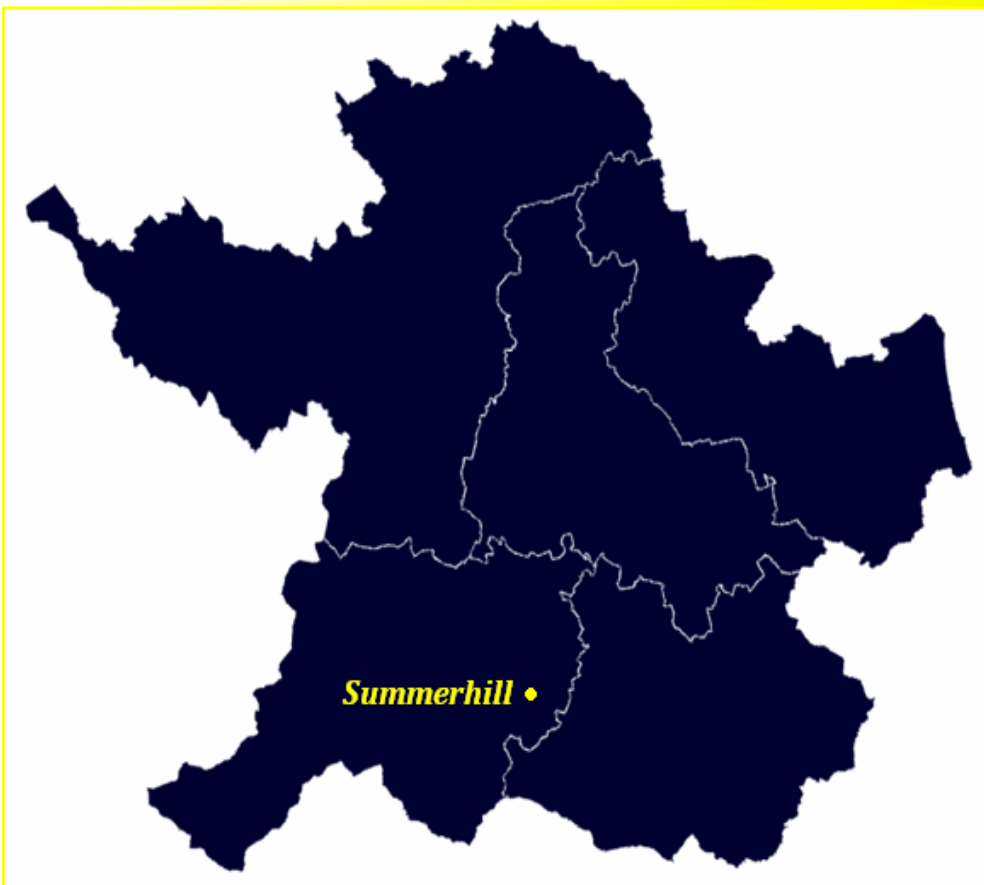


# Summerhill

## LOCAL AREA PLAN

2009 - 2015

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



comhairle chontae na mí  
meath county council



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## PREAMBLE

The Meath County Development Plan, 2007-2013 (hereafter referred to as CDP) was adopted on 2nd March 2007. It identified Ballivor, Longwood, Nobber, Slane and Summerhill as key villages and specified that the future development of all five villages is subject to the adoption of Local Area Plans within 2 years of the adoption of the County Development Plan. The CDP together with Variation No 2 adopted in February, 2008 sets the context for the Local Area Plan (LAP) for Summerhill.

This Local Area Plan builds on the broad policy objectives contained in the CDP by providing a more detailed and comprehensive planning framework to guide the future development of Summerhill.

In accordance with Section 20(1) of the Planning and Development Act, 2000 pre draft public consultation took place in two phases with the publication of an issues paper and the holding of a public consultation event in Summerhill. 12 submissions were received in response to the Issues Paper. All submissions and observations were taken into account in the preparation of the Draft LAP.

The Draft Local Area Plan was placed on display for the period 22<sup>nd</sup> October, 2008 to 3<sup>rd</sup> December, 2008. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan. A public event was held in Summerhill Community Centre on 20<sup>th</sup> November, 2008. 12 submissions were received as a result of the display of the draft LAP.

Amendments to the Draft Local Area Plan were placed on public display for the period 16<sup>th</sup> February, 2009 to 16<sup>th</sup> March, 2009. A total of 9 written submissions were received.

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

## 1.0 INTRODUCTION

### 1.1 Statutory Context

#### 1.1.1 Scope of the LAP

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

#### 1.1.2 Likely Significant Effects on the Environment

A LAP shall contain information on the likely significant effects on the environment of implementing the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Summerhill LAP as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the proposed Plan would have. This screening document is contained in Appendix 1.

#### *Natura Sites*

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)). An assessment of the plan is required if necessary. The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular. There are no SACs or SPAs in Summerhill or adjoining or in close proximity to the settlement. The screening process has found that the Draft Summerhill Local Area Plan 2009-2015 did not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site. The screening document is contained in Appendix 3.

### 1.2 Policy Context

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Summerhill as one of five key villages in the County. Section 2.1.8.4 of the CDP states "It is envisaged that the future development strategy of Key Villages is to concentrate population, services and jobs in strategic village 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, retail and the facilitation and expansion of small rural enterprise. The future development of Key Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade." Variation No 2 adopted in February 2008 establishes an order of priority for the release of lands with a residential land use zoning objective in Summerhill for the period 2007-2013. This issue is addressed further in Chapter 8 of this LAP.

### 1.2.1 National Strategic Policy

A number of national policies and guidelines informed the preparation of the CDP. The CDP examines the Regional and County context for each area. This LAP will fall as a sub-set of documents within that overall context. However since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, in December 2008, issued "Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities".

These guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. The Planning Authority are required to have regard to these guidelines in the performance of their functions.

The guidelines were accompanied by a best practice Urban Design Manual, which provides guidance to planning authorities on the standards of urban design that should be insisted upon in new urban developments.

