

# TRIM DEVELOPMENT PLAN

## 2014 -2020

### Volume 1 Written Statement

Consolidated Version incorporating Variation No. 1



comhairle chontae na mí  
*meath county council*

**Volume 1 Written Statement**

	<b>Pg. no.</b>
<b>1 Introduction to the Trim Development Plan 2014-2020 .</b>	<b>1</b>
1.1 Introduction.....	1
1.2 Statutory Context.....	1
1.3 Format of the draft Development Plan.....	1
1.4 The Purpose of the Plan .....	1
1.5 Meath County Council Corporate Plan.....	2
1.6 Government Guidelines .....	3
1.7 Core Strategy .....	3
1.8 Housing Strategy .....	3
1.9 Conservation and Protection of the Environment.....	3
1.10 Strategic Flood Risk Assessment .....	3
1.11 Strategic Environmental Assessment (S.E.A).....	4
1.12 Habitats Directive Assessment/Appropriate Assessment (A.A) .....	4
1.13 Public Consultation.....	4
1.14 Status of the Draft Plan .....	4
1.15 Monitoring, Review and Implementation.....	4
<b>2 Strategic Context and Core Strategy .....</b>	<b>5</b>
2.1 Introduction.....	5
2.2 Strategic Context .....	6
2.2.1 National Planning Framework & National Development Plan 2018-2027	6
2.2.2 Retail Strategy for the Greater Dublin Area. ....	7
2.2.3 Eastern River Basin Management Plan.....	7
2.2.4 National Climate Change Strategy .....	7
2.2.5 Sustainable Residential Development in Urban Areas.....	8
2.2.6 The Planning System and Flood Risk Management .....	8
2.2.7 Regional Spatial Economic Strategy.....	8
2.2.8 Meath County Development Plan 2013-2019.....	8
2.2.9 Economic Development Strategy .....	9
2.2.10 Action Plan for Jobs - Mid East Region.....	9
2.3 Core Strategy .....	10
2.3.1 Development Strategy.....	12
2.3.2 Population and Housing.....	14
2.3.3 Meath County Development Plan Core Strategy .....	15
2.3.4 Housing and Land Supply .....	15
2.3.5 Evaluation of Housing Zoned Lands.....	15
2.3.6 Prioritising Lands for Residential Use .....	18
2.3.7 Local Area Plans & Framework Plans .....	18
2.3.7.1 Master Plans.....	18
2.3.8 Retail Development.....	19
2.3.9 Rebuilding Ireland: Action Plan for Housing and Homelessness...	20
2.4 Development Management .....	22
2.4.1 Introduction.....	22
2.4.2 Ministerial Guidance .....	23
2.4.3 Development Management Standards .....	23
2.4.4 Land Use Zoning Objectives.....	23
2.4.5 Zoning Strategy .....	23
2.4.6 Land Use Objectives.....	24
2.4.7 Permissible and Non Permissible Uses .....	25
<b>3 Economy &amp; Employment .....</b>	<b>32</b>
3.1 Introduction.....	32
3.2 Trim Development Plan in context.....	33

3.2.1	Meath County Development Plan 2013-2019.....	33
3.3	Employment in Trim.....	34
3.3.1	Employment Lands.....	36
3.4	Retail - Introduction and Strategic Context of Trim.....	40
3.4.1	The County Retail Strategy 2012.....	40
3.4.1.1	Core Retail Area.....	40
3.4.1.2	Retail Opportunity Sites .....	41
3.4.1.3	Floorspace Capacity .....	41
3.4.1.4	Health Check Assessment Conclusions .....	43
3.4.1.5	Diversity of Uses .....	44
3.4.1.6	Revitalisation of Vacant and Derelict Properties/Shop Units.....	44
3.4.1.7	After Hours Activity.....	44
3.5	Fast Food Outlets/ Takeaways .....	44
3.6	Derelict and Obsolete Land and Buildings.....	45
3.7	Prevention of Major Accidents.....	45
<b>4</b>	<b>Heritage, Tourism and Green Infrastructure .....</b>	<b>47</b>
4.1	Introduction.....	47
4.2	The Natural Environment – Our Green Infrastructure .....	47
4.3	European Sites (Natura 2000).....	48
4.4	Tree Protection .....	50
4.5	Green Infrastructure .....	51
4.5.1	Analysis of Green Infrastructure in Trim.....	52
4.5.2	Green Infrastructure Strategy for Trim.....	52
4.6	Archaeological Heritage.....	54
4.7	Town Walls.....	55
4.7.1	Ministerial Consent.....	56
4.8	Architectural Heritage.....	56
4.9	Trim Architectural Conservation Areas .....	56
4.9.1	Implications of an Architectural Conservation Area for the Public .....	57
4.10	Protected Structures.....	57
4.10.1	Implications of Protected Structure Designation for the Public ....	58
4.11	Views and Prospects .....	58
4.12	Tourism.....	59
4.12.1	Existing tourism infrastructure in Trim .....	59
4.12.2	Tourism Policy Context .....	60
4.12.3	Boyne Valley Tourism Strategy 2016-2020 .....	60
4.12.4	Tourism Strategy .....	60
<b>5</b>	<b>Housing.....</b>	<b>62</b>
5.1	Introduction.....	62
5.1.1	Housing Function .....	62
5.1.2	Trim in Context.....	62
5.1.3	Strategy .....	62
5.1.4	Future Population Growth and Availability of Land.....	63
5.1.5	Supply of Residential Land.....	63
5.2	Housing Strategy .....	63
5.2.1	Planning Permissions & Part V of the Planning and Development Acts .....	64
5.2.2	Methods of Providing Affordable/Social Housing.....	64
5.2.3	Housing needs of persons with specific requirements .....	65
5.2.3.1	Traveller Accommodation .....	65
5.2.3.2	Older People.....	66
5.2.3.3	Persons with disabilities.....	66
5.3	Design of Residential Development .....	66

<b>6</b>	<b>Design and Public Realm .....</b>	<b>69</b>
6.1	Built Form .....	69
6.2	Urban Design and the Public Realm.....	69
6.3	New Public Spaces .....	71
6.4	Improving Public Spaces.....	71
6.5	New Development.....	72
6.6	Backland Development .....	72
6.7	Town Centre Expansion Area .....	73
6.8	Design and Development Managemnet and Guidelines .....	74
6.8.1	Design of Public Spaces.....	75
6.8.2	New Build Development on Backland Sites/Town Centre expansion area	75
6.8.3	Mixed Use Development .....	75
6.8.4	Site Layout and Building Bulk.....	76
6.8.5	Façade design and Improvments .....	76
6.8.6	Shopfronts, Signage and Advertising .....	76
6.8.7	Public Realm: Materials and Fittings .....	77
6.8.8	Landscaping and Tree Planting .....	77
<b>7</b>	<b>Community Facilities, Recreation and Open Space .....</b>	<b>78</b>
7.1	Social & Community Infrastructure.....	78
7.2	Childcare Facilities.....	79
7.3	Age Friendly Strategy .....	80
7.4	Healthcare Facilities .....	80
7.5	Education .....	82
7.6	Open Space and Recreation.....	83
7.7	Library Service.....	84
7.8	Burial Grounds.....	84
7.9	Fire Service .....	85
7.10	Arts and Culture.....	85
7.11	Community Centre .....	86
7.12	Public Rights of Way .....	86
<b>8</b>	<b>Traffic &amp; Transportation .....</b>	<b>88</b>
8.1	Introduction.....	88
8.1.1	National Transport Policy – Smarter Travel .....	88
8.1.2	Regional Transport Strategy .....	88
8.2	Integration of Land Use & Transportation.....	88
8.3	Trim Traffic Management Plan .....	89
8.4	Heavy Goods Vehicle (HGV) Ban .....	89
8.5	Future Development and the National Road Network .....	89
8.6	Walking/Cycling .....	90
8.7	Public Transport.....	90
8.8	Mobility/Workplace Travel Plans.....	90
<b>9</b>	<b>Energy &amp; Telecommunications .....</b>	<b>95</b>
9.1	Telecommunications - Introduction .....	95
9.2	Telecommunications Antenna and Structures .....	95
9.3	Broadband.....	95
9.4	Satellite Dishes.....	95
9.5	Energy - Introduction .....	97
9.6	Renewable Energy .....	97
9.6.1	Solar Energy .....	97
9.6.2	Wind Energy .....	97
9.6.3	Geothermal .....	98



9.6.4	Small-Scale Renewable Energy .....	98
9.7	Energy Efficiency in Buildings.....	98
9.8	Electricity and Gas Networks.....	98
<b>10</b>	<b>Infrastructure .....</b>	<b>100</b>
10.1	Introduction.....	100
10.2	Water Services.....	100
10.2.1	Water Supply .....	100
10.2.2	Wastewater .....	101
10.2.3	Planned Investment .....	101
10.3	Surface Water Drainage .....	102
10.4	Waste .....	103
10.5	Flood Risk.....	104
10.5.1	Flood Risks and Zoning.....	104
10.5.2	Applications for Planning Permission in Areas at Risk of Flooding	105
10.5.3	Minor Developments in Areas of Flood Risk.....	106
10.5.4	Development Management Guidelines .....	107
10.5.5	Protecting Biodiversity in Areas at Risk of Flooding.....	107

## Volume 2 List of Appendices

Appendix A	Evaluation of A2 Zoned Lands: New Residential
Appendix B	Record of Protected Structures
Appendix C	Trim ACAs
Appendix D	National Monuments in State Care
Appendix E	Trim Town Walls Conservation Plan
Appendix F	Protected Views and Prospects
Appendix G	Trim Transport Study
Appendix H	Strategic Flood Risk Assessment
Appendix I	Statement re compliance with Ministerial Guidelines (Section (28) (1) (b) of the P& D Act 2000-2010)
Appendix J	Statement which demonstrates that the development objectives are consistent, as far as practical with the conservation and protection of the Environment (Section (10) (1) (d) of the P & D Act 2000-2010)

## Volume 3 List of Maps

Map no. 1	Zoning & Objectives Map
Map no. 2	Core Strategy Map
Map no. 3	Conservation Map – showing - Protected Structures / ACAs / Town walls / Zone of Archaeological Potential / Protected views
Map no. 4	Green Infrastructure Map
Map no. 5	Public Realm and Tourism

## Volume 4 SEA & AA

# 1. Introduction



## **1. Introduction to the Trim Development Plan 2014-2020**

### **1.1 Introduction**

Trim town is one of the largest urban centres serving the south west of the county. The vestiges of Trim's history are clearly evident on the landscape, which provide a sublime context for a modern town. The physical heritage is an important part of the town and surrounding landscape which has resulted in Trim's status as a Heritage Town. The quality and abundance of natural heritage provides a high amenity value serving as a marvelous setting for the town.

This chapter sets out the statutory context for the preparation of the Trim Development Plan 2014 – 2020, which replaces the preceding Trim Development Plan.

The Meath County Development Plan 2013-2019 was adopted on the 17th December 2012 and came into effect on the 22nd January 2013. Since the adoption of the Meath County Development Plan, 4 no. Variations have been adopted. Variation no 3 was required to align the County Development Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022. This proposed Variation no 1 to the Trim Development Plan 2014-2020 will similarly align the Trim Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022.

### **1.2 Statutory Context**

Under the Planning & Development Acts 2000-2014, each Planning Authority is required to prepare a Development Plan for its functional area setting out its strategy for the proper planning and sustainable development of the area. This Plan has been prepared in accordance with the Planning & Development Acts 2000-2014, which set out the matters that must be included in a Development Plan (i.e. mandatory objectives) as well as those matters that may be included (discretionary objectives). It also has regard to the requirement for consistency with the aims and core strategies of higher level plans such as the National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area and the Meath County Development Plan. In preparing a Plan, consideration can only be given to matters that relate to the proper planning and sustainable development of the town and environs.

### **1.3 Format of the Development Plan**

The Development Plan consists of a written document with supporting appendices and maps, as set out in the table of contents. There are four volumes contained in the Development Plan:

1. Volume 1 Written Statement
2. Volume 2 Appendices
3. Volume 3 Book of Maps
4. Volume 4 Strategic Environmental Assessment & Appropriate Assessment

The Development Plan maps give a graphic representation of the proposals included in the Plan, indicating land-use, conservation designations and other development management standards together with various specific objectives. They do not purport to be accurate survey maps, and should any conflict arise between the maps and the statement, the statement shall prevail.

### **1.4 The Purpose of the Plan**

The purpose of this Trim Development Plan is:

- To promote the economic, social and cultural development of Trim and to give local communities the opportunity to participate in the planning process as it relates to their local area and their daily lives.
- To identify development demands likely to arise over the period 2014-2020.
- To provide a blueprint for the sustainable development of the plan area so it can realise its full potential for the benefit of the residents of the town and the county.
- To provide a detailed framework for the management and regulation of development and use of land that will guide day to day planning decisions.
- To include proposals for the development and use of land and to zone lands for specific purposes which will provide guidance and information for developers and the public.
- To ensure the optimum utilisation of State and Local Authority resources.

### 1.5 Meath County Council Corporate Plan

The Meath County Council Corporate Plan 2015-2019 contains the following vision “*Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represents the people and communities of County Meath, as effectively and accountably as possible*”.

The Corporate Plans sets out six organisation wide objectives to guide and shape the direction of the functions of Meath County Council. These objectives are summarised below:

1. Deliver excellent services
2. Lead economic development
3. Build strong influential partnerships
4. Engage the larger community
5. Nurture a staff excellence culture
6. Develop system and process capability

These objectives have contributed to generating the vision and strategic direction of the Trim Development Plan set out in Chapter 2, Strategic Context and Core Strategy

The significant changes heralded by “Putting People First” (2012) and the Local Government Reform Act 2014 represent some of the most far-reaching reforms in the Local Government sector for many years. Local Authorities are now required to play a much more proactive role in economic development. Economically, effective Local Authority planning means maximising positive externalities, which broadly equates to facilitating the environment in which enterprises can create and grow employment. Local Authorities are now expected to be more sensitive to the economic consequences of their day-to-day actions and to have a greater understanding of the wider regional context of their operations. Local Authority planning is inevitably shifting towards realising the potential of the “functional region”, from which constituent Local authorities can benefit.

On foot of the guidance set out within these documents, an Economic Development Strategy has been prepared for County Meath for the period 2014-2022.

In May 2018 the National Planning Framework (NPF) was adopted, the overarching policy and planning framework for the social, economic and cultural development of our country. The NPF has succeeded the National Spatial Strategy (2002) NSS and will provide a long term, 20 year



development strategy setting out the place Ireland will become in terms of economic activity, social progress and environmental quality, through co-ordinated policy, investment and action at national regional and local levels. The NPF is intended to be the spatial expression of the Government's wider economic and reform agenda as it applies to the key geographical areas of economic activity and their urban and rural components that drive the economic and social progress of our Country.

Since the "Action Plan for Jobs" process commenced in 2012 a number of regional reports have been published. The Government has published the "Action Plan for Jobs: Mid-East Region". This plan will cover Counties Kildare, Meath and Wicklow. The plan identifies that the region has significant existing enterprise strengths and assets. It notes that increased collaboration can be facilitated by building on the recent reforms such as:

- The growing impact of LEO;
- The new mandate of Education and Training Boards;
- The strengthening of Regional Offices of the IDA and Enterprise Ireland;
- The reform of Local Government with emphasis on their economic development role;
- The blueprint of a stronger policy framework to underpin sectoral opportunities.

## **1.6 Government Guidelines**

The Development Plan must also be consistent with the planning guidelines issued by the Minister for the Environment, Community and Local Government under Section 28 of the Planning & Development Acts and with such national plans, policies or strategies as the Minister determines relate to the proper planning and sustainable development. As required by Section 28, a statement outlining how the Councils have implemented these policies, objectives and guidelines of the Minister accompanies this Plan (see Appendix I).

## **1.7 Core Strategy**

Following the enactment of the 2010 Planning & Development Amendment Act, the written statement of the plan must also now include a Core Strategy which shows that the development objectives of the plan are consistent with national and regional development objectives such as the National Spatial Strategy and the Regional Planning Guidelines and takes account of any policies of the Minister in relation to population targets. The Core Strategy for Trim is detailed in Chapter 2.

## **1.8 Housing Strategy**

The Development Plan is also required to include a Housing Strategy in accordance with Section 94 of the Planning & Development Acts 2000-2014 and the preparation of the Housing Strategy needs to be informed by the Core Strategy and the requirements outlined therein with regard to the levels of future population growth and housing land requirements. The Housing Strategy will also be informed by the County Strategy which was prepared as part of the County Development Plan 2013-2019.

## **1.9 Conservation and Protection of the Environment**

The Plan is also required to include a separate statement which shows that the development objectives in the Development Plan are consistent, insofar as practicable, with the conservation and protection of the environment (Planning & Development Amendment Act 2010, Section 10(1) (d). This statement has been prepared and is included in Appendix J of the Plan.

## **1.10 Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment (SFRA) for County Meath was prepared by Meath County Council as part of the review of the Meath County Development Plan 2013-2019. An area specific SFRA was also prepared as part of this Development Plan review to guide the future development of Trim. The approach to flooding is detailed in Chapter 10 Infrastructure and the Strategic Flood Risk Assessment report for the Trim Development Plan review is included in Appendix H.

### **1.11 Strategic Environmental Assessment (S.E.A)**

The Trim Development Plan is required to undergo Strategic Environmental Assessment in order to improve planning and environmental management of future development in the town. Strategic Environmental Assessment (S.E.A) is the term which has been given to the environmental assessment of plans. It is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations. The S.E.A Environmental Report is a separate document which can be read in conjunction with this Plan.

### **1.12 Habitats Directive Assessment/Appropriate Assessment (A.A)**

All land use plans are required to be 'screened' for any potential impact on areas designated as Natura 2000 sites. In Trim, the River Boyne is designated as both a c.SAC and a SPA. Where, following screening, it is found that the Development Plan may have an impact on the objectives of a Natura site, or such an impact cannot be ruled out, an Appropriate Assessment (AA) under the EU Habitats Directive must be undertaken.

The AA process comprises an assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts must include the indirect and cumulative impacts of the Plan, considered with any current or proposed activities, developments or policies impacting on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

This Plan has been subject to screening for Appropriate Assessment in accordance with the requirements of the Habitats Directive and Stage II Appropriate Assessment has been undertaken.

### **1.13 Public Consultation**

In addition to statutory requirements and provisions of higher level plans, this Plan has also been influenced by the views expressed to the Council during the periods of public consultation which took place during the review process.

### **1.14 Status of the Plan**

The Trim Plan replaces the Trim Development Plan (2008-2014), and was formally adopted on 07<sup>th</sup> April 2014 by the elected members.

### **1.15 Monitoring, Review & Implementation**

The Trim Town Plan will remain valid for six years, unless it is varied or reviewed. In accordance with Section 15(1) of the Planning and Development Acts 2000-2014, there is a duty on the Council to take such steps within its powers as may be necessary for securing the objectives of this Plan. While the achievement of many objectives will depend on the availability of finance from the State and other sources, the Councils will seek to implement the Plan in a proactive manner and will engage with all relevant stakeholders in this regard. Not more than two years after the making of the Plan, the Managers will have to submit a report to the Elected Members on the progress achieved in securing the objectives of the Plan.

In tandem with the two year progress report, Meath Local Authorities will endeavour to undertake environmental monitoring based around the Strategic Environmental Objectives, Indicators and Targets set out in the Environmental Report. The scale and extent of monitoring reports will be commensurate to the available resources to prepare the reports.



## 2. Strategic Context and Core Strategy





## 2. Strategic Context and Core Strategy

### Strategic Aims for Trim

1. To facilitate the growth of Trim as a Moderate Sustainable Growth Town in line with its status provided for in the Regional Planning Guidelines for the Greater Dublin Area 2010.
2. To build upon the Heritage Town status of Trim and to develop specific niche tourism products so as to create sustainable job growth in the tourism sector for the town.
3. To strengthen the economy of the town, attracting new investment in employment, tourism, manufacturing, administration and healthcare uses.
4. To strengthen the role of the town centre as a primarily retail area and the centre of the community.
5. To secure investment in essential infrastructure.

### 2.1 Introduction

This chapter sets out the strategic policy context for the review of the Trim Development Plan and to establish a Core Strategy for the future development of the town.

The purpose of a Core Strategy is to provide a medium to longer term quantitatively based strategy for the spatial development of the town and in so doing to demonstrate that the development plan and development objectives contained therein are consistent with national and regional objectives set out in the National Spatial Strategy 2002 (NSS) and the Regional Planning Guidelines 2010 (RPGs). This requires the presentation of relevant information demonstrating that the yield of lands identified to provide residential or mixed uses which include residential use within the Development Plan are consistent with the national and regional population targets. The Core Strategy requires that the zoning proposals included in the development plan shall take place on a phased basis to ensure such consistency. The Core Strategy also requires demonstration that the setting out of retail objectives in the development plan has had regard to Ministerial Guidelines issued pursuant to Section 28.

The Core Strategy must provide a transparent evidence based rationale for the amount of land proposed to be zoned for residential and allied mixed use zoning in the development plan and associated compliance with relevant EU Directives (SEA, Habitats and Water Framework Directives). The Core Strategy must contain a written statement and a diagrammatic map indicating how the Planning Authority anticipates its area will develop out over the plan period and in line with the availability of infrastructure, services and amenities.

