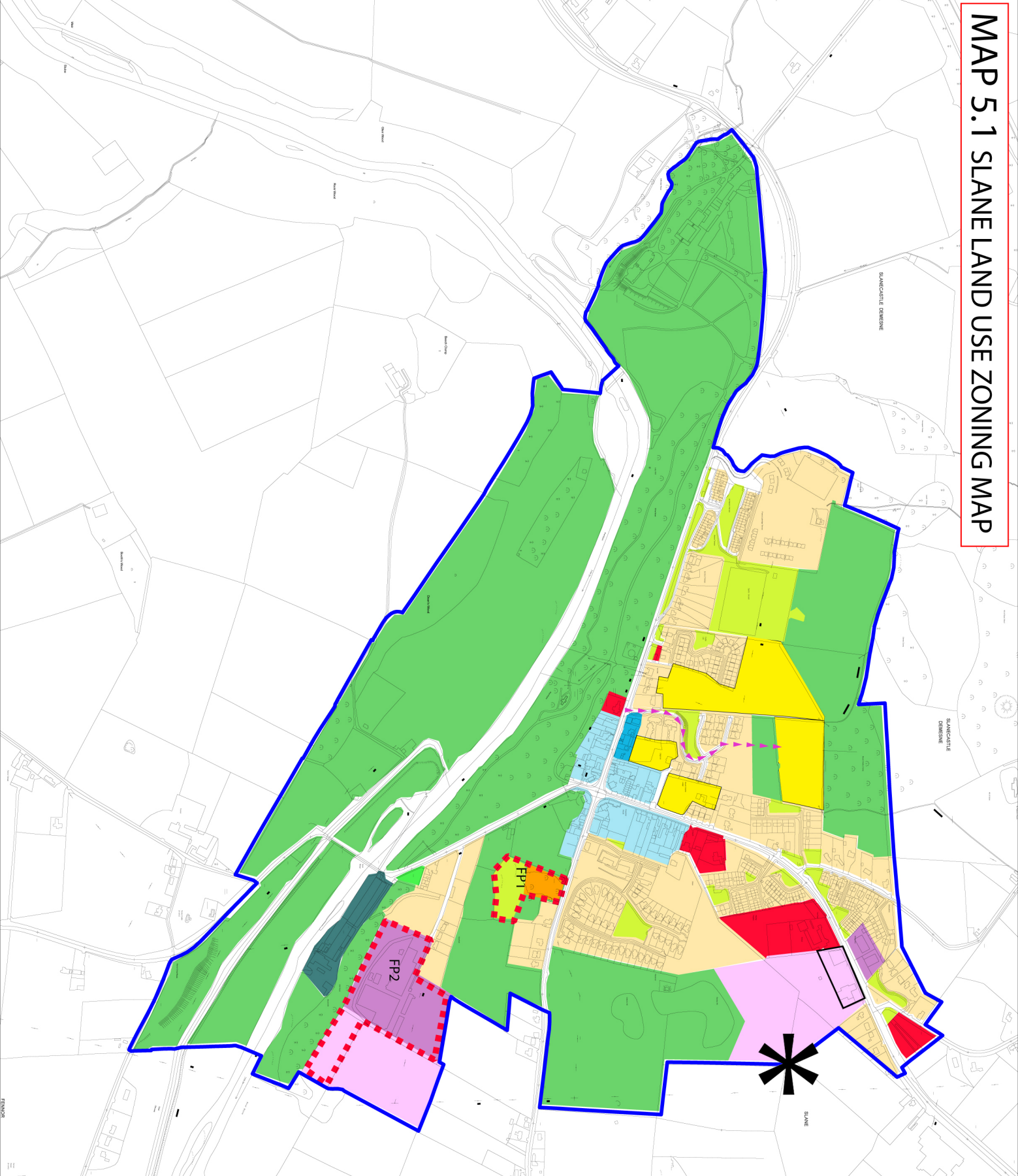
6.0 Recommendation:

Having regard to the forgoing, it is not considered necessary to carry out a Strategic Environmental Assessment on the draft Local Area Plan for Slane with proposed amendments.