### 1.3 The Challenge

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

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

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

### 1.4 Objectives

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

<b>OBJ 1</b>	To accommodate population growth in accordance with the levels provided for by Table 6 of the County Development Plan through the implementation of the policies contained in Variation No.2 of that Plan and to cater primarily for the needs of the local population.
<b>OBJ 2</b>	To provide opportunities for expansion of the employment base of the village.

<b>OBJ 3</b>	To provide an urban design framework of real quality.
<b>OBJ 4</b>	To provide for a good social mix including the provision of residential units which cater for the requirements of different user types.
<b>OBJ 5</b>	To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.
<b>OBJ 6</b>	To develop an appropriate network for pedestrians, cyclists, public transport and motorists.
<b>OBJ 7</b>	To ensure adequate provision of appropriate commercial, community and educational faculties to serve existing and future residents.

### 1.5 LAP Content and Structure

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

### 1.6 Vision

The amenity and heritage qualities of Summerhill are largely derived from the quality of the central area of the village. The narrow central green area framed by frontages of buildings with diverse building style along its East and West sides together with its alignment to the entrance to the former Summerhill Demesne, creates an attractive and imposing environment. It is the objective of the Planning Authority that this environment is conserved and enhanced through the sensitive treatment of infill development and the conservation of important or key building particularly those of Georgian origin on the East side of the Main Street.

This central area also coincides with the zone of archeological potential indicated on Urban Detail Map No. 30 and proposals involving subsurface excavation in this area shall be referred to the Heritage Service of the Department of the Environment, Heritage and Local Government (DEHLG) for their observations which shall be taken into account by the Planning Authority in its consideration of individual development proposals. The character of Summerhill is also significantly contributed to by the presence of significant stands of deciduous trees. It is the objective of the Planning Authority to secure the protection of these trees, where appropriate.

The focus of this LAP will be to consolidate the shape of the village by enhancing the street finishes, footpaths, green spaces and public domain generally and the redevelopment of key neglected sites and obsolete areas. The vision for Summerhill is essentially set out in the Meath County Development Plan, which identifies it as a key village with a need for no more than 150 dwelling units up to 2013 and recognizes the Main Street area as an Architectural Conservation Area (ACA).

The LAP will endeavour to:

- Provide the land use planning conditions conducive to the creation of employment opportunities locally in cooperation with the state's enterprise development agencies.
- Encourage development at densities appropriate to the designation of Summerhill as a key village in the CDP.
- Facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.
- Make provision for appropriate community, childcare and educational facilities.
- Encourage the provision of passive and active recreation spaces to serve the needs of the village.
- Create pedestrian and cycle routes to facilitate a modal shift away from vehicular transport in favour of more sustainable methods.
- Encourage the intensification of business and community uses in the village centre.
- Seek the early provision of a new 3<sup>rd</sup> Age Centre.
- Improve the street finishes, footpaths and public domain, generally.
- Landscape the central green area.
- Prepare a traffic management plan for the village.
- Enhance landmark/focal points in the village by redeveloping neglected sites and obsolete areas.
- Construct a new waste water system.
- Identify areas that are at risk of flooding with a view to ensuring that any development of such areas comply with the Consultation Draft Guidelines for Planning Authorities "The Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government" September, 2008 (or their replacement).
- Reserve the line of a bypass to the East and North of the village.



## 2.0 SETTLEMENT CONTEXT

### 2.1 Introduction

Summerhill is situated in the South Western part of County Meath, approximately 40 Kilometres from Dublin, 11 Kilometres from Trim and 29 Kilometres from Navan. Summerhill's history and form, which is based on a classical layout, are associated with the development of the former Summerhill House and Demesne to the South of the village. The positioning of the green at the centre of the village framed by townhouses of varying architectural styles coupled to the alignment of the main axis of the village to the avenue to the former Summerhill demesne, has created a village character of very high quality. Summerhill is a designated heritage village.



*Existing Residential Development in Summerhill*

### 2.2 Population Context

The population of Summerhill increased from 502 in 1996 to 799 in the 2006 Census., an increase of 59.2% in the 10 year period. Growth in that period was slower than for other villages in Co. Meath because of a shortfall of water supply and waste-water facilities. The plan is that Summerhill should now undergo a period of consolidation during which other facilities including employment opportunities will grow and develop.

Variation No. 2 of the Meath County Development Plan envisages that the number of households in Summerhill will increase by 150 between 2006 and 2013 from 265 in the 2006 Census to a total of almost 415. This would cater for a population of about 1250 people at an occupancy rate of 3.02 persons per household (p.p.h.) which was the occupancy rate in the 2006 Census.

#### Small Area Population Statistics

There are no small area population statistics (SAPS) available for the actual village of Summerhill apart from its overall population, which is provided above. However, there are comprehensive SAPS under many categories available for the electoral division (formerly called a DED) of Summerhill. The electoral division includes the village of Summerhill but also its rural hinterland for an approximate distance of 3km in all directions. For instance the village of Summerhill had a population of 799 in 2006 but the electoral division of Summerhill village and its immediate rural environs had a population of 1205. Therefore all the SAPS provided in this document should be treated

with caution as they deal with an extra 406 persons who don't live in the actual village. The CSO won't provide SAPS for a settlement centre with a population of less than 1,000 for privacy reasons.

### 2.3 Recent Growth

The significant level of growth recorded in the resident population of Summerhill over the last 10 to 12 years is closely reflected in the level of housing units constructed in the same period.

The 2006 Census gives an indication of how the village has developed over time;

55 private dwellings were built between 1996 and 2000

67 private dwellings were built between 2001 and 2006

Only 50 private dwellings predate 1940.