The Act further requires (for a development plan of a town council) the provision of details pertaining to:

- the town centre;
- the areas designated for significant development during the period of the development plan, particularly areas for which it is intended to prepare a local area plan;
- the availability of public transport within the catchment of residential or commercial development, and;
- retail centres in that town centre.

The DoECLG issued "*Guidance Notes on Core Strategies*" in November 2010. The Guidance Notes indicate that while the legislation does not expressly require core strategies to contain information concerning other land uses, it is recommended that the location of other significant land uses such as employment and commercial zones and amenity and community facilities and areas should be closely



integrated with locations for future housing development. Information in this regard *"should be included in the Core Strategy"*.

The DoECLG also issued *"Implementation of Regional Planning Guidelines Best Practice Guidance"* in December 2010. In relation to Core Strategies, the Guidance indicates that a Development Plan will have to include an evidence based rationale for future development as follows:

- Why the land is being zoned;
- The basis of the decisions regarding the nature, scale and location of the zoned land;
- Any phasing proposed, and;
- Plans for providing public transport, roads, water / sewerage, schools and other facilities to service the land or the justification of the zoning in the absence of such plans;

The benefits of Core Strategies are that *"they will enable prioritisation and targeting of scarce public investment, in both hard infrastructure (transport, water and wastewater, communications) and soft infrastructure (schools, community facilities, amenities, public spaces and parks, etc.)"*.

## 2.2 Strategic Context

The Planning & Development Acts 2000-2014 requires that a Development Plan shall, in so far as is practicable, be consistent with national plans, policies or strategies as the Minister determines relates to the proper planning and sustainable development. In formulating the Core Strategy for Trim, regard has been had to the wider national, regional and local context. A number of relevant policy documents, issued by the Department of the Environment, Community and Local Government have also been taken into account. A brief summary of the relevant provisions of the main national, regional and county level plans and policies as they relate to Trim and which have informed this Plan are set out below.

### 2.2.1 National Planning Framework & National Development Plan 2018-2027

The National Planning Framework (NPF) acknowledges the need to strengthen urban structures across the country. A commitment has been given to the regeneration of urban and rural settlements through a national Rural and Urban Regeneration and Development Fund, which will be established as part of the National Development Plan.<sup>1</sup>

National Policy Objective 7 in the NPF sets out the approach to urban development nationwide. This includes:

- Encouraging population growth in strong employment and service centres of all sizes.
- Reversing the stagnation or decline of smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.
- Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to cities, together with a slower rate of population growth in recently expanded commuter settlements.
- Supporting a continuation of balanced population and employment growth in self-contained settlements.

There will also be a focus on the creation of more compact forms of development that will be delivered through the regeneration of brownfield sites, infill development, and bringing vacant properties back into use.

The Regional Spatial and Economic Strategies (RSES), adopted on the 3/5/2019 includes an updated settlement hierarchy and population projections for Meath based on the National Policy Objectives in the NPF.

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<sup>1</sup> Section 4.3 'Planning for Ireland's Urban Growth'

The National Development Plan (NDP) 2018-2027 sets out the investment priorities that will underpin the successful implementation of the NPF. The NDP is clearly aligned with the delivery of the objectives of the National Planning Framework. The NDP focuses on investment to develop a public infrastructure that facilitates priorities within communities. The NDP sets out the level of investment which will underpin the NPF and drive its implementation over the next decade. National Strategic Objective No 5 of the NDP pertains to “*A strong economy, supported by enterprise, Innovation and Skills*” sets a priority within each of the three regions for the generation of 660,000 new jobs. One of the investment Actions included in the NDP is “*Investing in Regional Growth potential*”. This economic variation specifically supports the realisation of these objectives and actions through the facilitation of the development of strategic development lands as part of a live work community to the east of the town between the Navan and Dublin roads including the delivery of part of a key distributor route.

### 2.2.2 Retail Strategy for the Greater Dublin Area

Trim is designated as a Level 3 Centre in the Retail Planning Guidelines for the Greater Dublin on a par with the towns of Ashbourne, Dunshaughlin, Dunboyne<sup>2</sup>, Kells, Laytown/Bettystown and Enfield in County Meath.



### 2.2.3 Eastern River Basin District-River Basin Management Plan



The ERBD Project is one of eight river basin districts established in Ireland arising out of the legal requirements of the Water Framework Directive.

The Plan includes a programme of measures and a river basin management strategy designed to achieve at least good status for all waters and to maintain a high status where it exists.

In the rivers, Biochemical Oxygen Demand was above the acceptable limit which indicates an abundance of material absorbing oxygen. This can have a negative impact on river life that requires oxygen to live. Phosphorus was found to be above the acceptable limit in Meath. The river downstream of Lough Acurry was found to be at risk due to over-abstraction ('hydrology') from the Lough. The rivers are also at risk from dredging ('morphology'). Dredging is an important activity for flooding prevention but can destroy habitats. The pressures identified in Meath are similar to those identified in Cavan (Agriculture, Wastewater and Industrial Discharges).

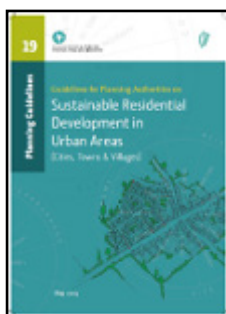
### 2.2.4 National Climate Change Strategy

The Irish Government has agreed to legally binding limits to the production of harmful greenhouse gases in Ireland. The National Climate Change Strategy 2007-2012 sets out a programme of action for achieving these limits. The Strategy recognizes that decisions by Local Authorities on the location, design and construction of domestic and commercial development and of related economic and social activity can have a significant effect on greenhouse gas emissions.



<sup>2</sup> Dunboyne will gradually develop over the next 20 years towards Level 2 Status.

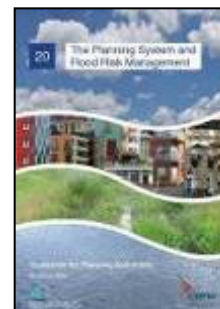
### 2.2.5 Sustainable Residential Development in Urban Areas



This guidance document revises and updates the Residential Density Guidelines for Planning Authorities published in 1999 and focuses on creating sustainable communities by incorporating the highest design standards and providing a coordinated approach to the delivery of essential infrastructure and services.

### 2.2.6 The Planning System and Flood Risk Management

These guidelines require the planning system at national, regional and local levels to avoid development in areas at risk of flooding unless there are wider sustainability grounds that justify appropriate development and where flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere. The guidelines require that Development Plans address flood risk by having the necessary flood risk assessments, including mapping of flood zones, in place at the critical decision making phases and the consideration of any subsequent amendments. The guidelines require the adoption of a sequential approach to flood risk management based on avoidance, reduction and mitigation of flood risk. For further information please refer to Appendix H Strategic Flood Risk Assessment.



### 2.2.7 Eastern & Midland Regional Assembly-Regional Spatial and Economic Strategy

This Strategic Plan (RSES) identifies regional strengths, opportunities and pressures and provides policy responses in the form of Regional Strategic Objectives (RSO's) which follow on from the NSO's within the NPF. The RSES provides a framework for future investment to better manage regional planning and economic development throughout the region. The RSES will support the implementation of the NPF and the NDP.

There are a number of different elements to the RSES and include a Spatial Strategy, Economic Strategy, Metropolitan Plan, Investment Framework and Climate The Vision Statement included within the Draft RSES is *"To create a sustainable and competitive region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all"*.

The growth enablers for the Hinterland area include *"compact and sustainable growth of towns with 30% of all growth to develop within the existing built up area"* and *"focus on improving existing economies and creating the quality of life to attract investment"*. There are three key principles set out within the RSES based around Economic Activity, Healthy Place Making and Climate Action and the sixteen parallel Regional Strategic Outcomes include A Strong Economy supported by Enterprise and Innovation, Sustainable Development patterns, Compact Growth and Urban Regeneration, Integrated transport and land Use and Build Climate resilience.

### 2.2.8 Meath County Development Plan 2013-2019

The aim of the County Development Plan 2013-2019 is to drive the present day evolution of the county and to establish a framework for the coordinated and sustainable economic, social, cultural and environmental development of County Meath.

The Core Strategy outlined in the County Development Plan reiterates the position of Trim as a Moderate Sustainable Growth Town in line with its current RPG status, in addition to it being identified as a 'District Employment Centre' in the hierarchy of economic centers in the County.

Moderate Sustainable Growth Towns should develop in a self sufficient



manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision will be an important factor in determining the appropriateness of new housing. These towns will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

District Employment Centres are towns which provide employment needs of urban areas as well as large rural hinterlands. Sectors targeted for Trim include innovation in indigenous enterprise and business start ups as well as tourism, manufacturing, administration & healthcare.

As Tourism is also a major force for development in Trim and Kells in line with the Regional Planning Guidelines each town is to develop a strategy for niche tourism as an integral part of their overall development strategy.

A Retail Strategy, Housing Strategy and Strategic Flood Risk Assessment were undertaken as part of the County Development Plan, all of which have informed the preparation of the Development Plan.

### **2.2.9 Economic Development Strategy**

The Economic Development Strategy for County Meath 2014-2022 sets out clear, concise, innovative and evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022. The Economic Development Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath's economic base by growing the share of employment taken up by knowledge orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

The Core Strategy outlined in the County Development Plan reiterates the identification of Trim as a Moderate Sustainable Growth Town in line with its current RPG status, in addition to it being a Secondary Economic Growth Town in the county linked to Navan in a complementary & supportive role. Moderate Sustainable Growth Towns should develop in a self sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic Development and service provision will be important factors in determining the appropriateness of new housing. These towns will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

Tourism is also a major force for development in both Trim and Kells with the centres to act as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town is to develop a strategy for niche tourism as an integral part of their overall development strategy.

### **2.2.10 Action Plan for Jobs – Mid East Region**

This Action Plan for Jobs for the Mid East region covers the counties of Kildare, Meath and Wicklow. The primary objective of the Plan is to have a further 10-15% employment in the region by 2020 and to ensure the unemployment rate is within 1% of the State average. The Mid East region has significant existing enterprise strengths and assets, and the capability to surpass these objectives. However a new level of collaboration between key players in the region is needed to ensure these common objectives are achieved. This increased collaboration will be facilitated through a number of policy reforms that have been put in place by the Government, including:



- the growing impact of the Local Enterprise Office (LEO) network developed through the close cooperation between Enterprise Ireland and the Local Authorities;
- the fresh mandate of the new Education and Training Boards, who like the Higher Education Institutes are now focused on developing stronger links with their local enterprise base;
- the strengthening of the Regional Offices of IDA Ireland and Enterprise Ireland with a new focus in their respective national strategies on regional job growth;
- the reform of Local Government, with a greater emphasis on the economic development role of the local authorities; and
- the emergence of stronger policy framework to underpin sectoral opportunities with a strong profile at regional level.

The Mid East has key areas of strength and areas of strong potential that offer opportunity for strategic development:

- Well-established and growing clusters of multinational and indigenous companies in sectors such as Internationally Traded Services and High-Tech Manufacturing;
- Competitive advantage in its excellent connectivity and access, an asset for enterprise development as well as facilitating tourism and infrastructure-dependent sectors such as distribution and logistics;
- A strong and diverse agri-food sector encompassing microenterprises, companies of significant scale, in addition to food technology and innovation facilities;
- Proximity to many of the State's major Universities and Institutes of Technology, which have a strong track record in facilitating and prioritising research commercialisation;
- Strong assets to support tourism, leisure and recreation, including some of the country's most significant heritage assets and an internationally-renowned horse sport tradition;
- A reputation as a hub for the film industry; the region has excellent capacity for large-scale film production, hosting two state-of-the-art film studios facilitating both indigenous and international productions.

#### **Strategic Environmental Policy 1**

Meath Local Authorities will endeavour to ensure that plans and projects in the County which could have a significant effect on environmentally designated sites promote compliance with the requirements of relevant EU Directives.

### **2.3 Core Strategy**

The Core Strategy for Trim Town & Environs builds on the principles of the previous Trim Development Plan 2008 and the framework provided by the Meath County Development Plan 2013 – 2019, the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 and national policy and ministerial guidelines relevant to planning.

The Strategy outlined for Trim in the County Development Plan provides that the town should develop as a Moderate Sustainable Growth Town. Such towns should develop in:

- A self sufficient manner.
- Have balanced growth, in tandem with employment opportunities and the availability of physical/social infrastructure.
- Not be based on long distance commuting.
- Recognising the importance of its Heritage Town status and the development of a tourism cluster in conjunction with the town of Kells.
- The targeted economic sectors for Trim being innovation in indigenous enterprise and business start ups, tourism, manufacturing, administration and healthcare.

The Trim Development Plan 2014 – 2020 will seek to provide the building blocks for the implementation of this strategy at the local level and the framework is detailed in the policies and objectives contained within the individual chapters of the Plan.

The key goals of the Plan are to strengthen the economy of the town by attracting new investment in employment, services, retail and tourism uses in order to underpin the attractiveness of Trim Town & Environs as a place to live and work and thereby support an increase in the population of the town.

#### Key challenges facing the Town

The Trim Development Plan has a critical role to play in planning for the future needs of the existing population of the town. Following the years of the Celtic Tiger and the rapid expansion of urban centres including Trim, the economic downturn has allowed time to reconsider the role, balance and function of individual settlements. There are a number of key challenges that need to be addressed for Trim to reach its full potential:

1. Formulating and agreeing a planning and development strategy for Trim so that it meets its population target in order for the town to be a driver of balanced development within the south west of the county and the wider region.
2. Promoting Trim as a District Centre within the Navan Core Economic Area by encouraging significant new economic development in the town and facilitating the development of tourism, manufacturing, administration and healthcare as well as innovation in indigenous enterprise and business start ups.
3. Reinforcing the town centre as the core of commercial, social and community activity in Trim through the re-use of existing underutilised or vacant buildings, promoting appropriate infill and backland development and setting out a clear development vision providing for the town centre's expansion which will address the retail leakage from the town and endorse the Sub-County role of Trim within the County.
4. Protecting the unique character and form of Trim as a designated Heritage Town steeped in centuries of history and heritage.
5. The town must capitalize on its significant cultural heritage appeal within the most densely populated region of the country and requires the preparation and implementation of a tourism strategy for Trim that will entice greater numbers of visitors to stay and spend.
6. Addressing the extent of commuting from the town by the resident workforce to find employment by ensuring the availability of sufficient local employment opportunities to cater for the existing and future resident population.
7. Ensuring the availability of community and commercial services, recreation and amenity facilities for the existing and future population of Trim within the development envelope and to resist the future provision of such services at a remove from the town.
8. Concentrating product intensive employment activities on the fringes of the town primarily at the Oaktree and Scurlockstown Business Parks with easy access and people intensive employment activities in the town centre sites whilst focusing the provision of pedestrian/cycleway links on connecting residential and employment areas with the town centre and the bus service in particular.
9. Providing adequate water and wastewater infrastructure in the area thereby facilitating the development of the town whilst safeguarding the water quality and qualifying interests of the River Boyne.
10. Develop and implement a Transport Plan for Trim. The town is dominated by car movements and excessive on street parking in parts to the detriment of pedestrian and cyclist movements and the circulation of tourists.

11. Planning for the future development of primary and secondary educational facilities which sufficiently meet the needs of the town's future population.
12. Improve public realm by developing a programme for civic improvements befitting the Heritage Town status of Trim.
13. Retaining the physical identity of the town by establishing a clear built edge, avoiding further sprawl and protecting the landscape character / setting of the town.

### **2.3.1 Development Strategy**

As outlined previously, the strategy for the future development of Trim focuses on the principles established in the Trim Development Plan 2008 – 2014, the framework provided by the Regional Planning Guidelines for the Greater Dublin Area and the Meath County Development Plan 2013 - 2020. However, the Development Plan Guidelines issued by the then Department of the Environment, Heritage & Local Government requires Planning Authorities to move towards a stronger, more evidence-based planning system in which decisions are made based on the needs of our communities. This requires the reconsideration of certain aspects of the Trim Development Plan 2008 – 2014. This new Development Plan establishes the framework to guide the development of Trim for the next 6 years and beyond addressing the key challenges identified in the preceding section. This framework is set within a longer term development strategy of the town for the next 15-20 years, thereby framing the policies and objectives set out in this Development Plan.

It is envisaged that Trim will plan for consolidated growth rates over the short to medium term, achieving a critical mass which will support competitiveness, sustainability and create opportunities for local economic development. This growth pattern can also generate economies of scale to justify strategic investment into the town achieving sustainable levels of development through the provision of a range of residential, employment, recreational, cultural, retail and educational facilities appropriate for a town of its size. The Core Strategy Map (Map no, 2) presents the longer term development strategy for the future development of Trim, which focuses on the following strategic objectives:

#### **(i) Enhancing the Historic Town Centre**

Trim's historic and cultural environment is a precious asset that has the potential to tell the town's story and evolution throughout its long and proud history. Most notable are the sites and monuments in state care, the buildings listed for protection due to their special architectural and historic interest, the areas of special architectural conservation and the outstanding natural beauty of the Boyne Valley. Collectively these sites and their landscape setting provide a historic environment that creates the unique place that is Trim. By building on and promoting the town's unique heritage, Trim can realise its full potential as a heritage town and major tourism destination within the Boyne Valley. In combination with this, by enhancing and promoting a distinctive cultural and retail experience unique to Trim, increased levels of footfall can boost its vibrancy and vitality along with the associated economic benefits. Central to this will be the creation of strong, pedestrian friendly environment. This plan will promote policies and objectives in a coordinated manner which aims to achieve this goal. Key objectives include, the strategic extension of the town centre into the town centre extension area, consolidating the commercial core of the town, improving and promoting key routes that provide good and safe connectivity within and around the town, protecting and enhancing the town's unique architectural and archaeological heritage and promoting the development of a unique cultural and retailing experience within the town.

#### **(ii) Planning for Town Centre Expansion & Addressing Retail Leakage from the Town**

The identified town centre expansion lands to the west of the town centre present the preferred opportunity to create a new and vibrant urban expansion area that connects back to the historic core via connections to Watergate Street, Market Street and Emmet Street.

The retail evaluation undertaken by John Spain & Associates has recommended that these lands be retained as a suitable location for town centre expansion.

The design of the town centre expansion areas will be centred on a well designed public realm that integrates a mix of new retail and commercial buildings and uses which are respectful of the town's existing urban grain. A careful balance between retail, commercial and residential development should be achieved which seek to establish a distinct new area that connects to and enhances the historic town centre. Planning permission was granted on these lands but this permission has recently expired.

It is accepted that with the economic downturn that a mixed use model may take some time to materialise but should be retained as the medium to long term vision of this area. Consideration of retail development, both convenience and comparison, in a format compatible with modern retailing needs whilst achieving the longer term vision for a new commercial quarter in Trim will be encouraged.

Retail development shall be required to show compliance with the policies and objectives contained at section 6 of this plan relating to the public realm and development within the town centre expansion area. Stand alone retail outlets with large expanses of surface car parking will generally be discouraged as such a format is generally not in keeping with the urban evolution of Trim. Where such 'big box' situations arise, negative streetscape impacts can be avoided by wrapping the large floorplates with complementary street front units such as hairdressers, cafes, bookshops, and suchlike. This also has commercial advantages; the smaller traders feed off their adjacency to the anchor stores that, in turn, benefit from the streetscape activity that the specialist shops generate. In any event an urban design led solution will be insisted upon.

It should be noted that the layout of blocks on map no 5. – 'Public Realm/Tourism' should be considered indicative only and is not prescriptive as to an acceptable form or layout.

Retail warehousing lands are reserved off the Dublin Road (which at time of writing have the benefit of planning permission).

### **(iii) Development of Trim as a Major Destination in the Boyne Valley**

Tourism is identified as being of critical importance to the future economic development of Trim and must capitalize on its cultural heritage appeal within the most densely populated region of the country.

As presented in the Chapter 4 Heritage and Tourism, Trim has a significant tourism offer centred on its historic urban fabric.

A number of specific actions are required including:-

- Implementing the recommendations of the Boyne Valley Drive Infrastructure Study for the Boyne Valley Drive.
- Developing a programme of ongoing public realm enhancement to continue to improve the appearance of the town and provide incentives to traders and residents to upgrade the appearance of their premises.
- Establishing a central orientation point for tourism information.
- Developing a 'Festivals and Events Programme' and encourage interaction between groups to share information and resources.
- To build on existing, and establish new strategic partnerships to develop and promote cultural heritage learning experiences and initiatives in Trim in particular through the Black Friary Community Archaeology project.

### **(iv) Development of Employment and Enterprise Areas**

The Development Plan provides main employment zones within Trim whilst seeking to ensure that employment uses in the town centre are retained and protected.

Lands are reserved for economic development at the following locations:



- Oaktree Business Park.
- Lands at Blackfriary opposite Oaktree Industrial Estate.
- Scurlockstown Business Park.
- Lands between the Summerhill and Longwood Roads.
- Strategic employment lands between the Navan and Dublin Roads.

#### **(v) Transportation Infrastructure and Development of Linkages**

Trim is still a quite compact urban centre (with the exception of the Scurlockstown Business Park which developed on the outskirts). The urban structure will propose a network of connected vehicular, cycle and pedestrian routes within the town. The integration of land use and transportation in the provision of such uses must not be replicated.