Appendix C: Local Area Plan Maps

- **Map 5.1: Land Use Zoning Map**
- **Map 5.2: Variation No.2 Oder of Priority Map**
- **Map 5.3: Slane Land Use Constraints Map**

MAP 5.1 SLANE LAND USE ZONING MAP



LAND USE ZONING OBJECTIVES

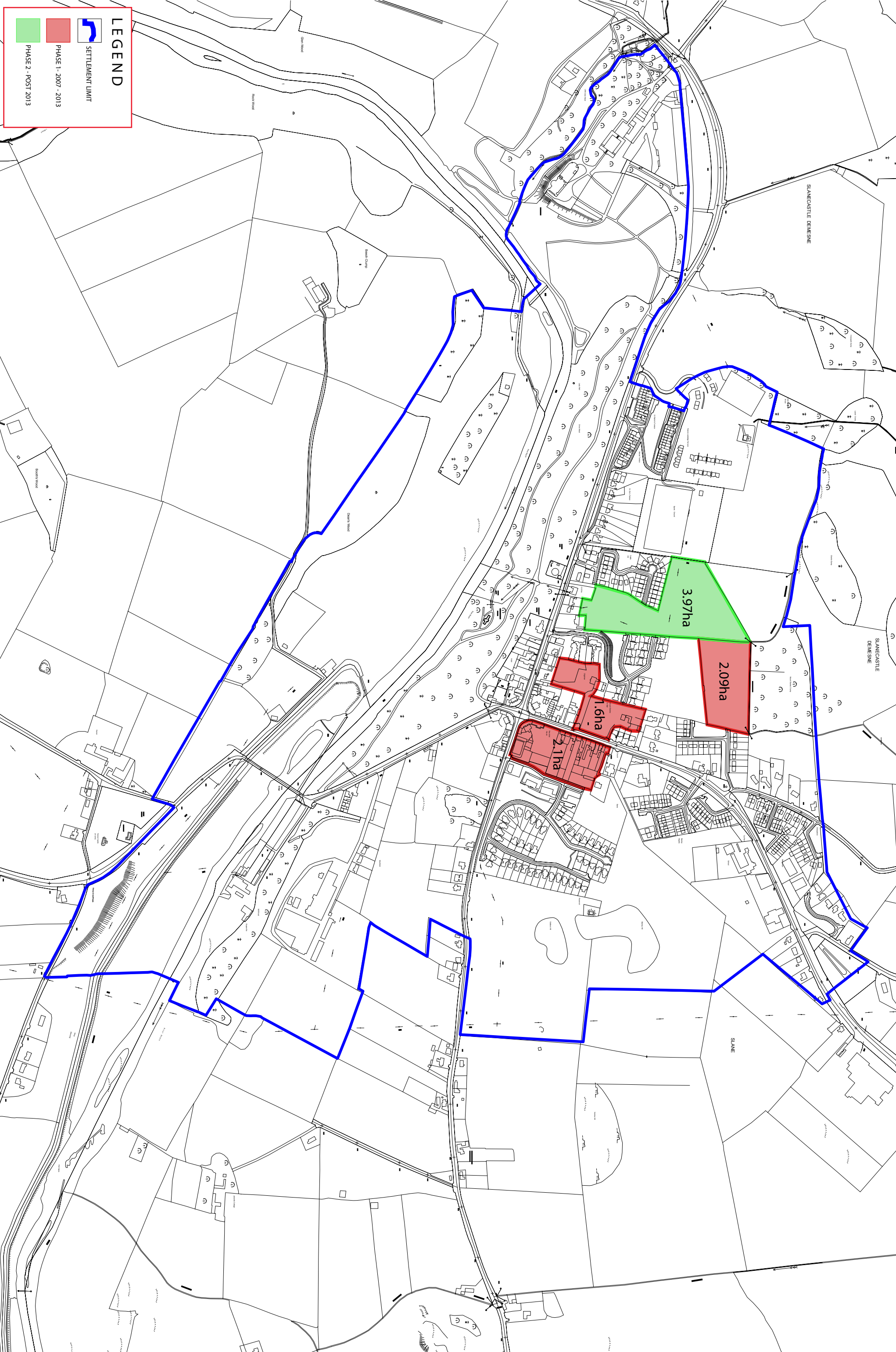
- A1** TO PROTECT & ENHANCE THE AMENITY OF DEVELOPED RESIDENTIAL COMMUNITIES
- A2*** TO PROVIDE FOR NEW RESIDENTIAL COMMUNITIES & EXISTING RESIDENTIAL AREAS
- A5** TO PROVIDE FOR LOW DENSITY RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH APPROVED FRAMEWORK PLANS AND INDIVIDUAL DWELLING DESIGN
- B1** TO PROTECT AND ENHANCE THE SPECIAL PHYSICAL AND SOCIAL CHARACTER OF EXISTING TOWN AND VILLAGE CENTRE AND TO PROVIDE FOR NEW AND IMPROVED TOWN FACILITIES AND USES
- C1** TO PROVIDE FOR AND FACILITATE MIXED RESIDENTIAL AND BUSINESS USES IN EXISTING MIXED USE CENTRAL BUSINESS AREAS
- D1** TO PROVIDE FOR VISITOR AND TOURIST ACCOMMODATION AND LESURE FACILITIES
- E1** TO PROVIDE FOR INDUSTRIAL AND RELATED USES SUBJECT TO THE PROVISION OF NECESSARY PHYSICAL INFRASTRUCTURE