### 2.4 Employment Context

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

Summerhill ED: Persons aged 15 and over by principal economic status and sex			
	Male	Female	Total
At work	361	247	608
Looking for first regular job	7	5	12
Unemployed having lost or given up previous job	16	16	32
Student	31	51	82
Looking after home/family	4	91	95
Retired	32	38	70
Unable to work due to permanent sickness or disability	13	9	22
Other	0	0	0
Total aged 15 years and over	464	457	921

Summerhill ED: Persons aged 15 years and over by third level qualification			
	Male	Female	Total
Education	4	11	15
Humanities / Arts	9	10	19
Social Sciences / Business / Law	14	21	35
Life Science / Physical Science / Mathematics / Statistics	9	5	14
Computing	4	2	6
Engineering / Manufacturing / Construction	34	3	37
Agriculture / Veterinary	5	4	9
Health	2	23	25
Social Services	0	7	7
Services	4	6	10
Not stated	0	0	0
Multiple subjects	7	15	22
Total	92	107	199

Source: Census 2006 Small Area Statistics. C.S.O.

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

Summerhill ED - Persons aged 5 years and over by distance travelled to work, school or college										
Dist Travelled (Km)	0	1	2 - 4	5 - 9	10 - 14	15 - 24	25 - 49	50 or more	Not Stated	Total
	17	55	88	50	149	113	222	46	133	873

Source: Census 2006 Small Area Statistics. C.S.O.

The statistics above show that although there is a well-educated workforce resident in Summerhill, the vast majority of residents are travelling significant distances to their place of work or education. This is not sustainable and the Planning Authority will endeavour through this LAP to facilitate the development of local enterprise to alleviate this situation. As significant numbers of people are travelling more than 15km to work, school and college, as well as trying to attract employment to the village itself it is important to improve access to other employment centres such as Trim, Enfield, Mullingar and Dublin.

## 2.5 Commercial Development

As the table overleaf demonstrates, Summerhill has a range of retail services and a number of premises that are under construction. Nonetheless the village would benefit from having a greater range and variety of retail facilities.

Summerhill – Diversity and Quantity of Retail Uses within the Village	
Fashion	0 Units
Convenience	1 Units
Gastronomy	2 Units
Take Away	2 Units
Hair/Beauty	1 Unit
Bookmakers	1 Unit
Hardware	2 Units
Manual Services	0 Units
Butchers	0 Unit
Clerical Services	0 Units
Medical	0 Units
Car Sales	2 Units
Off Licenses	0 Units
Petrol Stations	1 Units
Cleaning Services	0 Unit
Post Office	1 Units
Commercial Units	6 Units
Oil Distribution	0 Unit
Credit Union	1 Unit
Vet	0 Unit
Pharmacy	1 Unit
Industrial Estate	1 Unit
Cafe	1 Unit
Tyres	1 Unit
Engineering Works	1 Unit



Source: Meath County Council

Business Premises in Summerhill

## 2.6 Heritage

The CDP 2007-2013 has a strong and positive focus towards Heritage. This LAP acknowledges that focus with particular regard being had to local areas, buildings and places recorded as having architectural, natural or built heritage value. The village centre has been designated an Architectural Conservation area in recognition of its character. This area is shown in Appendix 4.

CDP 2007-2013 contains the list of protected Structures for County Meath, those found in Summerhill are listed in appendix 5 of this LAP. There are a number of sites that are included in the record of Monuments and places. A tree survey was carried out in May 2008 in the village, which has identified trees, which are of bio-diversity value. The recommendations are contained in an action plan. This survey is contained in Appendix 2 of this LAP.

## 2.7 Community and Educational Facilities

Summerhill currently has a crèche, playschool, health centre, community hall, garda station and credit union. The R.C. Church and Primary schools are located outside the village on the Trim road.

## **2.8 Movement and Access**

Summerhill has a poor level of public transport. A rail service is available from Enfield and Kilcock.

The roads leading to Trim, and Kilcock have been improved. Traffic issues on the main street and between the village and the school were raised during the public consultation. All developments will be assessed having regard to the local transportation and road network.

Recent housing schemes are laid out in a way that facilitates the development of an internal network of cycleways and footpaths. The provision of these will allow for safe access to the centre, and a reduction in journey distances and times. They will encourage movement along secondary routes independent of the Main Street and the use of motor cars.

## **2.9 Services and Utilities**

### **2.9.1 Water Supply**

A new water supply scheme is under construction and should be commissioned during 2008. This scheme has a capacity of 2500p.e.

### **2.9.2 Waste Water Treatment**

Work has just commenced on a new 1500p.e.waste water treatment scheme. This is scheduled for completion in the Spring of 2010.

## 3.0 DEVELOPMENT FRAMEWORK

### 3.1 Residential Use

The CDP sets out the general nature of land use for the area. Residential use is the most significant element and this is shown on Urban Detail Map No 30. As this map illustrates, two different types of residential zoning are articulated as follows:

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

**A2** which provides for new residential communities with ancillary mixed uses. Higher residential densities are also provided for. This zoning permits greater freedom in achieving more mixed use development in a sustainable manner and offers considerable freedom to create a unique sense of place.

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

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

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

#### 3.1.1 Residential Unit Numbers

Based on Table 6 and Variation No 2 the existing zoned lands, including those with the benefit of planning permission, will cater for all the need for Residential development in Summerhill with a shortfall of 7 units. This may be met in the 3.4 Ha zoned Town/Village Centre C1. Additional residential lands identified are linked to the delivery of the Summerhill bypass which is a key piece of infrastructure required for the village.

#### 3.1.2 Social and Affordable Housing

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

- (a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;

- (b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- (c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- (d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- (e) The building and transfer, on completion, to the ownership of the Planning Authority of houses on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- (f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- (g) A payment of such an amount as specified in the agreement with the Planning Authority;
- (h) A combination of a transfer of land referred to in paragraph (a) and the doing of one or more of the things referred to in the preceding paragraphs, and;
- (i) A combination of the doing of 2 or more of the options referred to in paragraphs (b) to (g).

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

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

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

### **3.1.3 Density**

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

Section 10.1.4.10 of CDP States:

Three storey duplex units will not be permitted in villages and graigs. The Planning Authority will generally permit three storey duplex apartments in large growth towns,

moderate growth towns, small growth towns and key villages only where, it is considered that the siting, layout, design and finishes used will not negatively impact on the character and the amenity of the surrounding area.