Central to this urban structure is the identification of key routes around the town which provide connectivity for all users. The proposed urban structure for Trim seeks to:

- To promote and implement the sustainable transport measures as per the Trim Local Transport Plan.
- To reduce the levels of Heavy Goods Vehicle (HGV) traffic accessing the town centre by diverting HGVs via Doolistown using adequate signage onto the R156 and R160 towards the Trim Road.
- To develop an integrated network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the town's main residential areas, schools, the town centre and business park areas.
- To manage the provision of road infrastructure and control traffic movement in order to facilitate local development whilst protecting the amenity, historic character and tourism value of Trim Town.
- Develop a new urban quarter in the west of Watergate Street, and Emmet Street with footpaths, cycle paths and associated link roads.

#### **(vi) Phasing Lands**

The level of zoned lands in the Trim Development Plan 2008 – 2014 significantly exceeds demands as provided for in the Core Strategy of the Meath County Development Plan 2013 – 2019. The Trim Development Plan 2014 – 2020 must be consistent with and adhere to the development strategy for the town as presented in the adopted County Development Plan 2013 – 2019. A strong emphasis is placed on zoning residential lands sequentially thereby encouraging the better use of under utilised lands with options and opportunities for brownfield regeneration prioritised. This Core Strategy identifies the required quantum of land to be released for residential development including the incorporation of 50% headroom.

### **2.3.2 Population and Housing**

The overall population of Trim Town has increased steadily between the period 2011 and 2016. The most recent census information indicates that the current population of the town & environs is 9,194 persons which is an increase of 11.2% since the 2011 census results. As can be seen in table below there has been a steady increase in population between 2011 and 2016.

**Table 1 : Population of Trim 2011 - 2016**

<b>Trim</b>	<b>2011</b>	<b>2016</b>	<b>% change</b>
Males	4,092	4,495	11.0
Females	4,176	4,699	11.3
Total	8,268	9,194	11.2

This economic variation will support vitality and viability of the town through the facilitation of the development of a live work community including and a key piece of infrastructure for the town.

The average household size for Trim Town & Environs in 2011 was 2.8 and this increased to 2.91 by census 2016. The RPGs indicates that the average household size for the GDA counties is 2.6 persons

per residential unit and that this will gradually decrease to an average of 2.4 by 2022. The CSO Small Area Population Statistics (SAPS) indicate that in April 2011 there were 2,902 private households in Trim Town & Environs of which 598 were single person households, by 2016 the number of private households in the town increased to 3,335 of which 637 were single person households.

### 2.3.3 Meath County Development Plan Core Strategy

Chapter 2 of the Meath County Development Plan provides a Core Strategy for the County. It also identifies Trim as a Moderate Sustainable Growth Town. Table 2.4 of the County Development Plan provides an outline of the housing allocations & zoning land requirements for each settlement in the county between the period 2013 & 2019 based on Regional Planning Guidelines population targets for County Meath as a whole.

The main figures listed for Trim are as follows:

Housing Allocation: **518 Units**  
Average Density unit/ha: **35 units/ha**  
Quantity of Residential Land required: **14.8 ha**  
Available Land zoned for Residential Use: **39.5ha**  
Available Land Zoned for Mixed Use incl. residential: **8.3ha**  
Total Available Zoned Land: **47.8ha**  
Deficit/Excess Zoning: **33ha**

The Trim Development Plan therefore has been allocated 518 household units to be developed over its lifespan for the years 2013 – 2019 in addition to the extant planning permissions which provide for an additional 468 no. households. The 518 no. household allocation includes the 50% headroom recommended in the DoECLG Development Plan Guidelines 2007 (i.e. the expected residential demand arising within the development plan period of six years and for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect).

Given that the number of permitted residential units under the extant planning permissions within Trim has reduced considerably from 912 units at the time of the adoption of the Trim Development Plan 2014-2020 to 468 units as of May 2019, and given that a parcel of lands currently zoned A2 residential (comprising approximately 1.5 hectares) is to be used for recreational purposes based on a long term lease, there is scope to zone additional residential zoned lands to facilitate the development of a sustainable live-work community adjacent to the E1/E2 lands between the Navan and Dublin Roads. This development will also assist in the realisation of key critical infrastructure in the form of part of a distributor road linking the Navan and Dublin roads.

### 2.3.4 Housing and Land Supply

The average household size for Trim was 2.91 as per the 2016 census. The Core Strategy household allocation for Trim is 518 units within the Meath County Development Plan and the extant permissions will generate an additional 468 residential units, it is therefore estimated that the target population for Trim over the plan period to 2020 and beyond will be approximately 12,063.

There are 39.5 ha. of land available and zoned specifically for residential purposes in the current Trim Development Plan 2014-2020. Given that the extant planning permissions account for a significant portion (over 50%) of the 39.5 ha. and given that this economic variation is seeking to reverse the significant outward commuting trend from the town, it is anticipated that the facilitation of the live work model as part of this variation will contribute towards the reverse of this unsustainable outward commuting trend.

The average residential density considered appropriate for A2 zoned lands in the context of Trim Town & Environs is 35 units per hectare as per the County Development Plan specifications.

### 2.3.5 Evaluation of Housing Zoned Lands

An evidence based approach has been applied which has informed the review of the residential zoned lands in the context of the Core Strategy sets out within the Meath CDP 2013-2019. This included an

evaluation of the remaining available residentially zoned sites which enable residential development proposals to be advanced. This specifically includes consideration of lands with the benefit of an A2 new residential land use zoning objective. Both the planning policy context and the evaluation of the development areas have formed the basis for the ranking of the parcels of land.

The evaluation of the development areas therefore excluded those areas within the identified flood risk mapping. All of the lands brought forward in the evaluation therefore excluded the extent of sites which were included in Flood Zones A & B.

The evaluation has excluded sites less than 0.5 hectares in extent as it is not considered necessary to include sites which could bring forward less than 10 no. units in the same manner as it has not been considered necessary to include small scale brownfield sites in the town centre / edge of town centre. The Core Strategy does not need to be prescriptive to this minute level of detail. The evaluation also excludes all sites with the benefit of an extant permission.

The following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town;

- Proximity to the Town Centre – maximise the utility of existing and proposed future infrastructure including public transport options;
- Availability of Public Transport - to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 500 metres walking distance of a bus stop and proximity to the Route 111 – Dublin to Trim and Athboy to Trim and Route 188 – Drogheda, Slane, Navan, Trim public transport corridors;
- ☐ Whether the lands would contribute to creating sustainable communities;
- ☐ Whether the lands would contribute to the realisation of critical infrastructure;
- Consideration as to whether a site could be considered an infill site as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably;
- Environmental Constraints – proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;
- Availability of community and social infrastructure facilities with particular regard to the proximity to schools (primary and secondary).

Following detailed discussions with the Water Services Section of the Environment /Water Services Directorate, it has been considered that whilst the availability of piped water services capacity is adequate at present, there are areas of constraint on certain sections of the sewer network.

However, it is not considered that the addition of a further criterion would significantly affect the overall ranking of sites. The monitoring of available water services capacity is now a function of Irish Water, who will ultimately determine the ability of the Planning Authority to achieve the projected residential targets contained in this Development Plan.

Each of the 6 land parcels considered within this variation of the Trim Development Plan was ranked against the criteria set out above. The distance from each of the residential sites to the town centre and educational facilities was measured from the centre of the sites in question to the roundabout at the junction of Castle Street, Market Street and Bridge Street. Sites scored a point for each 500m distance between the site and the facility in question. For the remaining criteria, each criterion was marked from 1-7 marks with the lower scores demonstrating suitability for development e.g those sites which are proximate to a public transport node (bus stop) scoring 1-2 marks and those sites located more distant from bus stops scoring 6-7 marks.

The location of the subject sites are shown on the Land evaluation Sites Map (see appendix A). Table 3A details the evaluation scores while Table 4A lists the sites in order of their yield/ranking

**Table 2A: Description of Individual Residentially Zoned Sites Evaluated**

Site A	Lands south of the Navan Road opposite the Motor Park
Site B	Lands to the west of Teaguestown Wood Housing Development.
Site C	Lands to the northwest of Knightsbrook Golf Course.
Site D	Lands to the south of Manorlands residential development.
Site E	Lands south of Kinnegad Road and west of Manorlands residential development.
Site F	Lands south of Kildalkey Road and north of River Boyne.

Note: The location of the various land parcels described in Table 2A are contained in each of the maps presented in Appendix A (Evaluation of Residentially Zoned Lands).

**Table 3A: Evaluation of A2 zoned lands – New Residential**

Site Name	Site A	Site B	Site C	Site D	Site E	Site F
<b>Proximity to Town Centre</b>	6	5	3	2	4	1
<b>Availability of Public Transport</b>	1	2	4	5	6	3
<b>Would contribute to creating sustainable community</b>	1	5	4	3	2	6
<b>Would contribute to realisation of critical infrastructure</b>	1	N/A	N/A	N/A	N/A	N/A
<b>Infill Site</b>	3	1	2	3	3	3
<b>Proximity to Natura 2000 site</b>	5	4	3	1	2	6
<b>Proximity to Education (Secondary)</b>	6	4	1	2	3	5
<b>Proximity to Education (Primary)</b>	5	1	3	2	4	6
<b>Total</b>	28	22	20	18	24	30
<b>Rank</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>6</b>

Note: The town centre is taken as the roundabout at the junction of Market Street, Bridge Street and Castle Street.



**Table 4A: Yield/Ranking of Residential zoned lands**

Site Name	Zoning	Land Area	Density	Yield	Rank
A	A2	3.12HA	35	109.2	5
B	A2	1.14HA	35	39.9	2
C	A2	2.38HA	35	83.3	4
D	A2	4.01HA	35	140.35	1
E	A2	1.11HA	35	38.85	3
F	A2	5.79HA	35	202.65	6
<b>Total</b>	-	<b>17.55ha</b>	-	<b>614.25</b>	-

### 2.3.6 Prioritising Land for Residential Use

As previously noted, there are a total of 468 no. residential units permitted (not yet commenced) within the Trim Development Plan boundary. In addition, the County Development Plan allocates a total of 518 no. residential units to Trim for the period 2013 – 2019. This includes the 50% headroom recommended in the DoECLG Development Plan Guidelines 2007.

This Core Strategy provides a sustainable approach to residential development up to and including 2020. The Core Strategy is a positive framework approach that will allow greater certainty among stakeholders as to where the focus of expansion of Trim is to be, and where the funding priorities will be directed, to ensure that the urban core is consolidated and that the towns growth is directed to those areas that can best accommodate and facilitate sustainable growth over the plan period.

### 2.3.7 Local Area Plans & Framework Plans

A Local Area Plan (LAP) for Trim Town Centre was prepared and adopted by Trim Town Council on the 26th October 2004, and by the County Council on 1st November 2004. Central to this LAP was the Public Space Strategy and the specific objective to develop a new civic space to function as the major link, both visually and physically between the existing town at Emmett Street, and the Town Centre expansion area. This LAP has been thoroughly examined as part of the review process and the key elements have been incorporated into the Development Plan.

#### 2.3.7.1 Master Plans

A Master Plan shall be agreed in writing with the Executive of the Planning Authority and shall be submitted with any planning application in respect of the employment lands on the southern side of the Navan Road, on the eastern side of the Newtown Road and on the northern side of the River Boyne identified on the land use zoning and objectives map. The Master Plan shall illustrate the overall block layout and road layout for the lands in their entirety and the phasing of development proposed.

Master Plan 1 relates to lands on the southern side of the Navan Road, on the eastern side of the Newtown Road and on the northern side of the River Boyne and is to facilitate the provision of strategic employment uses predominantly lead by high-end-Business and/or Corporate Headquarters, primarily FDI, and/or logistics, distribution and supply chain management at Navan Road, Trim. Development shall be on a phased basis and in accordance with a Master Plan which shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands. The Master Plan shall provide for all of the aspects outlined within specific policy ED OBJ 4 outlined in Chapter 3.

Master Plan 2 relates to the former Potterton sales yard lands on the western side of the Old Summerhill Road, to facilitate the provision of residential and community uses. Development shall be on a phased basis and in accordance with a Master Plan which shall be agreed in writing with the

Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands. The Master Plan shall provide for all of the aspects outlined within specific policy CS OBJ 2 outlined in Chapter 3.

### **2.3.8 Retail Development**

Trim, along with Ashbourne, Laytown/Bettystown and Kells are identified as Level 3 Sub-County Town Centres in the Retail Strategy for the Greater Dublin Area.

Trim has a relatively compact town centre with the main shopping area concentrated around Market Street, Emmet Street, Castle Street and Bridge Street. The vacancy rate is relatively low at 10.76% which indicates a healthy town centre.

Arising from the County Retail Strategy Trim is under provided for in terms of national and international convenience and comparison retailers. At present Lidl, Super Valu and Spar are the primary convenience retailers in the town. Kilkenny Shop is the only national comparison retailer in Trim Town Centre. As a sub-county Town, a certain level of representation of national and international multiples would be expected.

A new Town Centre Health Check for Trim was carried out in the recently published Meath County Development Plan 2013-2019 which identifies the Town Centre expansion as a retail opportunity site.

A large area to the west of Emmet Street and Watergate Street has been identified as a suitable location to accommodate the expansion of the town centre. Under Planning Reg. Reg. TT/60023 and PL82.224029 permission was granted for a retail anchor convenience unit consisting of 2,400 sq.m., 21 no. retail units ranging in size from 87 sq.m. to 217 sq.m. consisting of convenience, comparison and non retail services floor spaces. This permission has expired. The Retail Strategy notes that this area could accommodate further additional retail development to that permitted under Plan Reg. Ref. TT/60023 and PL82.224.29. The lack of connectivity between the OPW offices and the adjoining town centre expansion lands, and the core retail area of Trim town centre is highlighted in the Retail Strategy. Development proposals for the town centre expansion area would have to address this issue.

The Retail Strategy identifies 4 additional retail opportunity sites potentially available for development.

Some of the key objectives set out in the Strategy for Trim include:

- Identify measures to attract national and international multiples to Trim in order to maintain and improve its role as a Sub-County Town Centre. The utilisation of existing vacant premises in the town centre core area and opportunity sites in the town centre and edge of centre locations should be encouraged. It will be necessary to address the constraints which have been identified in relation to the development of these sites;
- Identify measures to improve the retail environment on Market Street and Emmet Street by improving the pedestrian environment and identifying mechanisms to attract higher order uses and improving the streetscape, such as Special Planning Control Schemes;
- Encourage a greater range of comparison and specialist outlets in the core town centre area to increase the attractiveness of Trim as a retail destination;
- Proactively work with landowners and other agencies to seek the development of appropriate town centre and edge of centre sites to accommodate additional retail development, overcoming their constraints, and particularly sites which have potential to attract national and international multiples.

### 2.3.9 Rebuilding Ireland: Action Plan for Housing and Homelessness- 2016

This Government Strategy states *"Since 2009, persistent under-supply, means that the housing supply deficit is likely to currently exceed 50,000 homes, suggesting that to address both accumulated under-supply and meet future needs, the objective may well need to be to reach supply levels in excess of 25,000 units per annum. The first step, however, is to move from current levels (12,666 in 2015) towards 25,000 per annum as quickly as possible – and it is this transition, coupled with a significant increase and acceleration in social housing delivery, that is the primary focus of the Plan"*.

The document outlines actions based on 5 pillars (referenced below). The detailed strategy and actions of the Plan are based around 5 pillars:

1. Address homelessness
2. Accelerate social housing
3. Build more homes
4. Improve the rental sector
5. Utilise existing housing

The Plan outlines that boosting supply is fundamentally linked to all housing sector stakeholders re-shaping the entire delivery process, from land to infrastructure provision and through to construction methods, to match market affordability trends. In addition, the State sector must support an inherently affordable supply of housing through the measures under its control.

### Core Strategy Policies & Objectives

#### Core Strategy POL 1

To prioritise the sustainable development of Trim as a Moderate Sustainable Growth Town within the Navan Core Economic Area.

#### Core Strategy POL 2

To facilitate the development of new housing in accordance with the targets set out in the Regional Planning Guidelines and the County Settlement Hierarchy in the County Development Plan.

#### Core Strategy POL 3

To consolidate and develop a sustainable town and avoid further sprawl.

#### Core Strategy POL 4

To provide for the future well being of residents and workers of Trim by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.

#### Core Strategy POL 5

To address commuting patterns by building up the local economy to a more sustainable level.

#### Core Strategy POL 6

To support, protect, reinforce and extend the role of the town centre as the central retailing and service area of Trim through the intensification, consolidation and appropriate expansion of the town centre.

#### Core Strategy POL 7

To facilitate the provision of broad ranging uses and to continue to enhance and develop the urban fabric of the town centre.

#### Core Strategy POL 8

To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating employment, community, leisure, recreational and

cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure to create quality environments in which to live.

#### **Core Strategy POL 9**

To ensure that developments are accessible to meet the needs of all individuals and local community groups.

#### **Core Strategy POL 10**

To seek the delivery of physical and community infrastructure in conjunction with high quality residential developments to create quality living environments.

#### **Core Strategy POL 11**

To apply the phasing of new residential development as per the phasing strategy set in Table 5 and the land use zoning objectives map whereby residential development, other than infill, brownfield or as part of a mixed use / commercial development (the latter within B1 or C1 lands only) shall only be permitted within the lifetime of the Trim Development Plan 2014-2020.

#### **Core Strategy POL 12**

In accordance with CS OBJ 6 of the County Development Plan, the order of priority for lands with a residential land use zoning objective includes all lands which have the benefit of an extant permission for multiple unit residential developments as part of the lands identified for release within the life of the County Development Plan. No extension of duration under section 42 of the Planning and Development Act 2000-14 permitted for multiple unit residential developments shall extend the life of a planning permission beyond the 6 year period of the relevant Meath County Development plan.

#### **Core Strategy POL 13**

To require that planning applications for 15 residential units or more submit a 'Phasing and Implementation Statement' to ensure compliance with the 'Development Objectives of the Trim Development Plan 2014 – 2020'.

#### **Core Strategy POL 14**

To promote development of brownfield / infill sites approximating 0.5 hectares or less by excluding such sites from the requirement to comply with the phasing strategy throughout the Development Plan Area.

#### **Core Strategy POL 15**

Any development proposed as a result of these core strategies will be screened for the need to undertake Appropriate Assessment.

#### **Core Strategy POL 16**

The overarching policies and objectives of the Meath County Development Plan will equally apply to any development and any associated works, individually or in combination with other plans or projects within the Plan boundary.

#### **Core Strategy Objective 1**

The development of new residential properties to the south of the Navan Road shall be intrinsically linked to the development of the RT1 distributor road linking the Navan and Dublin roads. This proposal shall be subject to the preparation of a Master Plan which shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application pertaining to these lands. The Master Plan shall accompany any planning application for planning permission on these lands.

The Master Plan shall contain, inter alia the following:

- The development of high quality Executive Style residential properties to the south of the Navan road shall be intrinsically linked to the development of the RT1 distributor road between the



Navan and Dublin Roads. The development shall be in accordance with a Master Plan which shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall accompany any planning application for planning permission on these lands.

- The scale and number of residential units shall be in the order of 100 units and shall be subject to a high standard of architectural design, finish and layout considering the sensitive nature of the site on a key approach to a heritage town.
- Any development within the lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of the adjacent Natura 2000 sites.
- A comprehensive landscaping plan for the lands.
- Infrastructural requirements including the construction of RT1 and appropriate provision for vehicles, pedestrians and cyclists.

### **Core Strategy Objective 2**

To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill/Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application on these lands. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

The Master Plan shall contain, inter alia the following information:

- A design concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
- Flood Risk Assessment which takes account of the policies and guidance within Section 3 of the SFRA.
- A Transport Assessment which addresses the following issues:
  - 1) Access arrangements to the development site;
  - 2) Provision of safe cycleways and pedestrian routes throughout the lands; and,
  - 3) Provision and access for service vehicles to the lands.

## **2.4 Development Management**

Key aims for Development Management in Trim include:

1. To ensure a high quality and standard of design for all new and extended developments in the town & environs.
2. To provide for sustainable residential communities along with providing for and maintaining a satisfactory community and business environment.

### **2.4.1 Introduction**

Development management is one of the main implementation tools of this Development Plan and its Core Strategy. The carrying out of development in accordance with the standards set out in this chapter is therefore critical to the achievement of the Development Plan objectives and the delivery of key infrastructure through development management will support the aims of the Core Strategy.

The purpose of development management guidelines and standards is to supplement the policies and objectives given in the other chapters of the Development Plan regarding appropriate form of new development and to ensure that new development is of a high quality and satisfactorily relates to the character, scale, layout and form of the area in question.

Meath County Council and Trim Town Council will be guided by national ministerial planning guidance on best practice where available on achieving sustainable development in line with national policy.

All standards and guidelines may be subject to review from time to time in light of alterations in national or other standards.

#### **Core Strategy POL 17**

To ensure the monitoring and control of EIA sub-threshold development within the Plan through the document *Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding sub-threshold development (DEHLG, 2003)* with specific reference to the requirement of Appropriate Assessment (AA) screening.