- E2**** TO PROVIDE FOR LIGHT INDUSTRIAL AND INDUSTRIAL OFFICE TYPE EMPLOYMENT IN HIGH QUALITY CAMPUS APPROVED ACTION PLANS AND THE PROVISION OF NECESSARY PHYSICAL INFRASTRUCTURE
- F1** TO PROVIDE FOR AND IMPROVE OPEN SPACES FOR ACTIVE AND PASSIVE RECREATIONAL AMENITIES
- G1** TO PROVIDE FOR NECESSARY COMMUNITY, RECREATION AND EDUCATIONAL FACILITIES
- H1** TO PROTECT THE SETTING, CHARACTER AND ENVIRONMENTAL QUALITY OF AREAS OF HIGH NATURAL BEAUTY

- MAJOR DISTRIBUTION / NEW ROADS**
- SETTLEMENT LIMIT**
- FP2 FRAMEWORK PLAN AREA**

NOTE:

- * I2 LANDS NOT IDENTIFIED WITHIN PHASE 2 RESIDENTIAL PRIORITY ZONING WILL NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS WHEN PHASE 1 & PHASE 2 LANDS ARE DEVELOPED
- ** I2 THERE IS AN EXISTING P15 LOCATED ON THE COOLIN ROAD ON LANDS DESIGNATED E2. THIS DESIGNATION SHOULD NOT PRECLUDE THE OPERATIONS FOR FUTURE EXPANSION OF THE PETROL FILLING STATION
- * I2 LAND TO DEVELOP LESURE, COMMUNITY AND SOCIAL FACILITIES IN CONJUNCTION WITH INDUSTRIAL ZONED LANDS WITHIN THIS LOCATION

MAP 5.2 MEATH COUNTY DEVELOPMENT PLAN VARIATION NO.2 ORDER OF PRIORITY MAP



PHASE 2 - POST 2013

PHASE 1 - 2007 - 2013

SETTLEMENT LIMIT

LEGEND

MAP 5.3 SLANE LAND USE CONSTRAINTS MAP