### 3.2 Economic Development

The best prospect for the creation of employment lies with the provision of an enterprise centre that will facilitate startup businesses, support existing ones and may prompt businesses from outside the area to relocate to Summerhill. The site, which is zoned has approximately 15 units. This site has been increased in area by 4.9 Ha as the reservation for the relief road is being moved outside of the industrial estate/employment creation zone.

<b>Ballivor (village) – Persons at work by sex, employment status and industry</b>		
(Sex) Industry	Employee	Self Employed
Male - Agriculture, forestry and fishing	7	18
Male - Building and Construction	88	29
Male - Manufacturing industries	47	7
Male - Commerce and trade	52	17
Male - Transport and communications	13	8
Male - Public administration	11	0
Male - Professional services	12	2
Male - Other	38	12
Male - Total	268	93
Female - Agriculture, forestry and fishing	2	1
Female - Building and Construction	6	1
Female - Manufacturing industries	25	1
Female - Commerce and trade	70	5
Female - Transport and Communications	7	1
Female - Public administration	10	0
Female - Professional services	71	5
Female - Other	33	8
Female - Total	224	22

Source: Census 2006, Small Area Statistics

An analysis of these figures present quite a challenge for Summerhill. 171 of 361 males were engaged in either Building and Construction or Manufacturing Industries while only 14 were engaged in Professional Services. 33 of 246 females were similarly engaged in the building and construction or manufacturing industries while 76 were engaged in professional services. On the positive side 92 males and 107 females had a third level qualification. An Enterprise Centre is urgently needed to facilitate employment creation. An additional 4.9 Ha are zoned for enterprise development and employment creation, which will concentrate on service type activity and attracting enterprises from outside the area. 3.4 Ha of the village center is zoned C1 to facilitate mixed residential and business use. It is important that this area should be devoted to employment creation use with residential use limited to above the ground floor areas.

### 3.3 Community Facilities

The village of Summerhill contains an unusually large range of community facilities notably enhanced through the provision of a large community centre by local community interests. Other facilities include a Health Centre, third Age Centre , Garda Station and Post Office. The National School and Catholic Church are located approximately 1 km. North of the village at Dangan. The village also contains a basketball court, tennis courts and a GAA pitch. It is an objective of the planning Authority that the sites of these



facilities should be protected. Their further development and expansion should be supported and facilitated.

### 3.4 Policy Objectives

<b>SOC 1</b>	To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Summerhill, in liaison with other statutory, voluntary, and community groups.
<b>SOC 2</b>	The Planning Authority shall seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and that these facilities are developed contemporaneously with residential development.
<b>SOC 3</b>	To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities appropriate to the area.
<b>SOC 4</b>	To implement the development Contribution Scheme which will form a basis for the improvement of existing community facilities and the funding of new community facilities.
<b>SOC 5</b>	To protect the sites of existing facilities and support their further development and expansion.
<b>SOC 6</b>	To facilitate the provision of a new 3 <sup>rd</sup> Age Centre.
<b>SOC 7</b>	To facilitate the provision of a new Health Centre.
<b>SOC 8</b>	To extend the footpath and cycleway from the centre of Summerhill to the primary school at Dangan.

### 3.5 Land Use Polices

LUP 1	To seek a better balance between social and affordable housing and spread it throughout Summerhill so that it cannot be distinguished by reason of its design from private housing.
LUP 2	To seek the early extension of the employment lands for employment creation purposes.
LUP 3	To provide a link road from the Kilcock road to the Trim road and on to the Ballivor road
LUP 4	To reserve access to backlands at appropriate locations.
LUP 5	To provide an Enterprise Centre within the employment creation site.
LUP 6	To expedite the provision of the new waste water scheme and of an adequate water supply to allow residential development to proceed.
LUP 7	To reserve scarce infrastructure to facilitate employment creation and community development in Summerhill.
LUP 8	To consolidate the central area of the village for commercial uses.
LU OBJ 1	To require that the lands identified to accommodate low density residential development adjoining the Trim road shall only be developed in tandem with the development of the Summerhill Bypass as identified on the land use zoning map.

## 4.0 OPEN SPACE AND HERITAGE

### 4.1 Public Open Space

The key open spaces in Summerhill are the village green and the lands of the Summerhill Demesne which define the open character of the relationship between the village and the Demesne. The character of Summerhill is also supported by significant stands of deciduous trees. It is an objective of this LAP to secure the protection of these trees provided they are not dangerous, dead or decaying.

### 4.2 Other Open Space

A number of open spaces within existing housing estates are highly visible. These have the potential to contribute to the enhancement of the appearance of Summerhill. It is the policy of the council to facilitate the improvement and maintenance of these spaces to a very high standard. It is an objective of the Council to improve and landscape the village green.

### 4.3 Natural Heritage

Trees on the village Green and the avenue and environs of Summerhill Demesne, along the northern boundary of the Enfield road, along the Kilcock road and the environs of Clonmahon House are of amenity value. Other hedgerows and trees also contribute to the overall attractiveness of the village. It is an objective of the Council to protect wildlife corridors throughout Summerhill, these include both rivers, watercourses, trees and hedgerows.

#### 4.3.1 Built Heritage

The village of Summerhill is based on a classical layout associated with the development of the former Summerhill House and Demesne to the South of the village. Built in the 1730's by Hercules Langford Rowley, the house was twice burnt in the C19 and C20 and finally demolished in 1970. The entrance and tree-lined avenue are reminders of the demesne and act as a focal point within the village of Summerhill.

The form of the village consists of a long wide street with a narrow tree-lined green running down the centre. The village green, laid out c.1830, is bounded by rubble limestone walls to centre and concrete bollards with iron chain to north and south ends. It includes a cast-iron water pump to north-west, Celtic Revival high cross to north end and a Medieval cross.

The green is framed by townhouses of varying architectural styles and together with the alignment of the main axis of the village to Summerhill Demesne, this has created a village character of a very high quality. The stands of deciduous trees also contribute to the special character of the village. The existing three-storey Georgian houses and single-storey estate cottages date to the late C18 and C19 and add significantly to the character of the village. Buildings are for the most part plastered and painted, with slate roofs.