#### **2.4.2 Ministerial Guidance**

The Department of the Environment, Community and Local Government (DoECLG)<sup>3</sup> has issued a number of planning guidance documents to assist Planning Authorities in their functions, with the majority of these being relevant to the development management process. Under the Planning & Development Acts 2000-2014, Planning Authorities are required to comply with any such ministerial directives in the performance of their functions.

#### **2.4.3 Development Management Standards**

Chapter 11 of the Meath County Development Plan 2013 – 2019 set outs Development Management standards for new planning applications in County Meath. For the purposes of the Trim Development Plan 2014 – 2020 and to ensure consistency with the county standards, please refer to Chapter 11 of the Meath County Development Plan 2013-19 for development management requirements.

#### **2.4.4 Land Use Zoning Objectives**

The purpose of land use zoning is to:

1. identify the quantity of land for designated land uses needed over the plan period;
2. the best locations for such land, and;
3. the acceptability or otherwise of the various classes of land use within any particular zone.

The use of zoning objectives by Meath County Council and Trim Town Council indicates the planning control objectives of the respective Council for the lands in question. The Core Strategy has set out, inter alia, the quantum and location of residential units which will be accommodated in Trim over the life of the Development Plan. The Trim Development Plan must ensure that adequate lands will be available to meet anticipated development requirements such as housing, employment, retail, community infrastructure, etc. and that such uses will be developed in a sequential and co-ordinated manner.

The County Development Plan has determined the overall zoning objectives to be applied at the county wide level whilst the location of the zoning objectives as relevant to and located within Trim will be determined in this Development Plan.

#### **2.4.5 Zoning Strategy**

The overall zoning strategy is based on the following principles:

- Adequate lands should be zoned to meet the anticipated development needs of the economy and society in the county within the lifetime of the plan.

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<sup>3</sup> Formerly the Department of the Environment, Heritage & Local Government (DoECLG)

- Zoned land should be provided at appropriate locations in the town and serviced to accommodate the expected growth in population over the plan period and thus reposition the town as an economic driver within the south west Meath area.
- Zoning should be designed to promote particular classes of land uses in appropriate locations to give residents, businesses and developers a degree of certainty.
- Development should generally be encouraged which promote concepts of brownfield redevelopment, sequential approach and ensuring efficient use of urban lands.
- The zoning strategy advocates the movement to mixed use zones and away from the use of single or mono zoning in such circumstances.

#### 2.4.6 Land Use Objectives

This section of the Development Plan sets out the land use zoning objectives applicable to the Trim Development Plan. It also provides an explanation of the land use categories which apply within each of the land use zoning objectives.

It is a statutory function of Development Plans to contain objectives for the zoning of land for the sole or primary use of particular areas for particular purposes, including the provision for residential, commercial, industrial, agricultural, recreational or other, or any mixture of those uses, having regard to the proper planning and sustainable development of the area and where, in the opinion of the Planning Authorities, it is necessary that such uses should be indicated.

The land use zonings of this Trim Development Plan (2014-2020) are consistent with those set out in the Meath County Development Plan 2013-2019. Table 2.8 of the Meath County Development Plan (Chapter 2) lists the land use zoning objectives for the county, along with permissible and open for consideration uses for each type of zoning.

#### Land Use Zoning Objectives

**A1 Existing Residential:** To protect and enhance the amenity of developed residential communities.

**A2 New Residential:** To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.

**B1 Commercial / Town or Village Centre:** To protect, provide for and / or improve town and village centre facilities and uses.

**B2 Retail Warehouse Park:** To provide for the development of a retail warehouse park.

**C1 Mixed Use:** To provide for and facilitate mixed residential and business uses.

**D1 Tourism:** To provide for appropriate and sustainable visitor and tourist facilities and associated uses.

**E1 Strategic Employment Zones (High technology Uses):** To facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations.

**E2 General Enterprise & Employment:** To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

**F1 Open Space:** To provide for and improve open spaces for active and passive recreational amenities.

**G1 Community Infrastructure:** To provide for necessary community, social and educational facilities.

**H1 High Amenity:** To protect and improve areas of high amenity.

#### **2.4.7 Permissible and Non Permissible Uses**

This section provides guidance on the acceptability in principle of various uses for each of the zoning objectives. 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. Uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits. The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

The guidance provided in this section is not intended to replace the normal planning process. An indication that a proposal would be 'permissible' within a particular land use zoning objective should in no way be taken to imply granting of permission, or indeed that a planning application may necessarily be successful. Individual applications are a matter for Meath County Council or Trim Town Council to decide upon, taking into consideration the wider policies and objectives which pertain to statutory land use planning including Development Management Standards and Guidelines, Ministerial guidance and the merits of individual proposals.

#### **Permissible Uses**

A "permissible use" is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the plan.

#### **Open for Consideration Uses**

An "open for consideration use" is one which may be permitted where the relevant Planning Authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

#### **Relaxation of Zoning Objectives for Protected Structures**

The Planning Authorities actively encourage uses which are compatible with the character of Protected Structures. In certain limited cases to ensure the long-term viability of a Protected Structure, it may be considered appropriate not to stringently apply generic zoning restrictions, including site development standards, provided the Protected Structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

#### **Transitional Zones**

The Trim Development Plan zoning objectives map outlines the boundaries between different zoning objectives. Whilst the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundaries of adjoining land use zones. In dealing with development proposals in contiguous zone areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Explanatory Notes: In the listings which follow each zoning objective indicating whether certain uses are permissible or open for consideration, the following uses are defined hereunder:

A Convenience Outlet is a single level store selling food and other convenience items with a net sales area of not more than 200 sq. m.



A Health Care Centre is a stand alone premise (i.e. not connected with a dwelling) generally with multiple consulting rooms which may cover a variety of health disciplines.

A Healthcare Practitioner is a practice operated by the owner/occupier of a dwelling and which is ancillary to the primary use of the dwelling as a normal place of residence. There is normally only one practitioner operating from the premises.

Office Uses referred to in the following sections exclude offices which provide a service for visiting members of the public e.g. solicitors, financial services, estate agents, etc. Reference to office in the following sections does not include office accommodation ancillary to the primary use e.g. office accommodation as part of a manufacturing facility.

Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.

A Shop is a comparison retail outlet excluding retail warehouse units.

## Primary Land Use Zoning Categories

### A1 Existing Residential

*Objective - To protect and enhance the amenity of developed residential communities.*

#### Guidance

In A1 zones, the Planning Authorities 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 and aspect in new proposals.

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

#### Permitted Uses:

B & B / Guest House, Community Facility / Centre, Home Based Economic Activities, Residential / Sheltered Housing, and Water Services / Public Services.

#### Open for Consideration Uses:

Allotments, Bring Banks, Convenience Outlet, Childcare Facility, Education (Primary or Second Level), Halting Site / Group Housing, Healthcare Practitioner, Leisure / Recreation / Sports Facilities, Petrol Station, Public House, Retirement Home / Residential Institution / Retirement Village, and Veterinary Surgery.

### A2 New Residential

*Objective - To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.*

#### Guidance

The appropriate density will be determined on a site by site basis having regard to the DoECLG Guidelines on Sustainable Residential Development in Urban Areas and the positioning of Trim as a 'Moderate Sustainable Growth Town' in the settlement hierarchy of County Meath.

It is envisaged in the interest of sustainability that the larger tracts of lands identified for A2 land use zoning objective could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use. A number of the uses open for consideration are qualified on this basis.

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

Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq.metres net retail floorspace unless otherwise identified in the Development Plan.

**Permitted Uses:**

B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Residential / Sheltered Housing, Retirement Home / Residential Institution / Retirement Village, Water Services / Public Services.

**Open for Consideration Uses:**

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

**B1 Commercial / Town or Village Centre**

**Objective** - *To protect, provide for and / or improve town and village centre facilities and uses*

Guidance

It is intended to accommodate the majority of new commercial and retail uses for Trim town within the B1 land use zonings. This includes the identified town centre expansion areas to the west of Emmet Street.

This section of the Development Plan establishes the general principle of use within a given land use zoning objective. Nothing in this section shall confer an expectation that a particular scale of retail outlet is permissible within an urban centre as other considerations as outlined in the County Retail Strategy of the Meath County Development Plan 2013-2019 and Chapter 4 (Town Centre) of the Retail Strategy will be taken into account by Meath County Council in the assessment of any new retail development proposals.

There shall be no restriction to the definition of office in B1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

**Permitted Uses:**

B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Research and Development, Offices <100sq.m., Offices 100 to 1,000 sq. m., Offices >1,000sq. m., Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

**Open for Consideration Uses:**

Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire,

Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.

## **B2 Retail Warehouse Park**

**Objective** - *To provide for the development of a retail warehouse park.*

### Guidance

The objective of the B2 land use zoning is to provide for the development of a retail warehouse park which in the case of Trim has been identified along the Dublin Road. The B2 zoning will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal.

The development of retail warehouse parks shall be subject to the provision of necessary physical infrastructure, and , where deemed appropriate by Meath County Council and Trim Town Council at pre planning stage, in accordance with an approved Masterplan.

### **Permitted Uses:**

Cinema, Factory Outlet Stores, Leisure / Recreation / Sports Facilities, Retail Warehouse, Telecommunication Structures, Water Services / Public Services.

### **Open for Consideration Uses:**

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, Enterprise Centre, Garden Centre, Research and Development, Motor Sales / Repair, Office Uses where the services are not principally for visiting members of the public, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, Science & Technology Based Enterprises, Wholesale Warehousing / Cash and Carry.

## **C1 Mixed Use**

**Objective** - *To provide for and facilitate mixed residential and business uses.*

### Guidance

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.

There shall be no restriction to the definition of office in C1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

### **Permitted Uses:**

B & B / Guest House, Bring Banks, Childcare Facility, Children Play / Adventure Centre, Community Facility / Centre, Convenience Outlet, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Offices <100sq. m. Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., Petrol Station, Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Water Services / Public Services.

### **Open for Consideration Uses:**

Agri – Business, Amusement Arcade, Betting Office, Car Park (incl. Park and Ride), Cinema, Conference/Event Centre, Dance Hall / Night Club, Drive Through Restaurant, Funeral Home, Garden Centre, Hospital, Industry – Light, Leisure / Recreation / Sports Facilities, Motor Sales / Repair, Offices >1,000sq. m., Plant & Tool Hire, Research and Development, Retirement Home / Residential Institution/Retirement Village, Science & Technology Based Enterprise, Shop, Supermarket / Superstore, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Wholesale Warehousing / Cash and Carry.

**D1 Tourism**

**Objective** - *To provide for appropriate and sustainable visitor and tourist facilities and associated uses.*

Guidance

A D1 land use zoning has been identified at Knightsbrook Hotel to provide for a tourism type use(s) such as accommodation and entertainment.

**Permitted Uses:**

B & B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, Medical and Related Uses, Craft Centre / Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Restaurant / Café, Water Services / Public Services.

**Open for Consideration Uses:**

Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall / Night Club, Offices <100sq.m., Public House, Shop, Niche Type Commercial Supports, Telecommunication Structures.

**E1 Strategic Employment Zones (High Technology Uses)**

**Objective** - *To opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations.*

Guidance:

E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4<sup>th</sup> generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors.

**Permitted Uses:**

Bio-Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green/Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000 sq m, Offices >1,000 sq m, Research & Development, Science and Technology Based Enterprise, Telecommunication Structures, water services/Public Services.

**Open for Consideration Uses:**

Advertisement and Advertising Structures, Conference/Event Centre, Education, Enterprise/Training Centre, Leisure facilities, Hotel/Apart hotel, Industry-light, Restaurant/Cafe, Petrol Station, Transport Depot/Logistics, Warehousing

Uses not listed under the "permissible" or "open for consideration" categories will be assessed on their own merits ,however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment.

Uses not listed under the "permissible" or "open for consideration" categories will be assessed on their own merits ,however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment.

**E2 General Enterprise & Employment**

**Objective** - *To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.*



Guidance

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

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) of E2 land use zoning objective under the following conditions:

- The preparation of a non statutory Master 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. This document should be submitted in conjunction with any planning applications arising;
- That all processes being operated in the vicinity of the site, similarly zoned E2, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 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 accompanied by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

Existing employment generating uses together with their expansion to an appropriate scale and size, consistent with the Regional Planning Guidelines for the Greater Dublin Area/Draft Regional Spatial and Economic Strategy for the Mid Eastern Region and the National Transport Authority Transport Strategy for the Greater Dublin Area, shall be facilitated notwithstanding the category of settlement specified.

Trim is included in the Navan Core Economic Area as identified in the Meath County Development Plan 2013-2019.

E2 zones provides for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. In established Industrial areas, Meath County Council will seek to ensure that non-industrial uses are limited to prevent potential land use conflicts developing.

**Permitted Uses:**

Agri – Business, Bring Banks, Builders Providers, Domestic Fuel Depot, Enterprise Centre, Enterprise & Business Start Ups, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – Light, Heavy Vehicle Park, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

**Open for Consideration Uses:**

Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100-1,000 sq m, Petrol Station, Restaurant / Cafe, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment

**F1 Open Space**

**Objective** - *To provide for and improve open spaces for active and passive recreational amenities.*

**Permitted Uses:**

Car Park for Recreational Purposes, Craft Centre / Craft Shop, Community Facility / Centre, Cultural Facility, Cycleways / Greenways / Trail Development, Leisure / Recreation / Sports Facilities, Playing Pitches, Water Services / Public Services.

**Open for Consideration Uses:**

Allotments, Bring Banks, Childcare Facility, Place of Public Worship.

**G1 Community Infrastructure**

**Objective** - *To provide for necessary community, social and educational facilities.*

**Permitted Uses:**

Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare Facility, Community Facility / Centre, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, Playing Pitches, Recycling Facility (Civic & Amenity), Water Services / Public Services.

**Open for Consideration Uses:**

Bring Banks, Funeral Home, Gymnasium, Halting Site / Group Housing, Healthcare Practitioner, Residential / Sheltered Housing, Restaurant / Café, Retirement Home / Residential Institution / Retirement Village, Telecommunication Structures.

**H1 High Amenity**

**Objective** To protect and improve areas of high amenity.

Guidance

The H1 high amenity zoning covers the majority of the Natura 2000 sites (excluding existing development) and also Trim Castle and the Porchfield, due to their high amenity value.

**Permitted Uses:**

Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities.

**Open for Consideration Uses:**

Kiosk, Restaurant, Tea Room.

### 3. Economy & Employment





### 3. Economy and Employment

#### Key Aims for Economy & Employment

1. To maximise the number of local job opportunities created over the life of the Development Plan befitting the Moderate Sustainable Growth Town of Trim.
2. To reduce the dependence on commuting for access to suitable job opportunities for the growing resident population.
3. To strengthen and protect the role of the town centre as the primary retail area and centre of the local community.
4. To address the significant retail expenditure leakage from the town by providing the means to strengthen the range and quality of its retail offer in line with its status as a Level 3 Retail Centre.
5. To maximise the economic opportunities arising from the synergies which can be developed between the heritage, tourism and retail sectors of Trim.

#### 3.1 Introduction

It is an aim of Meath County Council to promote sustainable economic development in Trim. This means that the Planning Authorities will facilitate land uses to nurture economic enterprise and allow it to function and expand as may be necessary, in such form and pattern that is sustainable in environmental, social and economic terms.

The continued basis for growth in Trim is that it does not become a dormitory town. This places a considerable challenge for the Planning Authority as the pace of economic development has slowed dramatically in recent years. Over the last number of years Trim, similar to many urban centres in the County, has developed more as a commuter centre rather than an employment centre. A key issue to be tackled in Trim is the creation of a sustainable settlement in accordance with the regional planning guidelines, i.e. a balance of residential and other uses including employment generating uses.

There are significant challenges ahead in planning for economic development:

- in sustaining the existing jobs in Trim;
- in identifying future employment sectors and opportunities for inward investment;
- in ensuring that the needs of employers and employees are met in order to facilitate future growth;
- and in ensuring that economic development is consistent with sustainable development.

Meath County Council work to promote County Meath as a potential location for economic development and liaise with other relevant organisations to achieve this. The establishment of an Economic Development and Innovation Unit within Meath County Council has been a key component in the Council's strategy to facilitate and encourage business investment in the County. Meath Economic Forum was established in 2013 to influence and assist Meath County Council in the development of the Meath Economic Development Strategy. The Councils aim to facilitate economic development and employment generating opportunities throughout Trim town and environs up to 2020 and beyond. This primarily requires:

- Land to be zoned in a range of sizes and locations as appropriate for employment use including industrial and commercial activity;
- Facilitate the provision of necessary infrastructure;
- Facilitate the implementation of local economic initiatives.

This chapter sets out the detailed economic and employment issues for land use planning. It provides the policies and objectives to guide the future development of enterprise and employment in Trim and ensures that there is sufficient suitable land zoned for employment generating uses.



## 3.2 Trim Development Plan in context

The strategic positioning of Trim with regard to population growth, economic development, retail development and major infrastructural investment is established by higher level plans such as the National Spatial Strategy, the Regional Planning Guidelines and the Meath County Development Plan 2013-2019.

Trim as a Moderate Sustainable Growth town should develop in a self sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting.

### 3.2.1 Meath County Development Plan 2013-2019

The promotion of sustainable economic development to support the population of county Meath including Trim, is a corporate goal for Meath Local Authorities and is one of the core principles of the Meath County Development Plan 2013-2019. Given the historic pattern of outward commuting from the county for employment and the level of unemployment in the county, the promotion of economic development is an important consideration in the Trim Development Plan.

Trim plays a key role in the Spatial Economic Strategy for the County as it forms part of the Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells. The high end economic objectives for this area include:

- *Kells and Trim to develop as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc.;*
- *Protection of the intrinsic built and natural heritage of Kells and Trim and their promotion as a basis of tourism must be dominant in the development strategies adopted for both "Heritage Towns".*

Trim is identified as a District Employment Centre within the hierarchy of Economic Centres within the County. Its role as a District Employment Centre is to provide employment needs of urban areas as well as rural hinterlands. Sectors to be targeted within Trim include: Tourism, Manufacturing, Administration & Healthcare.

Since the publication of "Putting People First" Meath County Council has taken a very proactive approach to leading economic development in the County with the establishment of the Meath Economic Forum in 2013 and the subsequent publication of the Economic Development Strategy for Meath 2014-2022. The Strategy sets evidence based measures aimed at accelerating economic transformation, revitalisation and sustainable development of County Meath.

The Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath's economic base by growing the share of employment taken up by knowledge orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial and residential centre that will be recognised nationally and internationally as a highly attractive and distinctive location in which to conduct business.

Notwithstanding this, the strategy identifies existing trends within the County which impact on the economic performance of the County including:

- Narrow base of economic activities in largely traditional areas;
- FDI deficit;
- Low penetration of knowledge orientated activities, and;
- Substantial skills leakage due to commuting trends from the County.

The spatial dimension to the Economic Development Strategy for County Meath supports the growth of the National Gateway and Primary Economic Growth Towns in the hinterland linked by multi-modal corridors. The Economic Strategy also identifies 5 no. key strategic employment sites in the County to target employment generation over the coming years. These sites are listed below and contained within Map 4.2 Strategic Employment Sites contained in Variation no 3 of the Meath County Development Plan 2013-2019 as varied:

- Navan (IDA Business & Technology Park)
- South Drogheda (IDA Business & Technology Park and lands in private ownership)
- Dunboyne North (Lands adjacent to the M3 Parkway Rail Head)
- Ashbourne (Lands north of the Rath Roundabout)
- Kells Business Park.

### 3.3 Employment in Trim

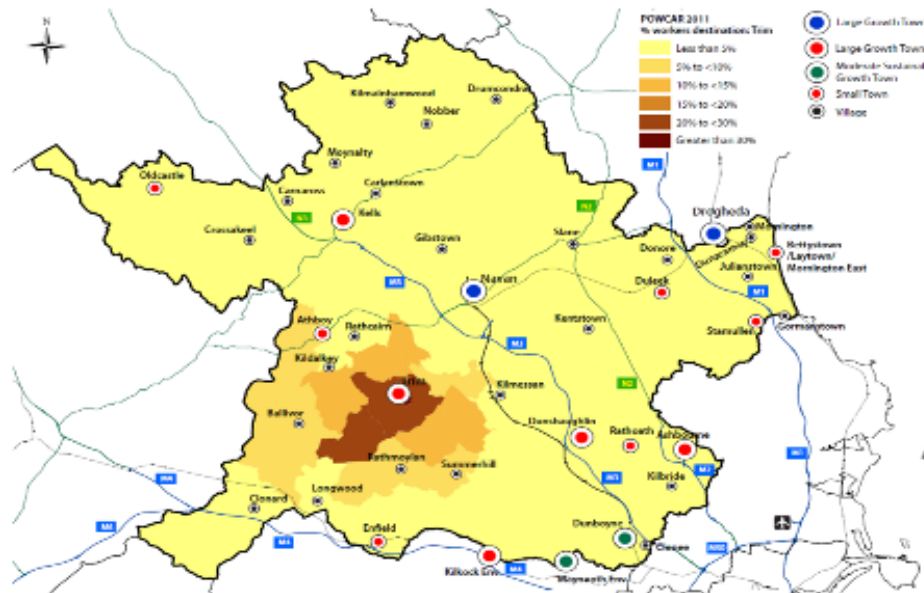
A clear picture of Trim's jobs profile, workers and commuting patterns has been set out in the 2011 Census and the Economic Baseline Study, Meath Local Authority, (June 2013).