### 4.4 Open Space and Heritage Policies

<b>OSH POL 1</b>	To preserve the character of the village by requiring that the height, scale, and design of any proposed development within the village
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	should complement the character of the village and its open space, and not diminish its distinctiveness of place.
<b>OSH POL 2</b>	To encourage the removal of visually intrusive elements such as overhead cable and inappropriate signage.
<b>OSH POL 3</b>	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.
<b>OSH POL 4</b>	To protect the structures included in the list of protected structures.
<b>OSH POL 5</b>	To seek to implement the actions recommended in the Tree Survey.
<b>OSH POL 6</b>	To protect the streams and watercourses.
<b>OSH POL 7</b>	To ensure that public and private open space is provided for all new residential development in accordance with the requirements of Section 10.1.4 Chapter 10 of the County Development Plan.
<b>OSH POL 8</b>	To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed.
<b>OSH POL 9</b>	To provide playground facilities in accordance with the Sports Partnership Programme. Facilitate provision of a children's playground in an area that is accessible to all the population.
<b>OSH POL 10</b>	To protect wildlife corridors along streams, hedgerows, tree stands, wetland areas and headlands.

## 5.0 MOVEMENT STRATEGY

### 5.1 Introduction

The underlying strategy aims to ensure that:

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

### 5.2 Public Transport

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. In the first instance it is essential that a scheduled bus service is provided to the railway station at Kilcock and to Trim bus stop.

### 5.3 Pedestrian and Cycle Movement

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

### 5.4 Vehicular Traffic

The main conflict arises at the Main Street and at the intersection of the R156 (Rathmoylan road) and the R158 (Trim road). This is added to by casual parking on the Main Street itself. It is important, therefore, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. It is important, therefore, that circulation takes place along secondary looped routes as indicated. The R158 has been improved both North and South of Summerhill. It is important, therefore, that the by-pass be provided as soon as possible.

### 5.5 Employment Zone

It is important that the main employment areas be accessed from a number of directions and that it be connected to the future by-pass.

### 5.6 Car Parking

The County Development Plan sets out clearly the appropriate standards applicable to the various use categories and these will be followed in general terms for the uses within

the LAP. However, there will be opportunities for spaces to be shared, particularly in the vicinity of the centre, which would reduce the overall quantum of car parking to be provided and so improve the visual amenity of the area. Good quality surface finishes and landscaping must be utilised to reduce any negative visual impact arising from surface car parking.

### 5.7 Bicycle Parking

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

### 5.8 Movement Policies

MP 1	Prepare a traffic management scheme for the village.
MP 2	Seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians.
MP 3	Encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan.
MP 4	Encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles.
MP 5	Require the provision of short-term on-street parking where appropriate.
MP 6	Require underground or semi-basement or screened parking in the village centre.
MP 7	Require the provision of cycle lanes where appropriate.
MP 8	Require the provision of good public lighting standards on all routes .

MP 9	Identify additional car parking space in the centre of the village.
MP 10	Provide for the extension of footpaths and public lighting to the development boundaries on public roads in association with further development.
MP 11	To seek to construct by-pass as soon as possible.

## 6.0 DESIGN STANDARDS

### 6.1 Introduction

The approach to overall design is based on the contents of Chapter 10 of the CDP, which is the parent document of this LAP. Regard is had to Sustainable residential development in urban areas, guidelines for planning authorities and its companion document the Urban Design Manual published by the DEHLG.

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

### 6.2 Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities

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

Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan.

The recommendations are as follows:

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

### 6.3 The Home and its Setting

Key recommendations of the guidelines are as follows:

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



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

## 7.0 INFRASTRUCTURE

### 7.1 Water Supply

A new water supply for a population equivalent (p.e) of 2500 is due for completion in 2008. In the short term the implementation of water conservation measures may be of considerable benefit. The typical level of unaccounted for water within Meath is 60%. This means that for every 10 litres of water produced, 6 litres are wasted through consumer negligence, leaking pipes or lost through illegal or unknown connections. Under the new project, the aim is to reduce this to accepted economic levels of leakage, which typically range from 25-35%. Water is a precious resource which is costly to treat and deliver and it needs to be protected.

#### 7.1.1 Water Supply Policies

WSP 1	To utilize the existing water supply in an efficient and fair manner.
WSP 2	To reduce leakage and wastage from the water supply.
WSP 3	To implement the water conservation programme.

### 7.2 Waste Water

Work on a new 1500 p.e. treatment plant has just commenced. This is scheduled for completion by the spring of 2010.

#### 7.2.1 Waste Water Policies

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

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

### 7.4 Flooding

Recognizing the need for an integrated, planned and sustainable approach to flooding, having regard to its impacts on and link to development, the Planning & Development Act addresses this issue. The First Schedule of the Planning and Development Act, 2000 indicates that development plans can include objectives regulating, restricting or

controlling development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards.

#### 7.4.1 Flooding Policies

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

#### 7.5 Waste Management

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

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

#### 7.6 Gas

Summerhill is not connected to the Natural Gas Transmission Network, which has capacity for connections and local distribution network extensions.

### **7.7 Telecommunications and Broadband**

A Broadband Strategy for Meath County Council has been published and it states that the Local Authority is determined to take advantage of the supportive position that the Government has adopted to ensure that broadband infrastructure is made widely available throughout the county.

Broadband is now live in the following Group Scheme Areas; Ballivor, Kilcloon, Oldcastle, Slane, Summerhill, Moynalvey, Kiltale, Boardsmill & Longwood Group Scheme Areas.

### **7.8 Electricity Networks**

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

## 8.0 LAND USE ZONING

### 8.1 Introduction

The CDP sets targets for Residential Zoning. Table 6 sets a target of 150 units for Summerhill. Lands zoned for residential use will accommodate 145 Units. The remaining units can be accommodated in the Village Centre area which is zoned C1. An additional area of 4.9 Ha has been zoned E2 for Business Use. It was possible to extend the Industrial area because the by-pass route has been relocated further east of the line shown in the 2001 LAP.

### 8.2 Criteria Determining the Release of Residential Land

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

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

### 8.3 Zoning Designations

The Zoning designations A, A2 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy, Table 7a, Pages 61-63. The designations are as follows:

A1 To protect and enhance the amenity of developed residential communities.

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

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

B1 To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.

C1 To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.

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.

### 8.4 Zoning Matrix<sup>1</sup>

The Zoning matrix in the County Development Plan (CDP), page 65 et seq. states as follows. 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

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<sup>1</sup> Please refer to zoning matrix in Meath County Development Plan 2007-2013.

establishing whether or not a development proposal would be acceptable in a particular location.

## 9.0 PHASING AND IMPLEMENTATION

### 9.1 Introduction

The responsibility for the implementation of policies and objectives contained within this Local Area Plan will be dependent on a number of possible sources, including Government Departments, Infrastructure Providers, Meath County Council and the Private Sector. The actions required to facilitate the implementation of the Local Area Plan have been identified. The agents responsible for the respective actions are also identified. The Local Authority will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Where appropriate, the Local Authority will seek financing from specified sources, both the public and the private sector. The implementation of this Local Area Plan may be constrained by a number of elements, namely the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources. The nature of statutory Development Plans is such that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance.

### 9.2 Phasing

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

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

### 9.3 Contributions

It is considered reasonable that contributions be paid, towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. The Development Contribution Scheme in accordance with the provisions of Part III, Section 48 of the Planning and Development Act, 2000, has been adopted by Meath County Council

### 9.4 Monitoring and Review

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



**Appendix 1. ENVIRONMENTAL SCREENING REPORTS**

**Appendix 2. LIST OF PROTECTED STRUCTURES**

**Appendix 3. APPROPRIATE ASSESSMENT SCREENING REPORT**

**APPENDIX 1****ENVIRONMENTAL SCREENING REPORTS****Strategic Environmental Assessment****Report pursuant to article 14 a of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004****1.0 Introduction**

Meath County Council proposes to prepare Local Area Plans for the villages of Ballivor, Longwood and Summerhill and the small growth town of Enfield. As such consideration has been given to the likely environmental effects of implementing these LAPs, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004. Strategic Environmental Assessment (SEA) 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 effects, and would thus warrant SEA), is required in accordance with Planning and Development Regulations 2004.

The purpose of this report is to determine if these Local Area Plans requires a Strategic Environmental Assessment.

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**

Each of the four settlements currently has a Local Area Plan (LAP) and has land zoned for a range of uses. Please refer to attached maps. The 4 Local Area plans are set within the context of the Meath County Development (MCDP), 2007-2013, The National Spatial Strategy, (NSS), Regional Planning Guidelines, (RPG's). In particular Variation No 2 of the MCDP adopted in February, 2008 set out criteria for the release of residentially zoned land in each of the four settlements.

These criteria set out to limit growth in Ballivor, Longwood and Summerhill to meet the residential needs of the three settlements and to meet their own needs only. It is not envisaged that additional lands will be zoned for residential use except where planning gain is to be achieved or to consolidate an existing pattern of development.

In the case of Enfield, limited expansion of the residential base by 500 Units is envisaged because of the strategic location of Enfield at an intersection on the M4 (Dublin to West and North West) and on the rail line from Sligo to Dublin.

In the case of each of the four settlements it is an objective of the Council to achieve a more sustainable form of development by making provision for employment creation, and community facilities to cater for the needs of the population.

The four plans, even if fully implemented would result in populations considerably less than the 10,000 population threshold for which a SEA is mandatory.

**3.0. LOCATION**

The four settlements are located in the South West quadrant of Meath, in the Trim Electoral Area. They are identified in Map 1 Settlement Hierarchy of the MCDP 2007-2013 (Copy Attached).

#### 4.0. CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT ENVIRONMENTAL IMPACTS (Schedule 2(A) of the SEA Regulations 2004)

The key to deciding if SEA is required will be whether the plan would be likely to have significant effects on the environment, having regard to the size of the area, the nature and extent of the development likely to be accommodated by the plan and the plan area location close to or within statutory designations etc.

Screening for each of the four areas will be carried out having regard to available baseline information, based on the content in Schedule 2(A) to the Planning and Development (SEA) regulations 2004 which are cited collectively with the Planning and Development regulations (2001- 2007).

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

#### 4.1 Characteristics of the Proposed LAPs.

LAPs are being prepared in accordance with the requirements of Variation No. 2 of the Meath County Development Plan. The lands the subject of these LAPs are already identified for development by way of their development boundary. It is envisaged that the LAPs will establish a land use framework for the sustainable development of their areas in a co-ordinated and coherent manner. The MCDP adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development act 2000-2006. The Local Area Plans will conform to the principles, objectives and policies of the Meath Development Plan and therefore have a strong emphasis on promoting the sustainable development of their areas. The Plans are based on the existing character of the areas and will provide a means to influence future development to create a sustainable environment and a place of vitality and viability.

The main characteristics of the LAPs are as follows:

#### Characteristics of the Proposed LAP's

- i) The degree to which the proposed LAPs set a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources:

Variation No. 2 MCDP has established a need for residential Units as follows:

Ballivor	142
Longwood	112
Summerhill	79
Enfield	500

In addition the LAPs will make provision for employment creation, retail, community, educational and recreational activities commensurate with the needs of the local population. The overall objective is to create more sustainable settlements.

Enfield, because of its location beside a main line rail station and an intersection on the M4 motorway will be encouraged to grow within the capacity of the local environment and infrastructure.

ii) The degree to which the proposed variation influences other plans and programmes including those in a hierarchy:

The proposed variation to change the zoning of lands to provide for the planned development of the four LAPs will not affect other plans.

iii) The relevance of the four proposed LAPs for the integration of environmental considerations in particular with a view to promoting sustainable development:

The proposed LAPs will ensure that development on the lands will be carried out in general accordance with the provisions of the Meath County Development Plan 2007 – 2013 regarding the four areas.

## **ENFIELD**

Innfield officially, but known almost universally as Enfield (An Bothar Bui) and referred to as such by road signs, Meath County Development Plan and the Census office.