There are 3,188 people residing in the Trim settlement area who are classed as being 'At Work', of these workers, a total of 27% are employed in Trim, 24% are employed elsewhere in Meath, 34% commute out of the county for employment and the remaining 15% are either Mobile workers or other. The majority of Trim's resident's therefore, outward commute for work purposes. This is a key issue for the Trim Development Plan to address.

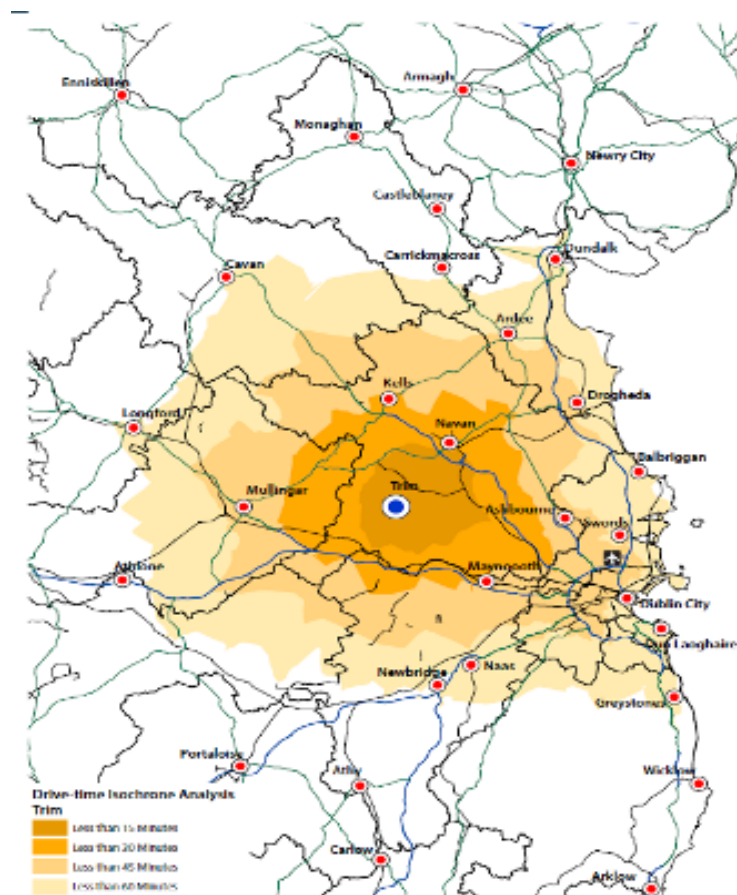
Trim also plays a role as an important centre for workers to commute into; with an additional 1,268 workers commuting into Trim for employment every day. Of these, 77% commute from elsewhere in Meath and the remaining 23% commute from outside the county. The total number of jobs in Trim is 2,138 and represents a net daily loss in working population of -583.

Figure 3.1 details the commuting catchment for the Trim settlement area. Many of the EDs in the immediate hinterland of the town have rates representing in excess of 20% of all workers residing in the ED being employed in Trim.

### Figure 3.1 Commuting Flows to Trim 2011



### Figure 3.2 Drive-Time Analysis: Trim



### Drive-Time Isochrones from Trim (15, 30 and 60 minutes)

Summary figures for the Jobs Profile in the Trim settlement area indicate that 'Wholesale, Retail Trade, Transportation and Storage, Accommodation and Food Service Activities' is the main industry of employment, closely followed by Education, Social and Health. The majority of jobs in Trim have a workforce with an educational attainment of secondary school or lower. Non-manual jobs are the main socio-economic group and in relation to mode of transport, private transport is predominant.

The Drive Time Analysis for Trim on Figure 3.2 illustrates the locations that are within 60 minutes drive time from Trim. This highlights Trim's accessibility as Dublin city centre, and all County Dublin, north Kildare, Mullingar, as far west as Longford and as far north as Dundalk are all within 60 minutes drive.

The statistics give focus to the Plan's aims to encourage and facilitate further development and employment opportunities in Trim, in order to reduce the number of residents commuting to work outside Trim. This will ensure a more sustainable, self reliant town thus improving the quality of life for the residents' of Trim and will improve the vitality and viability of the town.

#### 3.3.1 Employment Lands

Employment and enterprise are provided for within a number of strategically located sites to the north, northeast, south and east of the town, these include the Oaktree and Scurlockstown Business Parks, and the Motor Park off the Navan Road. Tourist accommodation in the form of the Knightsbrook, Trim Castle and Castle Arch Hotels also provide significant employment in the town. Trim has benefited from the Government's decentralisation programme with the new national headquarter offices of the OPW developed to the west of Emmet Street on the lands identified for town centre expansion. The healthcare industry including the Knightsbridge Primary Care Centre, nursing home and retirement village are also an important source of employment. The town centre plays an important role as a location for smaller enterprises, offices, retail and public services all of which play a central role in employment in Trim, complimentary to the industrial uses outside the town centre.



The existing employment lands in Trim (mainly within the Oaktree and Scurlockstown Business Parks, with some also to the north of the Navan Road adjacent to the Topaz service station and Supermacs food outlet are zoned Objective E2 which provides for *"the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment"*.

Following analysis of the extent of available employment lands, the population of Trim and its role as a moderate sustainable growth town forming part of the Navan Core Economic Area, it is considered that the quantum of E2 employment lands will be duly considered as part of the Meath County Development Plan review (incorporating a full review of the current Trim Development Plan 2014-2020) which will occur subsequent to the completion of the Meath County Development Plan review process.

There are a significant number of vacant units, many of which are to let or for sale within Oaktree and Scurlockstown Business Parks. There are also a number of under utilized sites, with



half constructed and semi-derelict buildings. Given this high level of vacancy there can be no justification to increase the amount of greenfield lands zoned E2 for enterprise and employment. The redevelopment and utilization of existing vacant units and/or underutilized sites within the business parks should be prioritised, with development on appropriately zoned greenfield sites secondary. A flexible approach is required when assessing planning applications for the change of use or redevelopment of existing vacant units in the Business Parks, whilst ensuring the vitality and viability of the town centre is retained. It is considered that greater flexibility afforded to the E2 land use zoning objective within the Economic Variation to the Meath County Development Plan is now being provided for with this current proposed economic variation of the Trim Development Plan and will have a positive economic impact upon the undeveloped units and sites with the Oaktree and Scurlockstown employment lands.

In order to provide optimal flexibility and choice to potential investors a tract of strategic enterprise and employment land is being identified on the southern side of the Navan road, the R161. The lands are to be zoned E1/E2 to facilitate the development of an architecturally designed gateway building on the triangle of land immediately south of the R161 and opposite Trim Retail Park, the provision of strategic employment uses predominantly lead by high-end-business and/or Corporate Headquarters, including FDI, and/or logistics, distribution and supply chain management subject to the preparation of a Master Plan by the land owner(s) which shall have the written agreement of the Executive of the Planning Authority. The proposed E1/E2 lands are located adjacent to proposed A2 residential lands in order to facilitate the development of a sustainable live work community and will also provide for the development of part of the RT1 distributor road linking the Navan and Dublin Roads.

The retention of the mix of commercial and business uses within the core area of the town centre is vital to ensure the vitality and viability of the town centre and for ease of access via public transport for services. The relocation of unsuitable uses from the town centre to more appropriate accessible locations on appropriately zoned lands will facilitate the development of appropriate town centre uses that will contribute to the vitality of the town centre and improve the quality of the environment. These combined aims should benefit the tourism product of Trim as a destination to be explored after the main attractions such as the Castle have been visited. A flexible approach shall be taken when assessing planning applications for the relocation of the incompatible uses from the town centre to appropriately zoned lands.

The Trim Development Plan supports the Tourism sector and focuses on how to capitalise on this invaluable asset in the years ahead. Chapter 4 Heritage and Tourism contains the detailed policies and objectives to provide guidance to potential developers and investors and to the local community on how to maximise the tourism potential of the town and its environs, in particular highlighting the potential of the heritage of Trim. The synergy between the heritage, retail and tourism sector in Trim shall be maximised for the economic benefit of the residents and business owners within the town.

Industrial and commercial developments can be imposing in scale and visually dominant. There is also a need to consider how to integrate these developments into their setting effectively so that they do not detract from the character of Trim and mitigate against other industries such as tourism or affect residential amenities. Chapter 6 Design and Public Realm contains guidance and development standards.

### Employment and Economic Policies and Objectives

**ED POL 1:** To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath.

**ED POL 2:** To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.

**ED POL 3:** To promote Trim as a District Employment Centre which accommodates sustainable large scale industry and enterprise, to invest in the town and to support Trim's role in providing local employment whilst also being complementary and linked to Navan as the Primary Economic Growth Centre in the county.

**ED POL 4:** To promote sustainable economic development in Trim Town & Environs through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting.

**ED POL 5:** To facilitate the provision of adequate land for employment uses having regard to need, spatial planning considerations, infrastructural, environmental and transportation requirements (of customers, suppliers and employees) and compatibility of adjoining uses.

**ED POL 6:** To take a targeted and differentiated approach to encouraging investment in and supporting industrial and commercial development in the areas of indigenous industry and small and medium enterprises.

**ED POL 7:** To support the delivery of a high quality built environment to enhance the attractiveness of Trim Town & Environs for commercial activity.

**ED POL 8:** To promote the timely delivery of infrastructure required to serve economic development in conjunction with Irish Water including sustainable water supply, waste water treatment and waste management infrastructure; telecommunications and broadband infrastructure.

**ED POL 9:** To protect and enhance the special character of Trim town centre and to provide for and improve retailing, residential, commercial, office, cultural, tourism and other appropriate uses in the town centre.

**ED POL 10:** To promote and facilitate synergy between heritage, retail and tourism developments that enhances the economic profile of Trim town.

**ED POL 11:** To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, primarily residential property.

**ED POL 12:** To facilitate the relocation of unsuitable land uses from the town centre to more accessible locations on appropriately zoned lands. A flexible approach shall be taken when assessing planning applications for the relocation of the incompatible uses from the town centre to appropriately zoned lands.

**ED POL 13:** To support the redevelopment and utilization of existing vacant units and/or underutilized sites within the business parks as a priority, with development on appropriately zoned greenfield sites secondary. A flexible approach is required when assessing planning applications for the change of use or redevelopment of existing vacant units in the Business Parks, whilst ensuring the vitality and viability of the town centre is retained.

**ED OBJ 1:** To seek to ensure that sufficient land is available to cater for the development of retail, commercial, industrial and enterprise uses in Trim.

**ED OBJ 2:** To protect, enhance and provide for uses of these lands for motor trade related uses and to facilitate the development of complimentary and/or compatible small and medium sized retail warehouse units, with associated motor trade, garden centres, D.I.Y. , electrical, furniture and homeware uses only. Retail warehousing where it is not related directly to the motor trade shall be facilitated only where it:

- Results in the removal/relocation of non- compatible town centre uses,
- No adverse impact on retailing in the town centre occurs.

**ED OBJ 3:** To implement the Action Plan for Jobs: Mid-East Region 2015-2017 in conjunction with the relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, business and public sector bodies in the Region.

**ED OBJ 4:** To provide for the development of high-end Business and/or Corporate Headquarters including FDI, at Navan Road, Trim Development should be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

The Master Plan shall contain, inter alia the following information:

- A design concept for the lands; An architecturally designed gateway building shall be developed for the tri-angular section of lands immediately south of the R161, Navan Road, opposite Trim Retail Park.
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Specific landscape buffering and visual screening adjacent to existing adjacent residential properties in the interest of visual and residential amenity;
- Flood Risk Assessment which takes account of the policies and guidance within **Section 3** of the SFRA;
- Reservation of lands for the development of educational facilities.
- A Transport Assessment which addresses the following issues:

- 1) Access arrangements to the development sites;
- 2) Provision of safe cycleways and pedestrian routes throughout the lands;
- 3) Provision and access for Service Vehicles to the site; and,
- 4) Proposals for the delivery of a section of the RT 1 distributor roads objective linking the Navan and Dublin roads and a programme for the delivery of this physical infrastructure.

The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.



### **3.4 Retail - Introduction and Strategic Context of Trim**

Trim is the largest urban centre serving the south west of the county. The retail sector provides an important social and economic function within Trim in terms of serving residents, visitors and businesses, creating demand for potential local suppliers and creating local employment.

Trim is designated as a Level 3 Centre in the Retail Planning Guidelines for the Greater Dublin Area and the Meath County Development Plan 2013-2019.

The results of the County Retail Strategy 2012 household survey demonstrate the level of retail leakage from the Trim area outside of the County for comparison goods was high at 54.2%. A challenge will be to reduce this figure, improving the range of shops and encouraging people to shop locally which would keep money within the local economy and protect local jobs. Additional demand for comparison retail floor space will be promoted in Trim in accordance with the County Retail Strategy. In terms of convenience provision, it is evident that Trim is under provided for in terms of convenience offer. Convenience development will in particular be promoted in the urban centre to improve competition choice and diversity in the retail market. Retail warehousing lands are reserved off the Dublin Road (which at time of writing have the benefit of planning permission).

#### **3.4.1 The County Retail Strategy 2012**

##### **3.4.1.1 Core Retail Area**

The County Retail Strategy 2012 identifies the core retail area in Trim is located south of the River Boyne and is focused on Market Street, Emmet Street and Castle Street and offers an attractive retail and pedestrian environment as illustrated in Figure 3.3. A number of comparison, convenience and service retailers have developed along New Haggard Street to the north of the



River Boyne and this area acts as a secondary retail core for the northern part of Trim town centre. Trim as an important tourist destination within the GDA offers opportunities to potential retailers and investors.

#### **3.4.1.2 Retail Opportunity Sites**

The County Retail Strategy identified low levels of vacancy in the town centre and stated that it would appear that the town centre expansion area, to the west of Emmet Street and Watergate Street, and other Opportunity Sites, will be important if Trim is to significantly improve its retail offer. The location of these opportunity sites is outlined on the Figure 3.4:

**OS1:** Site to the west of Watergate Street, east and south of Jonathan Swift Street and north of the OPW Headquarter building.

**OS2:** This site is located to the west of the OPW offices and Jonathan Swift Street and to the south of the pitch and putt course.

**OS3:** Site on Watergate Street. This site is located to the south of the River Boyne with extensive frontage to Watergate Street.

**OS4:** This site is located to the west of Summerhill Road and south of the Wellington Monument and Wellington Place.

**OS5:** This site is located on the eastern side of Bridge Street and to the north of the River Boyne.



#### **3.4.1.3 Floorspace Capacity**

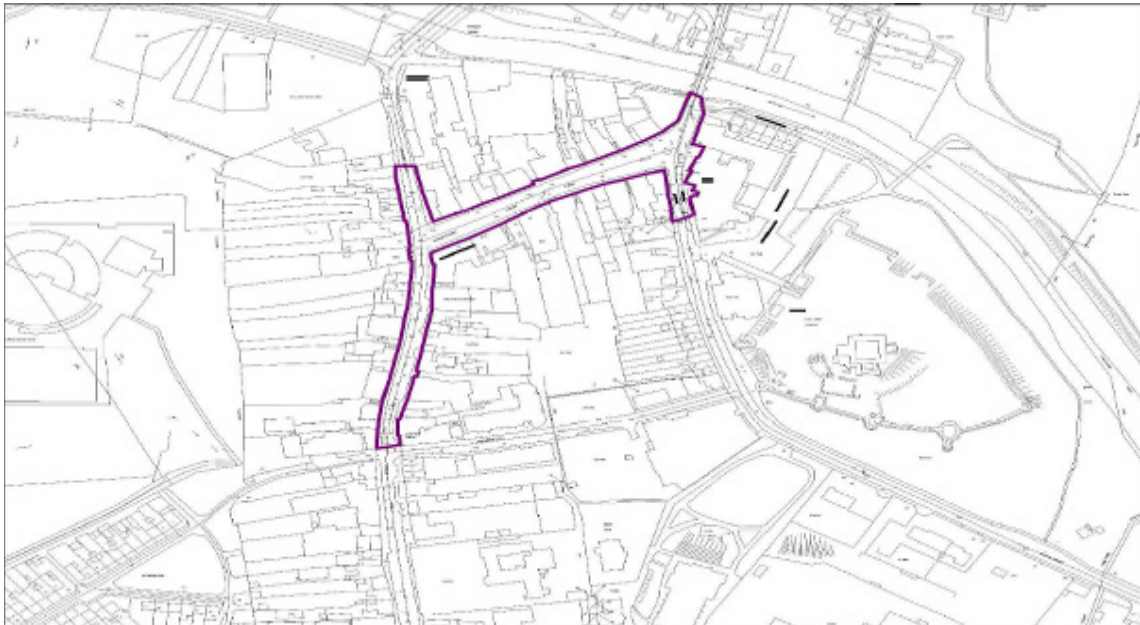
The County Retail Strategy included an assessment of the likely capacity in quantitative terms for additional retail floor space in Trim. The indicative potential for additional convenience and comparison floor space in Trim is set out in Table 3.1 in accordance with the role of the settlement within the County Retail hierarchy, its population, trends observed from the household survey and existing retail floor space provision as set out in the County Retail Strategy 2012.

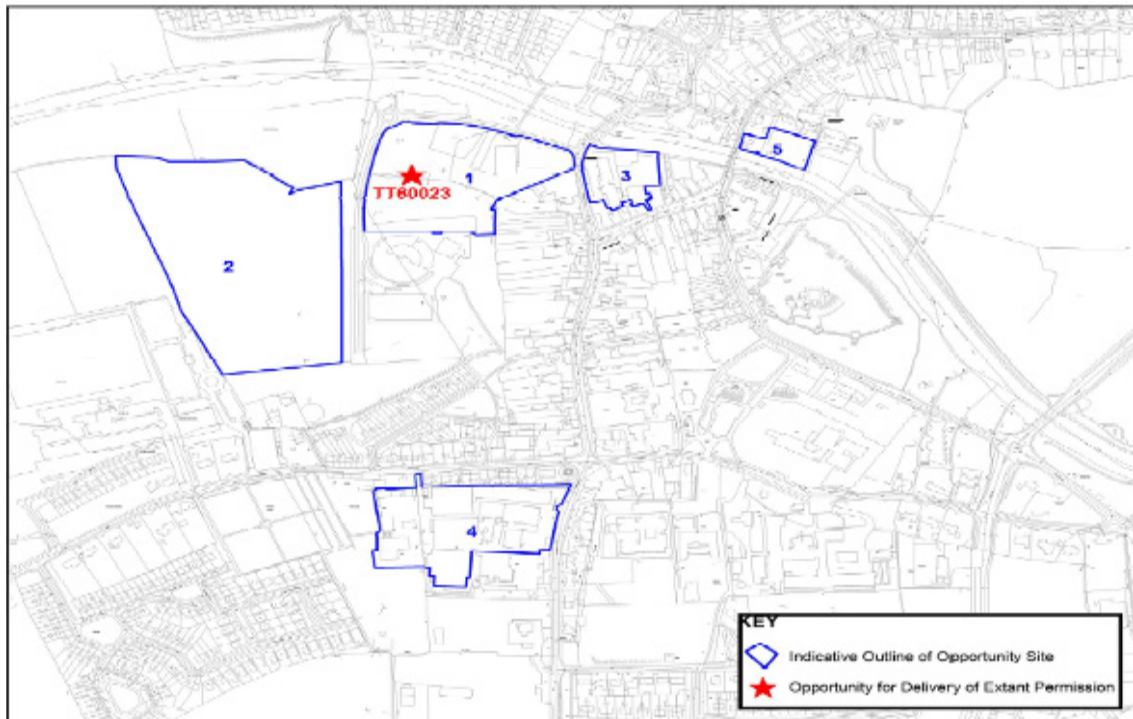


**TABLE 3.1 Indicative Floor Spaces Potential in Trim identified in the County Retail Strategy**

	Year	Sq.m.
<b>Indicative Convenience Floorspace Potential in Trim</b>	<b>2022</b>	5,000
<b>Indicative Comparison Floorspace Potential in Trim</b>	<b>2022</b>	1,750-5,000

The figures as set out in the Table should not be considered as upper limits, merely as indicative of the scale of new floor space required to meet the needs of existing and future population and expenditure. The figures are to be used as guidance only. Proposals for retail developments will be dealt with on a case by case basis.

**Figure 3.3 Trim Core Retail Frontage identified in County Retail Strategy**

**Figure 3.4 Trim Opportunity Sites identified in County Retail Strategy\***

\*TT60023 has expired since preparation of County Retail Strategy as part of the Meath County Development Plan Review 2013-2019

#### **3.4.1.4 Health Check Assessment Conclusions:**

- Trim has a good quality environment reflecting its status as a tourist destination. However, given its role as a Sub-County Town Centre and the largest urban centre in the south west of the County it is currently under provided for in terms of convenience and comparison floor space.
- The town centre is compact, allowing ease of movement for pedestrians between the key retail streets; however a secondary retail core has developed along Haggard Street. Improved connectivity and retail uses from Castle Street along Bridge Street and High Street to Haggard Street needs to be encouraged.
- The town centre has good accessibility by car, and pedestrian permeability is generally good with a pedestrian friendly environment.
- For a Sub County Town, the range of convenience and comparison retailers is considered to be weak. However, the town centre appears to be relatively well served by pubs, restaurants, cafes and hotels reflecting its important role as a tourist destination. However, further comparison and convenience operators, in particular from national and international multiples, would assist with retaining expenditure and increasing the attractiveness of the town as a retail destination.
- The core retail area has a low vacancy rate reflecting a healthy town centre. There are a number of town centre and edge of centre opportunity sites which may be suitable for mixed use development incorporating retail floorspace, providing that constraints can be addressed.