It is located in the townlands of Johnstown, Posseckstown, Newtown and Ballycarn.

### RIVERS

The Blackwater River runs close to the southern edge of the village. Ballycarron River drains the eastern environs. The Royal Canal runs through the north of Enfield.

### National Designations

There are a number (15) of protected structures in Enfield. There is an area of archaeological potential around an existing site. There are 3 other sites of ARCHAEOLOGICAL interest within the development boundary. The Royal Canal is a proposed Natural Heritage Area.

### BALLIVOR – Baile Iomhair

It is located in the townlands of Kilballivor, Ballivor, Glebe Parkstown, Killaconnigan,

### RIVERS

A significant tributary stream of the Boyne and Stoneyford Rivers runs through Ballivor.

### NATIONAL/ COUNTY DESIGNATION

There are a number (6) protected structures in the village. The tributary flowing through Ballivor is not a designated site but both the main Boyne and Stoneyford Rivers to which it flows are candidate SAC's.

#### LONGWOOD Maigh Dearth

It is located in the townland of Longwood.

#### RIVERS

The River Boyne is located about 1.5km to the West of the village.

The River Blackwater is located about 0.5 km East of the village and drains the Eastern part of the village.

The Royal Canal runs about 1.5km south of Longwood.

#### NATIONAL/COUNTY DESIGNATION

There are a number (8) of protected structures and an Architectural Conservation Area (ACA) in Longwood.

#### SUMMERHILL –Cnoc an Linsigh

Summerhill is located in the townlands of Summerhill, Summerhill Demesne and Clonmahon.

#### RIVERS

Knightsbrook runs close to the Western edge of Summerhill village. Dangan, Clonmeath and Moynalog Rivers drain Northern and Eastern environs of the village

#### NATIONAL/COUNTY DESIGNATIONS

There are 8 protected structures in Summerhill and an Architectural Conservation Area. There are 4 sites of archaeological interest in the area.

In addition there are groups of trees listed for protection in each of the four settlements. There are objectives in each of the plans to protect these features and hence the plan is not considered to have any negative effect on these aspects of the Heritage of the area.

#### iv) Environmental problems relevant to the proposed LAPs:

There are no strategically significant environmental problems identified in either of the four areas.

#### v) The relevance of the proposed LAPs for the implementation of Community legislation on the environment (e.g. plans linked to waste management or water protection):

These plans and programmes are addressed in the Meath County Development Plan 2007 – 2013 and not specifically addressed in the 4 LAPs. Any site specific issues would be addressed through the planning application process.

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- i) The probability, duration, frequency and reversibility of the effects:

The development of these lands, the subject of the Proposed LAPs will see the land use changing from agricultural to urban and related uses. The development of the subject lands will result in minor impacts on wider environmental resources, locally to the site and more widely over the construction phase and when the development is operational. The long-term effects are likely to occur and cannot be readily reversed. These environmental impacts will result from a range of processes including the following:

- Traffic generation
- Waste generation
- Water supply
- Wastewater collection, treatment and disposal
- Consumption of energy
- Consumption of raw materials, some of which are non renewable
- The volume and rate of runoff increases as impermeable surfaces replace the permeable soils and vegetation
- The quality of the surface water discharged may deteriorate as the surface runoff from paved areas will collect contaminants (e.g. organic, inorganic sediments, metals, chemicals) which are carried via the drainage system into the water body.
- Loss of agricultural land and existing soil profiles
- Loss of habitat
- The construction and existence of the proposed developments will cause localised increases in noise levels and localised increases in emissions to air principally due to traffic.

These local environmental issues, which are not considered significant, are inevitable with any form of development and the quantification of the significance of these issues can only be based on the land area to which the proposed LAP's relate. On the basis of development envisaged it is estimated that there will be a loss of up to 85% of the existing habitats within the subject lands. Such areas typically have moderate to low biodiversity potential. Effects on biodiversity are not significant.

Retention or establishment of the following habitat types shall be a priority

- undisturbed screen planting using native species, woodland edges,
- significant hedgerows and trees
- stream banks
- water edges.

All development applications shall be assessed to ensure that the maximum permitted surface water outflow from any new development is restricted to that for the greenfield/brownfield site, before the proposed development in line with international best practice. Stormwater drainage strategy will be developed on a catchment basis taking account of flood risk, the impact of climate change and the systematic use of Sustainable Drainage Systems (SuDs) for new developments. A rigorous policy of not connecting new sewers into the public sewer system until all such sewers are tested and mis-

connections removed must be implemented to prevent unnecessary contamination of surface water run-off.

ii) The cumulative nature of the effects:

Significant cumulative negative environmental effects are not expected from the proposed LAPs.

iii) The transboundary nature of the effects:

It is considered that there will be no cumulative likely significant effects on the environment.

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

There is no significant risk to human health or to the environment from the proposed LAPs. There are no SEVESO sites in proximity to the areas that will be developed.

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

It is considered that no significant environmental effects are likely to result so this section does not apply.

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

- Special natural characteristics or cultural heritage;

There are objectives in each of the plans to protect these features and hence the plan is not considered to have any negative effect on these aspects of the Heritage of the area.

Habitats of interest include hedgerows which contain some mature trees (some hedgerows forming part of townland boundaries), and streams.. It is not intended that these corridors will be developed. The mature hedgerows and specimen trees can be retained by condition of individual planning applications.

- Exceeded environmental quality standards or limit values:

It is not expected that certain environmental quality standards will be exceeded or that the value of vulnerable areas will be adversely affected as a result of the LAPS

- Intensive land use:

There are only local vulnerable habitats present within the subject lands as outlined above. It is not expected that the proposed variation will intensify land uses to such a degree that these localised vulnerable areas will be significantly affected and where such a threat exists, mitigation measures will be put in place as outlined in the relevant sections.

vii) The effects on areas or landscapes which have a recognised national, Community or international protection status.

The County Development Plan, 2007-2103 contains a Landscape Character Assessment. Longwood and Ballivor are located in LCA 6 : Central Lowlands. Summerhill is located in LCA 13 Rathmoylon, while Enfield is located in LCA14 Royal Canal Corridor. The Landscape Value is High, the Landscape Sensitivity is Medium. Development will comply with the landscape policy of the Meath County Development Plan.

## **CONCLUSION**

Having regard to the foregoing, it is considered that the development of the lands which are subject of the proposed variation will have localised environmental effects. However, such effects are not considered to be either significant or strategic and can be reduced and mitigated against by conditions attached to individual planning applications.

## **RECOMENDATION**

It is not recommended to commence the Strategic Environmental Assessment for the proposed Local Area Plans for Ballivor, Enfield, Long wood and Summerhill.



**APPENDIX 1****ENVIRONMENTAL SCREENING REPORT FOR  
PROPOSED AMENDMENTS**

This report is based on and is an appendix to the Screening Report prepared for the Draft LAP's for Ballivor, Enfield, Longwood and Summerhill in May, 2008.

**Characteristics of the proposed Amendments**

The amendments are still made in the context of Variation No. 6 to the Meath County Development Plan:

**Ballivor:**

Minor adjustments to zoning proposals, the largest of which is to change the zoning of 4.15 Ha from Industrial, E2 to Residential, A2.

**Enfield:**

Some minor adjustments to zoning.

Two sites 28.89 and 11.22 zoned for Employment Creation subject to the preparation of a framework plan, which provides for the following:

**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. The Local Area Plan identifies large or key sites that will require the preparation of approved Framework Plans and subsequent planning applications will be required to adhere to the approved Plans. Having regard to the preparation and approval of future Framework Plans the Planning Authority considers that for proposals with a resultant population less than 2,000 persons, the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority. The use of Framework Plans has not been confined to residentially zoned lands; Framework Plans have also been sought for lands intended for other uses. The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social 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, broadband, oil and gas pipelines, including storage facilities for oil and gas;

Any residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres;

The facilitation of public access to 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:

To make provision, where appropriate for educational facilities.

The following lands are subject to the requirement to prepare a framework plan:

**FP 1** relates to land to the north east of the existing town centre. This area is to provide for the development of an employment hub at this location. This area shall accommodate primarily employment generating uses in accordance with the E2 land use zoning objective outlined in the LAP which is 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. The framework plan shall provide for inter alia the following:

1. Details of land uses to be accommodated which shall be employment or community facilities uses;
2. A phasing arrangement for the development of the lands;
3. Pedestrian and cycle linkages from the site to the Town Centre;
4. buildings of innovative high quality architectural design;
5. High quality design and layout;
6. A comprehensive landscaping scheme;
7. Provision of adequate public lighting and footpaths throughout the lands;
8. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
9. Site servicing information;
10. Any necessary flood alleviation measures.

**FP 2** relates to land to the west of the existing town centre off the Trim road which is to

provide for the development of a mix of uses at this location including commercial, industrial, community and residential development. The framework plan shall provide for inter alia the following:

1. A phasing arrangement for the development of the lands;
2. Pedestrian and cycle linkages from the site to the Town Centre;
3. buildings of innovative high quality architectural design;
4. High quality design and layout;
5. A comprehensive landscaping scheme;
6. Provision of adequate public lighting and footpaths throughout the lands;
7. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
8. Site servicing information;
9. Any necessary flood alleviation measures.

The delivery of residential development shall occur only in tandem with the development of the lands identified for the delivery of employment generating uses and community facilities. The framework plan phasing arrangement shall reflect this requirement

## Longwood

Minor Zoning adjustments. The largest of which is 3.3Ha for density residential (A5) including provision for Local Distributor Road.

## **Summerhill**

Zoning of 4.7 Ha as residential A5 and 2.8Ha to E2, Light Industrial to expedite the provision of the Bypass.

### **CONCLUSION**

Having regard to the foregoing, it is considered that the development of the lands which are subject of the proposed amendments will have localised environmental effects. However, such effects are not considered to be either significant or strategic and can be reduced and mitigated against by conditions attached to individual planning applications.

### **RECOMMENDATION**

It is not recommended to commence the Strategic Environmental Assessment for the Proposed amendments to the Draft Local Area Plans for Ballivor, Enfield, Longwood and Summerhill.

ID	TOWN	TOWNLAND	STRUCTURE	BUILDING	DESCRIPTION
MH043-203	Summerhill	Summerhill	Summerhill House	Gates	Ashlar limestone gate piers and walls, c.1730, with modern steel gates. Comprising of pair of square ashlar limestone piers supporting pair of gates, flanked by pairs of ashlar limestone gate piers to pedestrian gates.
MH043-202	Summerhill	Summerhill	Water pump	Water pump	Cast-iron water pump, erected c.1870, with banded shaft, fluted neck, cap, finial and spout, and curved pumping handle.
MH043-200	Summerhill	Summerhill	House	House, detached	Detached four-bay two-storey house, built 1878, with gabled central bay. Pitched slate roof with rendered chimneystacks and timber bargeboards. Roughcast rendered walls. Square-headed window openings with label mouldings and stone sills.
MH043-201	Summerhill	Summerhill	Shaws	Public House	Detached five-bay two-storey house, built c.1860, now also in use as public house. Hipped slate roof with central rendered chimneystack. Rendered walls with render quoins.
MH043-205	Summerhill	Summerhill	House	Terraced House	Terraced three-bay three-storey house, built c.1820. Pitched slate roof with rendered chimneystack. Exposed rubble limestone walls. Replacement windows and surrounds.
MH043-206	Summerhill	Summerhill	House	Terraced House	Terraced five-bay three-storey house, built c.1820. Pitched slate roof with rendered chimneystacks. Roughcast rendered walls. Timber sash windows with stone sills. Decorative fanlight over replacement door.
MH043-208	Spring Valley	Summerhill	Gates, railings	Gates, railings	Carved limestone gate piers, erected c.1750. Comprising of pair of Corinthian columns supporting pair of cast-iron gates, flanked by cast-iron railings set on plinths.

## APPENDIX 2

## Record of Protected Structures (Summerhill)

**Appendix 3. APPROPRIATE ASSESSMENT SCREENING REPORT**