The County Retail Strategy identifies a number of Key Objectives for Trim:

- (i) to attract national and international multiples to Trim in order to maintain and improve its role as a Sub-County Town Centre. The utilisation of existing vacant premises in the town centre core area and opportunity sites in the town centre and edge of centre locations should be encouraged;

(ii) to improve the retail environment on Market Street and Emmet Street by improving the pedestrian environment.

(iii) to encourage a greater range of comparison and specialist outlets in the core town centre area to increase the attractiveness of Trim as a retail destination;

(iv) to investigate appropriate opportunities to develop the backland areas for retail, commercial and residential uses to increase the level of footfall in Trim town centre, while also respecting the historic fabric of the town centre;

#### **3.4.1.5 Diversity of Uses**

The town centre provides a good variety of low to middle order comparison and convenience goods and contains a high percentage of retail service outlets and pubs and restaurants reflecting its important role as a tourist town.

There is an under provision of national and international multiples in this Sub-County Town and this element of Trim's retail offer should be expanded over the coming years. Trim Motor Retail Park on the Navan Road is the only modern retail park in the town. Retail warehousing lands are reserved off the Dublin Road (which at time of writing have the benefit of planning permission).

#### **3.4.1.6 Revitalisation of Vacant and Derelict Properties/Shop Units**

While vacancy rates in retail units are low in Trim, vacant units and dereliction can adversely affect the vitality and viability of town centres and can also have a negative visual impact in the retail core.

#### **3.4.1.7 After Hours Activity**

The development of the evening and night time economy is an important part of any Town Centre and is essential in ensuring the vitality and viability of town centres, particularly after hours. In this regard the integration of retail, leisure, restaurants and bars is essential to the promotion of a vibrant Town Centre. The Council will encourage the development of such mixed use schemes in order to encourage the night time economy, subject to appropriate design, layout and no adverse impact on the amenities of the area.

### **3.5 Fast Food Outlets/ Takeaways**

'Take aways' can generate noise, odour and litter, and can cause disturbance to nearby residents, particularly late at night. When assessing planning applications for fast food/ take away outlets, consideration shall be given to:

- The adequacy of existing facilities for the sale of hot food consumption off the premises.
- The cumulative effect of the proposed development on the amenities in the area
- The effect of the proposed development on the existing mix of land uses and activities in the area.
- The need to retain, protect and strengthen the retail and general variety and multi-use function of the area.

### **Retail- Policies**

**RET POL 1:** To maximise potential and opportunities in the retail sector to address significant convenience and comparison retail leakage while ensuring that proposed developments are in accordance with the "Guidelines for Planning Authorities- Retail Planning" (Department of the Environment, Community and Local Government, April 2012), the Meath County Retail Strategy 2012 and in particular that the primacy of the town centre as the primary location for retail development is protected and enhanced.

**RET POL 2:** To support the development of the core retail area and reinforce the role and function of the core retail area.

**RET POL 3:** To adhere to the provisions of the sequential approach in the consideration of retail applications located outside of core retail areas.

**RET POL 4:** To have regard to the policies and objectives of the Retail Strategy for the Greater Dublin Area 2008-2016 in considering planning applications.

**RET POL 5:** To implement the policies and objectives of the Meath County Retail Strategy.

**RET POL 6:** To create a vibrant and commercially successful retail sector for the town of Trim and its hinterland.

**RET POL 7:** To facilitate the identification, promotion and development of key town centre opportunity sites in a sustainable and sequential manner;

- Promote the revitalisation of vacant and derelict properties/shop units;
- Encourage infill development and the redevelopment of derelict and obsolete sites;
- Promotion of ongoing environmental improvements to the public realm;
- Prevent overdevelopment of particular non retail uses such as takeaways in core retail areas;
- Promotion of activities including festivals, events and street markets in each town.

**RET POL 8:** To encourage the development of the retail and service role of Trim as a self sustaining Moderate Sustainable Growth Town in accordance with the policies contained in the County Development Plan and the County Retail Strategy.

**RET POL 9:** To encourage and work with landowners, retailers and developers to realise the potential of existing vacant premises and identified "Opportunity Sites" in the town centre and edge of centre locations for retail and other town centre uses.

**RET POL 10:** To assess all planning applications for large retail developments in accordance with the criteria set out in the Meath County Development Plan 2013-2019 and the Retail Planning Guidelines 2012.

**RET POL 11:** "Living over the shop" or other commercial use shall be encouraged in the town centre to enhance its overall vibrancy.

**RET POL 12:** To encourage the development and re-use of vacant and derelict properties or alternatively measures to improve their visual appearance.

**RET POL 13:** To promote and encourage the delivery of the major enhancement and expansion of retail floor space and town centre functions in Trim to the west of Emmet Street, in order to sustain its competitiveness and importance as a 'Level 3 Centre' in the Greater Dublin Area.

**RET POL 14:** To encourage and support the enhancement of the retail offer of Trim while respecting the heritage value of the town.

**RET POL 15:** Any land development proposed as a result of Economic and Retail policies and objectives will be screened for the need to undertake Appropriate Assessment.

**RET OBJ 1:** To facilitate the re-location and any decontamination of the existing Texaco garage on Haggard St Street to a more appropriate site zoned for such use subject to planning and sustainable development principles.

### 3.6 Derelict and Obsolete Land and Buildings

The reuse and revitalisation of derelict and obsolete land and buildings will be encouraged.

#### Derelict and Obsolete Land and Buildings- Policies

**DER POL 1:** To implement the provisions of the Derelict Sites Act, 1990 (as amended) and regulations made thereunder to prevent or remove injury to amenity arising from dereliction.

**DER POL 2:** To identify and secure the redevelopment of obsolete areas, including areas of backland, derelict sites and incidental open areas and that such sites are developed in an environmentally sustainable manner.

### 3.7 Prevention of Major Accidents

The Seveso II Directive, 96/82/EC (and extended under Directive 2003/105/EC) relates to the prevention of major accidents that involve dangerous substances and the limitation of their

consequences for humans and the environment. It applies to establishments where dangerous substances are provided, used, handled or stored. The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for both people and the environment. These objectives must be pursued through the control of the following;

- The siting of new establishments
- Modifications to existing establishments. And;
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequence of a major accident.

Article 12 of the Directive (2003/105/EC) provides that appropriate consultation procedures must be put in place to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. The Health and Safety Authority (or the National Authority for Occupational Health and Safety, NAOSH) provides such advice where appropriate, in respect of planning applications within a certain distance of the perimeter of these sites. The distance varies depending on the nature of the activity at the site. Such technical advice will be taken into account in the consideration of applications for such planning permission. At present there are no identified SEVESO sites within close proximity of the Trim Development Plan area. However, in the event that such SEVESO type development intends to locate within the plan area, the following policies shall apply:

#### **Prevention of Major Accidents Policies**

It is the Councils policy to:

**PMA POL 1:** To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

**PMA POL2:** To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.

**PMA POL 3:** To have regard to the advice of the Health & Safety Authority when proposals for new SEVESO sites are being considered or modifications to existing SEVESO sites are being considered.

**PMA POL 4:** Attach to any grant of permission for new warehouse or similar industrial buildings, a condition to exclude use/storage of SEVESO substances (or require a separate permission for it).



## 4. Heritage, Tourism and Green Infrastructure



## 4. Heritage, Tourism, and Green Infrastructure.

### Key Aims for Heritage and Tourism in Trim

1. Protect and enhance the built and natural heritage resources of the town and its environs.
2. Ensure that the overall environmental impact of present and future development is sustainable and appropriate to the capacity of the receiving environment.
3. Protect existing green infrastructure and to provide additional green infrastructure.
4. Promote and encourage the development of Trim as a tourism destination in a sensitive and sustainable manner.

### 4.1 Introduction

The medieval town of Trim has an exceptional cultural and natural heritage and boasts the largest Anglo Norman Castle in Ireland, situated along the banks of the Boyne.

The responsibility of Local Authorities in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan in addition to other statutory functions as set out in the Planning & Development Acts, environmental legislation and EU Directives. Key actions outlined in these plans include the requirement on Local Authorities to prepare and implement Local Heritage and Local Biodiversity Plans in partnership with the main stakeholders in the area.

Since the adoption of the Trim Development Plan 2008 - 2014, Meath County Council has developed and implemented its first ever County Heritage Plan. The Heritage Plan is a strategic 5 year plan which sets out a number of actions which aim to understand, protect, conserve and manage our heritage. Meath County Council has also adopted and is implementing its first County Biodiversity Plan and provides a framework for the conservation of biodiversity and natural heritage at county level. The Heritage & Biodiversity Plans were agreed in partnership with the County Meath Heritage Forum, and adopted by the elected members of Meath County Council, following extensive public consultation. This Development Plan will support the objectives and actions contained in the Heritage Plan and Biodiversity Action Plan.



Trim also has the prestige of being selected as part of the Heritage Towns of Ireland network which is a select group of 15 towns in Ireland identified as 'Heritage Towns'. Each town's selection was based on their unique character, heritage resources, and potential to achieve tourism development and growth.

### 4.2 The Natural Environment –Our Green Infrastructure

Biodiversity is a term intended to describe all of nature's variety. It refers to all aspects of variety in the living world, including a variety of species on the planet, the amount of genetic variation that exists within a species, the diversity of communities in an ecosystem, and the rich variety of landscapes that occur on the planet. Biodiversity comes under threat through habitat destruction, invasive species, and pollution and over harvesting of natural resources.

The natural heritage of Trim includes the Boyne River and associated wetlands, trees, hedgerows, and extensive grassland within the Porch Fields which are in public ownership are also a valuable recreational/amenity asset for the town.

The National Biodiversity Plan 2011-2016 promotes shared responsibility for environmental protection by public bodies, private enterprises and the general public. This principle of shared responsibility will be applied to all aspects of the conservation and protection of heritage in order to achieve the strategic objectives of the Plan. The Biodiversity Action Plan for Meath 2008 provides the framework for the protection and enhancement of Meath's biodiversity and is supported in this plan.

#### **Heritage- Policies and Objectives**

**HER POL 1:** To protect and enhance the quality of the natural and built heritage of Trim, to safeguard it as a resource in its own right and ensure that future generations can understand and appreciate their heritage.

**HER POL 2:** To interpret and promote the natural and built heritage and cultural significance of Trim, and it's potential in the development of tourism and to enhance the image of Trim as a place in which to live, visit and invest.

**HER OBJ 1:** To implement the County Heritage Plan and the County Biodiversity Action Plan, and any revisions thereof, in partnership with all relevant stakeholders and the community.

### **4.3 European Sites (Natura 2000)**

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are being or have been designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. Such sites form part of the EU network of ecologically important sites known as Natura 2000.

The River Boyne is internationally important and is designated as a Special Area of Conservation and Special Protection Area.

The River Boyne forms part of the following Natura 2000 sites:

**Table 1 : The River Boyne & River Blackwater c.SAC (Site Code: 002299) - Qualifying Interests**

<b>Annex I Habitats</b>	<b>Annex II Species</b>	<b>Other Protected Species</b>
Alkaline fens	Atlantic Salmon	Round Leaved Wintergreen
Alluvial Forests	River Lamprey	Various Protected Mammals
	Otter	Common Frog

#### Conservation Management Objectives

To maintain or restore the favourable conservation condition of the Annex 1 habitat(s) and/or the Annex II species for which the SAC has been selected:

- Lampetra fluviatilis
- Salmo salar (only in fresh water)
- Lutra lutra
- Alkaline fens
- Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)

**Table 2 : The River Boyne & River Blackwater SPA (Site Code: 004232) Qualifying Interests**

<b>Annex I Birds Directive</b>
Kingfisher ( <i>Alcedo atthis</i> )

Conservation Management Objectives

1. To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.

a. *Alcedo atthis* [breeding].

Supplementary information pertaining to these sites is contained in the Appropriate Assessment, Volume 4 of this Plan.

**Natural Heritage- Objectives**

**HER OBJ 2:** To protect the ecological integrity of all natural heritage sites designated or proposed for designation under National and European legislation. This includes Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas.

**HER OBJ 3:** All plans and projects which would be likely (either individually or in combination with other plans or projects) to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall not be permitted on the basis of this Plan unless imperative reasons of overriding public interest can be established and there are no feasible alternative solutions.

**HER OBJ 4:** It is an objective of the plan to provide protection to all legally protected plant and animal species.

**HER OBJ 5:** It is an objective of the plan to protect, pursuant to Article 10 of the Habitats Directive, and where possible, minimise the impact of new development on habitats of biodiversity value that are features of the town's ecological network. These features include tree lines, groups of trees and veteran trees, old walls, parkland, hedgerows, intertidal areas, rivers, streams and wetlands important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

**HER OBJ 6:** In association with HER OBJ 2 - 5, the respective Planning Authority will;

- Carry out screening to determine the potential for all proposed plans and projects authorised by the Councils to impact (directly or through indirect cumulative impact) on Natura 2000 sites.

- To require that sufficient information is provided to carry out appropriate level of ecological/environmental assessment for all proposed plans and projects to ensure the implementation of the policies set out above.

**HER OBJ 7:** The Planning Authority will consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments or other activities which are likely to affect protected sites or species.

**HER OBJ 8:** To co-operate with statutory authorities and others in support of measures taken to manage designated nature conservation sites and protected species in order to achieve their conservation objectives.

**HER OBJ 9:** To promote best practice in the control of invasive species and support measures for the prevention and/or eradication of invasive species as appropriate and as opportunities and resources allow.



**HER OBJ 10:** To raise awareness in relation to invasive species, including making landowners and developers aware of best practice guidance in relation to the control of invasive species and encouraging them to adhere to same and, to ensure, in so far as possible, that proposals for development do not lead to the spread of invasive species.

#### 4.4 Tree Protection

Trees within the setting of a town can be of significant importance, serving as features of ecological value and providing a strong visual element which helps to create a varied, interesting and attractive landscape. Trees, hedgerows and woodlands are an integral part of Trim's biodiversity, as they form part of a network of habitats, ecological 'corridors' and 'stepping stones' essential for wildlife to flourish and move between and within habitats. The Councils will seek to protect trees, groups of trees and woodland areas of particular importance because of their nature conservation value or their contribution to the overall amenity of the locality.

The Planning Authority will give careful consideration to the potential impact of proposed developments upon trees. Landowners and developers will be encouraged to retain existing trees, where practicable and to plant additional trees. Wherever possible, existing trees, woodlands and important hedgerows will be protected by the imposition of conditions on the grant of planning permission. Opportunities will also be taken to secure new tree planting in development schemes and public realm works which contribute to Trim's green infrastructure.

Development proposals which are likely to result in the destruction of, or significant damage to any tree that makes a significant contribution to the ecology, character or appearance of the area, should be accompanied by a tree survey. Tree surveys should be carried out by a qualified arborist who shall record on site information independently before a specific site layout or design is proposed.

**Table 3: Trees Identified for Protection**

No.	Trees to be protected	Location / Setting
TP 1	Mature deciduous and coniferous trees	Eastern side of Catholic Church grounds
TP 2	Riverside Trees	Northern bank of the Boyne west of Watergate Bridge
TP 3	Mature Conifers	Grounds of Highfield House
TP 4	Deciduous Trees	Both side of road linking Newtown Bridge and the Dublin Road.
TP 5	Deciduous Trees	Convent Grounds, Emmet Street
TP 6	Mature Deciduous and coniferous trees	Grounds of Glebe House and Priory Estate.
TP 7	Mature Deciduous and coniferous trees	Grounds of Mornington House and Castle Arch Hotel
TP 8	Beech Tree	Beside Norbury Hall, Castle St.



**Tree Protection- Policies**

**HER POL 3:** To enhance the general level of tree cover in the town, and ensure that development proposals do not compromise important trees. To include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk.

**HER POL 4:** To require that mature tree/groups of mature trees and mature hedgerows identified in table 3 above, are retained and protected in development management proposals, where these are not formally subject to Tree Protection Preservation Orders.

**HER POL 5:** To require that when undertaking, approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees, and hedgerows.

**HER POL 6:** To require that trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated into the design of developments.

**4.5 Green Infrastructure**

The term Green Infrastructure (GI) can be broadly defined as strategically planned and interconnected networks of green spaces and water capable of delivering environmental, economic and recreational benefits for communities.

In urban areas, green infrastructure includes open spaces such as public parks; significant tracts of garden space and features that provide public access such as river walks and cycleways; as well as man-made features such as swales and green roofs on buildings that thread through and surround the built environment and connect the urban area to its wider hinterland. Areas of public realm can also constitute green infrastructure where these contain natural elements such as street trees. Green infrastructure must be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability, including making it resilient to the effects of climate change and enabling local authorities to meet their duty to conserve biodiversity under National and European Legislation. Its design and management should respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.

Connectivity is a vital component of Green infrastructure. Each individual green space should link where at all possible into a larger network that incorporates other public and private green/open spaces within the defined geographical area. Physical linkages lie at the heart of green infrastructure, but other linkages are also important. Green infrastructure provides multiple social, environmental and economic benefits, which reinforce the character or "genius loci" of a place and underpin the quality of life.

Within the (Draft) Green Infrastructure Strategy for County Meath, Trim is identified as a 'Hub' with interesting heritage and river corridor features. A local Green Infrastructure Strategy is to be prepared for all key settlements in the county.

The Green Infrastructure Strategy for Trim Town & Environs will provide:

- The protection and enhancement of the natural and built heritage;
- The conservation and enhancement of biodiversity;
- The provision of accessible parks, open spaces and recreational facilities;
- The sustainable management of water incorporating SUDS features and;
- The maintenance of sensitive landscapes.

Trim being a green infrastructure 'Hub' may be connected to other 'Hub' areas by existing and proposed corridors such as river corridors, walking/cycling routes and the disused railway line. These already act as natural biodiversity networks of habitats and spaces.

#### 4.5.1 Analysis of Green Infrastructure in Trim

As part of the (Draft) Green Infrastructure Strategy for County Meath, an analysis of existing Green Infrastructure within Trim was carried out. The findings of which were that Trim is rich in Green Infrastructure assets as there is easy access to its principal Green Infrastructure feature, the Boyne River from the centre of the town. This access also enhances appreciation of its cultural heritage, as Trim castle and its medieval churches are beside the river. Public access to parkland around the Castle and the development of a walking route along the river in an easterly direction in the Porch Field has resulted from public ownership of some land. The route is popular with locals and tourists and allows direct experience of this major Green Infrastructure asset. It is a wildlife corridor which contains a rare example of a marginal wetland near the river (in the moat surrounding the castle) and is important for fish, bats, otter and wetland birds. The park opposite the castle in the church grounds has a natural spring emerging from a rock outcrop.

Interpretative signage along the walking route provides information on landscape history. The river is important for flood attenuation and the Porch Field is also used for productive agriculture. An amenity area on the south side of the river was developed by the community.

Many opportunities exist to enhance Green Infrastructure in Trim. The town could be linked to the Green Route in the Porch Field along linear habitats, such as wetlands/drains, hedgerows and treelines. The abandoned railway line also offers some potential (which could be linked to the river via Lackanash). Newly planted broadleaved woodland at Butterstream, will eventually develop into an area of biodiversity value. This could be linked to the river via an ecological corridor. An esker segment with semi-natural vegetation found to the east of the town both inside and outside the town boundary also has potential as an ecological corridor. Efforts should be made to find sustainable uses for relict semi-natural features such as hedgerows which are occasionally seen within the town. Tree planting should occur along new roads. Lack of tree planting along new radial routes diminishes their amenity and biodiversity value. Spatial planning, informed by detailed habitat mapping, could show all the important biodiversity features and linking areas which would enhance ecological network functioning and ecosystem functioning. A Sustainable Urban Drainage System using exotic species has been developed in the golf course and opportunities exist to incorporate more biodiversity friendly species.

#### 4.5.2 Green Infrastructure Strategy for Trim

The overarching aim of a green infrastructure planning approach in Trim will be based on creating, enhancing and connecting the overall green infrastructure network to ensure development protects and enhances areas of biodiversity value, safeguards all existing designated open space such that there is no net loss. Green infrastructure within the Plan area will be key to delivering a high quality of life for both existing and new communities, creating locally distinctive and quality built environment.

Trim and the surrounding areas have a natural environment which incorporates both nationally and internationally important sites in terms of wildlife and habitats. The challenges in Trim are how to balance the development of a compact urban area with approaches which work effectively with nature.

Reflecting the four key themes set out in the Meath Development Plan 2013-2019, this Plan utilises green infrastructure as a means of developing a strategy in relation to the following key areas:

- (a) the conservation and enhancement of biodiversity and natural heritage

A key aim is to maintain qualifying interest habitats and species within the River Boyne and River Blackwater Natura 2000 sites at favourable conservation status. The integrity of an effective ecological network within Trim and its environs will be dependent on the existence of green spaces/steeping stones/ecological corridors and links throughout the Plan area.

The Planning Authorities will encourage the planting of trees and shrub species to enhance natural heritage and amenity value and encourage appropriate management of the Porch Field to enhance its biodiversity value.

## (b) landscape, recreation and amenity

The Landscape Character Assessment as set out in the Meath County Development Plan 2013-2019 identifies Trim as being part of a River Corridors and Estuaries Landscape Character Type and the Boyne Valley Landscape Character Area and is categorised as having an exceptional value of international importance.

Trim is well provided for in terms of public open space. The Porch Field, Norman Pratt Memorial Park and the Boyne Walking route are excellent amenities in this regard. In terms of outdoor sporting activities a number of facilities exist (primarily located south of the River Boyne).

A number of upgrades to existing walkways/cycleways and new walkways/cycleways are proposed over the lifetime of the Plan. These should be sensitively designed and contribute positively to Trim's landscape character.

## (c) water resources

The key water resource associated with Trim is the River Boyne. It is envisaged that Sustainable urban Drainage Systems (SuDS) will be incorporated in all new developments throughout the Plan area to help manage surface water and achieve environmental improvements to the County's water resources. Opportunities will be explored to combine the use of SuDS with the maintenance of biodiversity and the creation of amenity of landscaped areas through the utilisation and incorporation of existing hedgerows, streams and natural swales with open spaces.

## (d) the built heritage and culture

Trim has a number of nationally significant heritage sites and monuments. A key objective is to improve linkages between key historic sites. Meath Local Authorities are working in partnership with the Irish Archaeology Field School, relevant stakeholders and the community for the phased conservation of the Black Friary archaeological site.

**GI POL 1:** To create a high-quality, well-connected and sustainable natural environment of green spaces and watercourses that are rich in biodiversity.

**GI POL 2:** To seek a net gain in green infrastructure by protecting existing green infrastructure assets within the town and environs and providing additional infrastructure, where possible.

**GI POL 3:** To require all new development to contribute positively to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, as appropriate.

**GI POL 4:** To require all proposals for major developments in Trim to submit a green infrastructure plan as an integral part of the planning application detailing how any green infrastructure proposed as part of the development such as open spaces, hedgerows, tree lines shall contribute positively to the development and protection of Green Infrastructure assets.

**GI POL 5:** To require that the creation of SuDS features be designed and integrated into the development with consideration to their drainage, recreation, biodiversity and amenity value.

**GI OBJ 1** To prepare a GI map within the lifetime of the Plan, illustrating habitat types and ecological networks which can be utilised in the assessment of planning applications to protect and enhance urban biodiversity.

**GI OBJ 2:** Improve connectivity for people through the provision of an integrated network of open spaces, pocket parks, linear parks and green routes throughout Plan area consistent with the Policies, Objectives and Guidelines in Chapter 6: Design and Public Realm.

**GI OBJ 3:** Promote opportunities to increase the biodiversity value of the Porch Field by working with relevant stakeholders and community groups.



**GI OBJ 4:** To continue to work in partnership with the Irish Archaeology Field School and relevant stakeholders, to develop a plan for the phased conservation of the Black Friary to include well-designed interpretation, access and open space that defines the context and setting of the monument (including sub-surface archaeology).

**GI OBJ 5:** To provide for the development of the Trim-Navan-Slane-Drogheda cycle/greenway along the River Boyne subject to carrying out a routing study and any necessary environmental assessments, obtaining necessary statutory planning consent, the carrying out of an Appropriate Assessment, landowner co-operation and the securing of necessary funding.

**GI OBJ 6:** To increase urban tree cover by actively promoting the planting of trees and shrub species (linked to DP OBJ 4).

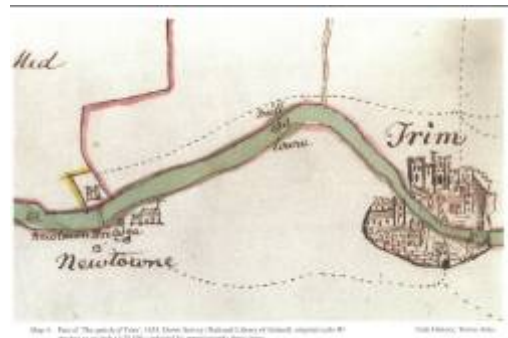
**GI OBJ 7:** To raise public awareness and understanding of Trim's natural heritage and green infrastructure.

**GI OBJ 8:** In the event of linear paths, cycleways, seating, lighting, loss of riparian zones, etc being proposed along river corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and other surveys shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with the National Parks and Wildlife Service (NPWS) and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.

## 4.6 Archaeological Heritage

Archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their contexts where in land or underwater. The significance of Trim from an archaeological viewpoint is without question and an understanding of the archaeology of Trim is critical in assessing how best the character of the town can be preserved.

Trim was a significant settlement on a crossing point of the Boyne before the establishment of its first church in the 5<sup>th</sup> Century. The town developed as a Norman stronghold from 1175, with its castle and town walls. The traceable line of the town wall is over two kilometres long, both above and below ground, including a 200 metre section of the castle wall, and encloses an area of about 23 hectares, configured in two roughly rectangular sections, of which the part north of the river is roughly twice the size of that to the south. The medieval burgage plot pattern is evident at Emmet Street.



The Urban Archaeological Survey of County Meath (OPW 1985) identified a zone of archaeological potential which was included in the 2002 & 2008 Trim Development Plans. This plan continues to delineate the zone of archaeological potential (See Map 3). The location of National Monuments has also been mapped. The town is a recorded monument on the Record of Monuments and Places, (ME 036-048). Within this area are a number of archaeological sites and monuments.

Trim Castle, the Town Walls, the Yellow Steeple, Newtown Abbey and the Black Friary enjoy protection as National Monuments in state or local authority care or subject to a preservation order and require the written consent of the Minister for Arts, Heritage and the Gaeltacht before works can be carried out.

Under Section 12 of the National Monuments Act, any person intending to carry out works at or in relation to a Recorded Monument, or within the zone of Archaeological potential, must give the

National Monuments Section of the Department of Arts, Heritage and the Gaeltacht two months notice in writing.

### Archaeological Policies and Objectives

**HER OBJ 11:** To promote archaeological heritage as a resource for educational and tourism purposes and to increase public awareness of Trim's archaeological heritage.

#### HER POL 7:

a) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).

b) To seek to protect, where practicable, the setting of and access to sites, in securing such protection the Councils will have regard to advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht.

c) To require archaeological assessment where it is considered a development could have an effect on a recorded monument, zone of archaeological potential or as yet undefined element of archaeological heritage or their setting.

d) Where remnants of burgage plots do remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

## 4.7 Town Walls

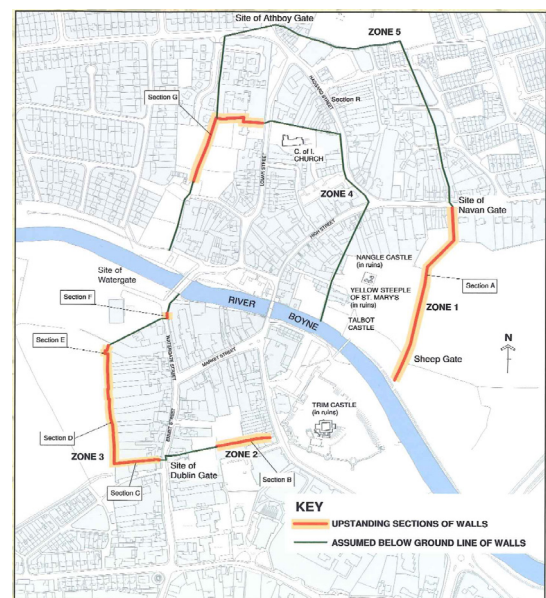
The Department of the Environment, Heritage & Local Government issued a National Policy document on Town Defences in November, 2008. This policy document demonstrates a strong commitment from the DoEHLG<sup>1</sup> towards the protection and conservation of our historic urban defences. Trim being a medieval walled town has a mapped record of the location of the historic town wall defences (see Appendix E, Trim Walls Conservation Plan, and the Conservation Objectives map). The illustration below provides a graphic of this section of the town wall.

**Figure 1 Map of Town Walls.**

*From the Conservation and Management Plan. Appendix E.*

The Town defences are "monuments" as defined in the National Monuments Acts 1930-2004 and are protected under the provisions of this legislation. Town defences are also protected under the Planning and Development Acts 2000 – 2014 (where listed as protected structures or within architectural conservation areas).

Town defences include all walls (whether ancient or on the line of ancient walls), gates, towers, earthen banks and fosses (ditches), bastions, outworks and other features.



All town defences are considered national monuments by reason of the historical, architectural, and archaeological interest attaching to them.

<sup>1</sup> Since 2011, the function for heritage has been transferred to the Department of Arts, Heritage and the Gaeltacht.

#### 4.7.1 Ministerial Consent

All works that will impact on the fabric of town defences, or any ground disturbance in proximity to the defences in Local Authority or the Minister's ownership or guardianship, or that have been the subject of a preservation order, are subject to a requirement for Ministerial Consent from the Minister for the Arts, Heritage and the Gaeltacht. It is advisable to consult with the National Monuments Service and the Architectural Heritage Advisory Unit of the Department of the Arts, Heritage and the Gaeltacht at an early stage when planning works. Many structures associated with town defences may also be protected structures and/or located within an architectural conservation area and planning permission may be required. The Local Authority conservation officer should be consulted in advance where applicable.

#### Town Wall Policies

**HER POL 8:** To protect the integrity and setting of the Trim town wall defences including all walls (whether ancient or on the line of ancient walls), gates, towers, earthen banks and fosses (ditches), bastions, outworks and other features.

**HER POL 9:** To encourage the enhancement of the setting of town defences and the improvement of signage and public utilities structures, etc. where these affect the visual amenity of the defences.

**HER OBJ 12:** To protect the site of the medieval town wall alignment from new development through the implementation of a buffer zone which will be assessed on a site by site basis. Design guidance will be provided, if necessary, for such sites at pre-planning stage.

### 4.8 Architectural Heritage

Architectural heritage is a non-renewable resource and once lost it cannot be replaced. Ireland's built environment is a physical expression of the ongoing evolution of its towns, villages, buildings, monuments and landscapes. These elements have changed and evolved over time to create today's living and working environments. While individual buildings of architectural significance may survive substantially unchanged, the townscape has and will continue to develop to meet the future needs of the inhabitants. Architectural heritage should not be viewed as an impediment to development, but seen as an asset to be protected and integrated into any future developments.

Trim is remarkable for the survival of many of its medieval buildings. Historic structures such as Trim Castle, Talbot Castle, St Patrick's Cathedral, the Court House and the Castle Street cottages all contribute to the unique character of the town. There is also a range of more modest 19<sup>th</sup> and 20<sup>th</sup> Century dwellings and commercial buildings.

Recent development has influenced the current form of the town. There are some examples where modern intervention has been successfully integrated in Trim, for example, the new Courthouse building, and the Trim Castle Hotel. Development can have a positive impact and can conserve, enhance and provide a new use for older structures. However, development can also damage the character of the town both in the form of individual developments which may include demolition of buildings of architectural and historic interest and the cumulative impact of a number of small scale interventions. Inappropriate alterations such as the removal of historic sash windows, traditional gutters and down pipes, and render, the addition of inappropriate signage and lighting all detract from the character of individual buildings and have a cumulative impact on the streetscape.

#### Architectural Heritage Policy

**HER POL 10:** To protect, conserve, and enhance the architectural heritage of Trim and to ensure that new development makes a positive contribution to the historic character of the town.

### 4.9 Trim Architectural Conservation Areas

The Trim Development Plan 2002–2008 designated two separate Architectural Conservation Areas (ACA's) in Trim, namely the Historic Core ACA and the Porch Field ACA. Appendix C of this plan contains a description of each ACA and objectives specific to each area. The boundaries are delineated on Map 3.

### **Architectural Conservation Area Policies**

**HER POL 11:** To preserve the character of the following Architectural Conservation Areas in Trim:

- (a) Historic Core ACA;
- (b) Porch Field ACA

**HER POL 12:** To support and encourage the refurbishment of buildings within the ACA's in accordance with good conservation practice.

**HER POL 13:** To retain where practical any structure which contributes in a positive manner to the character of the ACA.

**HER POL 14:** Within the Architectural Conservation Areas, the Councils will have regard to the following:

- (a) The impact of the proposed development on the character and appearance of the Architectural Conservation Area in terms of the height, and massing of built forms, and the compatibility of design, materials, colour and finishes;
- (b) The impact of proposed development on the character and integrity of the area and the approaches thereto, and will promote compatible uses within compatible forms of infill development;
- (c) The need to retain important architectural and townscape elements such as shop fronts, sash windows, gutters and downpipes, decorative plasterwork, etc.

#### **4.9.1 Implications of Architectural Conservation Area Designation for the Public**

Any development which would materially affect the character of an Architectural Conservation Area will require planning permission, as set out in Section 82 of the Planning & Development Acts 2000-2014. This includes works to the rear of the buildings, within backland sites and gardens, and to boundaries. Where development takes place without planning permission, the Council will require the owners or occupiers to restore the character of the building or site, if it is considered that the development is inconsistent with the character of the area.

#### **4.10 Protected Structures**

A protected structure (unless otherwise stated in the Record of Protected Structures or RPS) includes the interior of the structure, the land lying within the curtilage of the structure, any other structures and their interiors lying within the curtilage in addition to all fixtures which form part of the interior or exterior of these structures.

The Review of the Record of Protected Structures for the Trim Development Plan was undertaken as follows:

The National Inventory of Architectural Heritage for County Meath sites were inspected and considered by the Planning Authorities in the review conducted for the 2008 – 2014 plan.

The structures listed in the RPS of the Trim Development Plan 2008-2014 and the National Inventory Survey of Architectural Heritage were visited and re-assessed.

It is proposed to make 3 additions to the RPS, at no.s 1 & 2 Kells Road, and at Navangate Street.

A full list of the Record of Protected Structures for Trim Town & Environs is provided in Appendix B of this Plan.



### Protected Structure Policy

#### HER POL 15:

- (a) Demolition of a protected structure shall only be permitted in exceptional circumstances;
- (b) To resist removal or modification of features of architectural importance;
- (c) To resist interventions that would negatively affect the character of a structure, either externally or internally;
- (d) To resist development that would adversely affect the setting of a protected structure.

#### 4.10.1 Implications of Protected Structure Designation for the Public

Structures that are listed in Appendix B and shown on Map 3 will not benefit from exempted development rights under the Planning and Development Acts 2000-2014 (as amended). Therefore, any alteration, extension or demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission.

#### 4.11 Views and Prospects

The built and natural heritage of Trim provides the town with views and prospects of special value which the Councils will seek to protect. These views are listed in the objective below.

#### Views & Prospects-Objectives

**HER OBJ 13:** The following views shall be protected as illustrated on Map 3 in this Plan.

1: From Dublin Road at St Johns, toward the river valley, Trim Castle, Newtown Abbey and Newtown Bridge.

2: Newtown Bridge towards the river valley, Newtown Abbey and St. John's Friary

3: Trim Castle to the river valley, St. Mary's Abbey and Newtown Abbey.

4: Watergate Bridge towards the river valley to the west and towards the town centre to the east

5: Castle Street to Talbot Castle and St. Mary's Abbey.

6: Towards Trim Castle and the Porch field from St. Mary's Abbey.

7: Westwards from Newtown Abbey to the Porch field.

8: West and south-westwards from the ring road to St. Mary's Abbey and Trim Castle.

9: Eastwards from Oldbridge in High Street.

10: View of St. John's Friary from the adjoining Dublin Road.

11: Views of the Wellington Monument from Patrick St. Emmet St., and the Summerhill Road

**HER OBJ 14:** To require an appropriate Landscape and Visual Impact Assessment (taking into account cumulative impacts) for development that may have a potential to impact adversely on significant built heritage and cultural landscape features such as scenic views and routes within and adjoining the Plan area.

## 4.12 Tourism



Tourism is identified as being of critical importance to the future economic development of Trim and this sector must capitalize on its cultural heritage appeal within the most densely populated region of the country. The designation and marketing of Meath as the Heritage Capital of Ireland has been successful and is dependent on maintaining the intrinsic character of important built settlements such as Trim.

### 4.12.1 Existing tourism infrastructure in Trim

Trim Castle is one of the top visitor attractions in the East & Midlands Region and attracts over 100,000 visitors annually<sup>2</sup>.

The Blackfriary Community Archaeology Project and the heritage of Trim has been included in the 2013 National Geographic book *'100 Places That Can Change Your Child's Life'*. Author Keith Bellows, in an interview with CNN Travel listed his Top 10 experiences from the book; Trim, and the archaeological project at the Black Friary, was among these.

Trim provides excellent accommodation options, with the Trim Castle Hotel, Knightsbrook Hotel and golf resort, the Castle Arch Hotel and an assortment of B&Bs offering a wide variety of quality accommodation and a choice of venues for conferences, exhibitions and events.

The appearance of the town is a matter of pride for its inhabitants, and Trim does consistently well in the National Tidy Towns competition and won a gold medal award in the Entente Florale Competition (2015). Significant investment has been made in recent years by way of improvements in footpaths, and street furniture. Visitors attracted by outdoor pursuits are also well catered for in Trim, with a golf course at Knightsbrook, Trim Castle River Walk and the historic town trail.

The development and launch of the Swift Water feature beside the playground in Trim in 2015 has attracted many canoeing clubs from Dublin and surrounding counties.

The historic environment is an important asset in Trim which contributes to the social and economic well being of the town's inhabitants and the development of a tourism product for the town. It is essential that the tourism product and service is of high quality and that the consumer gets good value for money, and it is imperative that the environment that attracts the tourists in the first place is protected, managed and enhanced in a sustainable manner.

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<sup>2</sup> Figure issued by the Office of Public Works for the 2016 calendar year.

#### 4.12.2 Tourism Policy Context

The County Development Plan 2013- 2019 identified the high level economic development objectives for the economic core area of Navan, Trim and Kells, which include -

- Kells and Trim to develop as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc.;
- Protection of the intrinsic built and natural heritage of Trim and its promotion as a basis of tourism must be dominant in the development strategies adopted for it as a “*Heritage Town*”;

#### 4.12.3 Boyne Valley Tourism Strategy 2016-2020

This Strategy has been developed in a collaborative manner between Failte Ireland, Meath and Louth County Council's. The “*goal for the destination is to create and sustain direct and indirect employment generated through increased tourism activity*”. The broad range of experiences available in the region is to the fore in this Strategy and the many attributes of the region that make it attractive as a tourist destination are set out and are targeted at “increasing dwell time in the area” rather than as short stay destination Kells is specifically referenced as a ‘Destination Town’ within the Strategy. A key aspect of the Strategy is the marketing actions and brand development which includes the Ireland's ‘ancient east’ branding and logo's which have been introduced at the focal entry points to the town.

#### 4.12.4 Tourism Strategy

Given the direct and indirect benefits of tourism for the town, the Councils will encourage the development and interaction of the tourism, arts, and retail sectors in Trim to enhance the experience for those who visit the town. The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives of this development plan are underpinned by the concept of sustainable tourism. However, for cultural tourism to be of economic value to a town such as Trim, it must be packaged with a tourism product that will entice the visitor to stay and spend.

In general however the demands of tourists and shoppers are broadly similar in that both require easy and safe pedestrian access, a diverse and concentrated core area and a well presented and attractive environment.

A number of specific actions arise:

- To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 as it applies to Trim.
- While Trim Castle is being marketed as the primary destination, it is the town itself which presents the overall tourism product. The Town Council should develop a programme of ongoing public realm enhancement to continue to improve the appearance of the town and provide incentives to traders and residents to upgrade the appearance of their premises.
- Support the central orientation point for tourism information.
- Develop a Festivals and Events Programme and encourage interaction between groups to share information and resources.
- The Councils in principle support the development of a Folk Park on an appropriate site, subject to adequate infrastructure and compliance with TOUR POL 10. Traditional artefacts, crafts, skills, music and dance could also be accommodated and marketed in separate locations throughout the town.
- The Irish Archaeological Field School at the Black Friary has been instrumental in bringing foreign students to Trim, as a community archaeology project, community and visitors alike can explore heritage and use the site in a mutually beneficial and sustainable way.

### **Tourism-Policies & Objectives**

**TOUR POL 1:** To support the development of Trim as a significant tourism centre in the county.

**TOUR POL 2:** To improve the visitor experience to the town and to co-operate with all stakeholders and appropriate agencies in promoting sustainable tourism and securing tourist based enterprises and facilities in the town.

**TOUR POL 3:** To develop the sustainable tourism potential of Trim through targeted initiatives remedying identified infrastructure and interpretation deficiencies.

**TOUR POL 4:** To support the provision of centrally located facilities for theatre and the arts in Trim.

**TOUR POL 5:** To encourage and support the holding of a variety of festivals and events at sustainable locations subject to proper planning principles.

**TOUR POL 6:** To ensure that new tourism facilities, including accommodation and other facilities, are provided where they can best support the provision of services and the general economic vitality of the town.

**TOUR POL 7:** To co-operate with Fáilte Ireland, Tourism Ireland, Boyne Valley Tourism, Louth County Council and any other relevant bodies in the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.

**TOUR POL 8:** To consider the provision of caravan, camping and motor home sites at suitable locations in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. In all instances, the Planning Authorities will seek to ensure a high standard of layout, design and amenity in such proposals whilst safeguarding the landscape character in sensitive areas.

**TOUR POL 9:** Any land development proposed as a result of Tourism policies, particularly in relation to development adjacent to the River Boyne will be screened for the need to undertake Appropriate Assessment.

**TOUR OBJ 1:** To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 as they apply to the town of Trim and its environs.

**TOUR OBJ 2:** To identify an appropriate design and style of high quality street furniture consistent with the character of Trim and to utilise this throughout the historic areas of the town.

**TOUR OBJ 3:** To build on existing, and establish new strategic partnerships to develop and promote cultural heritage learning experiences and initiatives in Trim in particular through the Black Friary Community Archaeology Project.

**TOUR OBJ 4:** To facilitate the provision of a site to cater for caravan, camping and motor homes for tourist use\* in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. Such development shall be in accordance with other policies and objectives contained within the Trim Development Plan.

**TOUR OBJ 5:** To work with and support the Office of Public Works, Failte Ireland and other relevant stakeholders in facilitating the development of visitor centre services at the Market House premises on Castle Street for the promotion and development of visitor facilities in Trim and the wider Boyne Valley region including the Trim Castle attraction.

\*Tourism use refers to individual touring/ holiday vehicles, caravans, tents and related accommodation being in situ on a temporary, short term, touring or seasonal basis and excluding the construction of any permanent holiday home accommodation.



## 5. Housing



## 5. Housing

### Key Housing Aims for Trim

1. Promote the development of mixed use sustainable communities with supporting community facilities, public realm and residential amenities which cater for a range of housing needs and tenures.
2. Seek to provide for the housing needs of all persons, thereby promoting equality, social inclusion and counteracting undue segregation between persons of different social backgrounds.
3. Promote the consolidation of the existing built up areas by facilitating high quality appropriate infill development.
4. Protect the amenities of existing residential areas and ensure new development has access to appropriate amenity space so as to ensure that these areas are attractive places to live.
5. Promote residential uses on upper floors of buildings within the town centre.

### 5.1 Introduction

This chapter sets out the main policy issues relating to the provision of housing along with the development of sustainable communities in Trim Town & environs.

#### 5.1.1 Housing Function

The Councils as Housing Authorities have an important role in the housing sector in terms of assisting people to meet their housing needs, in co-operation with housing associations etc. and in the operation of the provisions of Part V of the Planning and Development Acts 2000-2014. The Councils also have a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the towns projected housing requirements over the lifetime of the plan and to ensure that an undue shortage does not arise. The Councils are in a position to influence the location, nature and quality of new housing development within their administrative areas and have a statutory obligation to ensure such development complies with government guidelines.

#### 5.1.2 Trim in Context

The 2011 Census results indicated that there are 2902 private households currently in Trim Town & environs catering for 8119 persons. The average household size in Trim during 2011 was therefore calculated to be 2.8 persons per housing unit.

There are 84 no. persons on the Local Authority Housing Waiting list where Trim town is listed as their first preference (there is also 10 transfers). 21 no. applicants have been housed under the Rental Accommodation Scheme (R.A.S) within Trim.

#### 5.1.3 Strategy

The approach to housing development in this plan is guided by National Guidance in general, the provisions of the County Housing Strategy and the overall Core Strategy for the development of Trim which envisages moderate sustainable growth within the town and environs by 2020.

The main aims of the Plan in relation to housing are:

- Promote the development of sustainable communities by ensuring new development includes a mix of house types to cater for a range of housing needs and tenures and to facilitate the creation of balanced communities.
- Promote residential uses on upper floors of buildings within the town centre.
- Promote balanced tenure developments to avoid concentrations of rental housing and counteract social segregation.
- Promote the consolidation of the existing built up areas by facilitating high quality appropriate infill development.
- Protect the amenities of existing residential areas so as to ensure that these areas remain attractive places to live.
- Ensure that both new and existing housing enjoy access to appropriate amenity space especially where higher densities are proposed and also enjoy good connectivity to the town centre and transport services through pedestrian or cycle facilities in particular.

#### **5.1.4 Future Population Growth and Availability of Land**

As detailed in the Core Strategy for Trim outlined in Chapter 2, population growth in the town for the period 2014 – 2020 is estimated at 4004 persons, giving a target population of approximately 12,272 persons by 2020 & beyond. In turn it is estimated that this will give rise to a target household requirement of 518 units for the period (as per the County Development Plan allocation) of the Development Plan (2014-2020), in addition to the 912 no. of units provided through extant planning permissions.

#### **5.1.5 Supply of Residential Land**

In terms of future housing provision, a number of sites are available that should be capable of delivering a significant portion of the allocated 518 housing units over the lifetime of this plan either as residential development or as part of a mixed use scheme. These are outlined in the Core Strategy and the zoning map which accompanies the Plan.



### **5.2 Housing Strategy**

The Planning & Development Acts 2000 – 2014 requires each Planning Authority to include the provisions of its Housing Strategy in its Development Plan. A Housing Strategy for County Meath was prepared as part of the Meath County Development Plan 2013 – 2019. The Trim Development Plan incorporates this Strategy into the Plan.



The Housing Strategy is guided by the following vision:

“To facilitate and promote a robust and sustainable housing strategy that plans and provides for the housing needs of all citizens, thereby promoting equality, social inclusion and ensuring the delivery of quality outcomes for the resources invested”.

The Housing Strategy intends that those who can afford to do so should provide housing for themselves through the range of options available to them, and those unable to do so should have access to social housing/accommodation provided by Meath County Council. There are 5 principle options open to Local Authorities to deal with the demand for, and delivery of, social housing.

1. Provision of Social Housing under Part V of the Planning & Developments Acts 2000-2014.
2. Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment.
3. Provision of Social Housing in partnership with Voluntary Bodies and Housing Co-operatives.
4. Casual Vacancies.
5. Purchase of New or Second Hand Dwellings.



### **5.2.1 Planning Permissions & Part V of the Planning and Development Acts 2000-2014**

Section 96 of the Planning and Development Acts 2000-2014 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development. The Councils will require a 16% quota of social/affordable housing to be provided from each housing development within the town and environs, on lands zoned for residential use or a mixture of residential and other uses. This is based on identified social and affordable housing requirements. 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 Acts 2000-2014.

### **5.2.2 Methods of Providing Affordable/Social Housing**

The Housing Strategy requires that housing developments can comply with their Part V requirements by the following methods or by a combination thereof at the discretion of the Planning Authority:



- a. Financial contribution (as provided for under Section 96(3)(b)(vi) of the Planning & Development Acts 2000-2014)
- b. Direct provision of the housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site.
- c. The transfer of a portion of the site or the disposal of a number of fully or partially serviced sites within the subject site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority.

The Councils will, in reaching agreements under Section 96 of the Planning and Development Acts 2000-2014, have due regard to the Housing Strategy and the Development Plan objectives.

It is imperative that the requirements of social and affordable housing are met in a manner which satisfies existing and potential future demand in Trim Town & environs.

The ratio of social to affordable housing to be provided shall be assessed on a case by case basis, having regard to local housing needs, but at all times the 16% requirement shall be met. In so far as it is known at the time of the agreement, the Councils will indicate to the developer its intentions in relation to the provision of social/affordable housing. This will include a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to be reserved for the provision of housing.

Meath County Council will encourage housing developers to whom the 16% quota applies to discuss the likely terms of the Part V agreement as part of pre-planning consultations. Meath County Council will endeavour to finalise the agreement within two months at the latest following the grant of permission.

All social housing provided under Part V of the Planning & Development Acts 2000 – 2013, in accordance with this strategy shall be allocated to persons on the waiting list for that allocation area in accordance with the Council's Allocation Scheme for the Provision of Social Housing Support. All affordable housing provided under Part V of the Act in accordance with the terms of the Housing Strategy shall be allocated in accordance with the Allocations Scheme for affordable housing as adopted by the Councils.

### **5.2.3 Housing needs of persons with specific requirements**

#### **5.2.3.1 Traveller Accommodation**

Meath County Council adopted a Traveller Accommodation Programme 2009-2014 in March 2009. The 2011 Census of Population recorded 91 members of the Travelling Community normally resident in the town.

A regeneration scheme was undertaken at the former St. Martin's Halting Site subsequently renamed Castle Meadows which saw the replacement of bays with small houses.

In accordance with the Traveller Accommodation Programme 2009-2013, the housing needs of the Travelling Community are presently adequately met through the private rented sector. There is no identified need to provide specific traveller accommodation (group housing, permanent, etc.)

### **5.2.3.2 Older People**

Older people have a range of housing needs relating to access, medical care, security and personal safety amongst other issues. Dwellings and other residential facilities catering specifically for older people should be located in close proximity to convenience shops, community facilities and public transport nodes. There is a move away from traditional nursing home care to a 'semi-supported' or 'assisted living' concept which is considered a preferred option for many older people as it enables them to continue to live relatively independently in their own homes.

For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the area in which they live (for example to a smaller or single storey dwelling or apartment unit). Assessment of housing mix needs to consider this in appropriate developments and locations.

Figures for the accommodation requirements of older people indicate that there are 8 no. applicants currently over 55 years of age and 2 no. applicants over the age of 65.

### **5.2.3.3 Persons with disabilities**

Other groups with specific requirements include the physically disabled and persons with learning disabilities. Purpose built dwellings will continue to be provided for these persons in accordance with need, either as part of the Local Authority Housing Programme or through the voluntary and cooperative sector. This objective will also be pursued in respect of private house developments.

In considering housing for people with special needs, location is critical, particularly to those with a mobility related disability. The importance of access to public transport, local community services, and facilities is a significant factor for a mobility-impaired person in improving quality of life. In terms of house design, compliance with Part M of the Building Regulations expands options available to people with a disability.

There is currently a low demand in Trim for Local Authority housing for special needs purposes with 5 applicants listing Trim town as their first preference.

## **5.3 Design of Residential Development**

Good design is central to creating more attractive and sustainable living environments. The primary aim of the Planning Authority in relation to residential developments is to deliver high quality living environments to serve the needs of residents. Residential schemes should deliver a range of housing units which vary in size, type and tenure, within an overall scheme design to accommodate a broad population profile including single households, couples, and households with children, older people and people with a disability.

Housing developments should generally be designed with the aim of creating walkable neighbourhoods which facilitate as a priority travel for pedestrians and cyclists.

In planning for its own development and in assessing future development proposals through pre-planning consultations and the development management system, the Councils will seek to implement the recommendations of the "Guidelines on Sustainable Residential Development in Urban Areas" and accompanying Urban Design Manual.

In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines/Urban Design Manual, Design Statements will be required with residential applications on sites 0.2ha (0.5 acres) in area or comprising of more than 15 residential units. The design statement should be a relatively short document comprising of text and graphics and should be tailored to reflect the complexity and importance of the site in question.



### **Housing-Policies**

**HS POL 1:** To encourage and foster the creation of attractive mixed use sustainable communities which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.

**HS POL 2:** To require a high standard of design in all new residential schemes that are built in a style and scale that is appropriate to the landscape setting.

**HS POL 3:** To promote residential developments which;

- a) Support public transport, walking and cycling
- b) Provide for well designed neighbourhoods of high architectural quality with dwelling sizes and layouts which provide good quality liveable homes,
- c) Ensure that open space, health and recreation needs are met.

**HS POL 4:** To promote social inclusion taking into account the needs of older people and people with disabilities in the design of new residential developments.

**HS POL 5:** To permit the suitable extension of an existing dwelling to accommodate older people or people with a disability in the family home, subject to normal planning requirements.

**HS POL 6:** To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner, with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of the Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes for Sustaining Communities, (2007)'.

**HS POL 7:** To require as part of all new residential and commercial developments, and in existing developments, where appropriate, provision to be made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities and to seek their provision concurrent with development.

**HS POL 8:** To ensure that new developments are permeable for walking and cycling and that parking or servicing arrangements do not compromise walking or cycling.

**HS POL 9:** To require that developers comply with Part V of the Planning & Development Acts, 2000-2013, through the following options or by a combination thereof at the discretion of Meath County Council:

- (a) Financial contributions (as provided for under section 96(3) (vi) of the Planning & Development Act.
- (b) Direct provision of the housing units on completion as determined in accordance with the strategy, integrated as part of the overall development of a site.
- (c) The transfer of a portion of the site or the disposal of a number of fully or partially serviced sites within the subject site to the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the transfer to the Planning Authority of the ownership of any other land within the functional area of Meath County Council.

**HS POL 10:** To provide and facilitate the provision of accommodation to meet the needs of older people and to encourage the provision of a range of housing options for older people in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible.

**HS POL 11:** To provide and facilitate the provision of accommodation to meet the needs of those with disabilities through the provision and/or adaptation of appropriate accommodation.

**HS POL 12:** Development proposed as a result of Housing policies will be screened for the need to undertake Appropriate Assessment.

### **Housing Objectives:**

#### **Social & Affordable Housing**

**HS OBJ 1:** To require that developers comply with the Meath County Housing Strategy 2013-2019.

**HS OBJ 2:** It is an objective, on lands zoned for residential use or lands zoned for a mixture of residential/housing and other uses, to require 16% of all new residential developments, to be reserved for social and affordable housing in accordance with the principles, policies and programmes for action set out in the Housing Strategy. This figure may be modified in line with any revision of the Housing Strategy carried out during the period of this Development Plan.

**HS OBJ 3:** To provide appropriate accommodation for Travellers through the implementation of the Traveller Accommodation Programme 2009-2013 and any subsequent Programme adopted during the life of this Development Plan.



## 6. Design and Public Realm



## 6. Design and Public Realm

### Key Aims for Design and Public Realm in Trim

1. To promote quality in architecture and urban design so that Trim can enjoy the highest quality built environment, not only for landmark buildings and spaces, but more importantly in the design quality of general development in the town.
2. To protect and preserve the character and setting of the historic core of the Medieval town and its streetscape
3. To ensure that future development respects and positively contributes to the quality, character, form and scale of Trim.
4. To develop well designed and safe public spaces, which increase the amenity, attractiveness and functionality of Trim as a place to live, work and visit.

#### 6.1 Built form

The most notable feature of Trim is the river valley and the green lung of the Porch field which brings the countryside right to the heart of the town at the river crossing. The narrow winding street pattern of the historic core survives from the medieval period and consists primarily of one long curving street, from Trim Castle to Navan Gate, off which the other streets branch. The medieval burgage plot pattern is largely intact in Navan Gate Street, High Street and particularly in Emmet Street where it backs onto the town wall. The presence of a clear burgage plot pattern outside the town wall in Emmet Street suggests that there may have been an early suburb there.

The scale of the built environment is generally low, predominantly two storey structures, though the central area includes some three and four storey buildings. More recent developments in the town have introduced contemporary buildings styles, the most notable of these being the new Court House, the Trim Castle Hotel and the OPW headquarters.

Although Trim benefits from its exceptional setting in the Boyne Valley and a remarkable range of national monuments, historic architecture and pleasant vistas, there are no formal designed urban spaces within the town such as squares, or malls, and there is little or no soft landscaping in the central commercial streets. Consideration should be given to how planting might be incorporated into the townscape.

Beyond the compact central core, the urban form dissipates into lower density residential development typically associated with the 20th century, together with discount retail space and industrial parks to the north of the town and at Scurloquestown.

#### 6.2 Urban Design and the Public Realm

While architecture focuses on individual buildings, urban design addresses the larger scale of groups of buildings; streets and public spaces; neighborhoods and districts, to make urban areas functional, attractive, and sustainable.

Public realm is a broad term used to describe the form and use of outdoor areas that are accessible to the public. This includes streets, parks, car parks, as well as the physical and visual connections between them, often surrounded by buildings, thus accounting for a large percentage of the urban area and greatly influencing the way the town looks and functions.

Investment in the public realm and good quality urban design can bring socioeconomic and physical benefits, enhance the town as a centre for tourism, retail and commerce, and make it an attractive place in which to live, work and visit. People choose to spend more time in high quality public spaces and streets, stopping to linger rather than utilising streets and spaces merely as thoroughfares, thereby contributing to both the vibrancy and viability of town centres. Within the context of Trim there are opportunities to provide improvements to the streetscape and public realm.

It is often relatively small components of the public realm that can have a surprising impact on the overall quality of a place. Although Trim does not suffer excessively from overhead wirescape, or a proliferation of traffic signs and signals in the area of Market Street and Castle Street, in certain areas, particularly around the Wellington monument, the range and extent of wires, poles, bollards and signs detracts from the quality of the public realm.



Buildings are the backdrop and enclosure for the public realm. While Trim is outstanding for its monuments, and has many excellent historic civic and institutional buildings, its townhouses and businesses are of a varied condition and quality, with examples of inappropriate fittings, materials and colours common around the town.

Shopfronts display a wide range of styles, and although there are some good examples of their particular era, and some recent well designed modern signage, the presentation of the town's retail streets could benefit from some targeted improvements.

The use of good quality materials and finishes are an essential element of delivering an attractive environment. The design and condition of building frontages has a direct influence on the character and quality of the adjacent public realm. Inappropriate materials, fixtures, colours or textures negatively impact upon the wider area. This impact is increased where buildings are in prominent locations, either at road junctions or on areas of high ground. Whilst the majority of buildings in the town centre are in private ownership, it is important that mechanisms are found to bring about improvements to such frontages.

Design Guidelines are provided at the end of this chapter regarding the scale, height, form, materials and details that are considered appropriate for a heritage town.



### 6.3 New Public Spaces

1. The Trim Town Centre LAP 2004, which was readopted as part of the Trim Development Plan 2008-2014, proposed a Public Space Strategy with a specific objective to develop a new civic space which would function as a major link, both visually and physically, between the existing town at Emmet Street and the Town Centre Expansion Area. It was also envisaged that there would be a new Civic Building to act as a focal point linking old and new, with views down Market Street to the Courthouse, Trim Castle, the Yellow Steeple and Talbot Castle.

This civic building has come to fruition in the form of the OPW headquarters, but the space linking it back to the centre of the town has yet to be achieved. Creating this civic space would require the demolition and removal of several existing buildings from Emmet Street and redevelopment of medieval burgrave plots.

The design of this new space offers some challenges as it contains upstanding remnants of the Town Wall, and a likelihood of surviving medieval burgrave plot boundary walls, which must be retained and incorporated. All of these issues in addition to the design of the individual buildings that would frame the Civic Space will be resolved at detailed design stage.

2. An area of land, up to 15.0 metres deep, between the entire western boundary of the medieval town wall and the pedestrian priority lane to the west of same will be reserved free of development to protect and preserve the contextual significance of the medieval town defences. A town wall plaza, in the form of passive open space, shall be developed in this area, inclusive of appropriately designed street furniture, landscaping, interpretative panels, illumination, etc. This passive open space will facilitate pedestrian movement, while preserving the wall and outer ditch and providing views to upstanding and restored sections of wall.

Further information on proposals for the conservation and enhancement of the Trim Town Walls and other defences is set out in Appendix E – the Trim Town Walls Conservation Plan.

### 6.4 Improving Public Spaces

In addition to the major open spaces of the Porch Fields, Trim has many small neighbourhood open spaces scattered throughout residential areas. Scope exists to improve the quality of these spaces, thus heightening their relevance to residents in the area. Proposals for open space should be appropriate to the surrounding uses, whether civic, recreational, or residential, and their design should demonstrate this.

The quality and upkeep of footpath surfacing and street furniture is a key element of the public realm. Considerable improvements have been made in the last 10 years in selected areas to upgrade footpaths, however, in other places, particularly in Market Street and Watergate Street, the potential still exists to introduce a higher quality of surfacing such as natural stone.

The location of streetscape elements such as bins, bollards, benches, signs, lighting columns, and telephone junction boxes must be carefully planned, with street clutter minimised through the use of wall mounted fittings and combined use poles. Many shops and cafes use their pavements for display advertising, goods, or in summer, for tables and chairs. Such activity, within reason, should be encouraged where sufficient space exists to enable pedestrians to pass by safely.

The addition of street trees, planting boxes and other green elements would add to the quality of the streetscape and should be incorporated into all new developments and public realm works.



### 6.5 New Development

The character and environmental quality of Trim will be greatly affected by the design and planning of new development. High standards of design which are cognisant of and complementary to the heritage status of the town shall be promoted. Well-designed facades, shop fronts, signage and active ground floor uses will be required to ensure that the development contributes to the vitality and viability of Trim town centre. An urban design statement should be prepared at an early stage to indicate how the design and scale of any proposed scheme has regard to the character and evolution of Trim and its status as a Heritage Town.

Surface and boundary treatments should be of a high quality, avoiding left over spaces and the exposure of the unsightly backs of adjacent development. This is particularly important where the identified town centre expansion area has a common boundary with the line of the medieval town wall.



### 6.6 Backland Development

The Urban Archaeological Survey for Trim indicates that the burgage plot pattern (long narrow plots) is largely intact over most of the town. Over time, development pressure has subjected these plots to pressure for the amalgamation of properties. In the in-depth re-development of backland sites, such re-development must respect / reflect the original medieval individual plot boundaries i.e. individual long narrow buildings. The individual medieval boundaries, where present, should be identifiable in any redevelopment proposal. Large bulky buildings that traverse a number of medieval burgage plots will not be permitted. The re-development of medieval burgage plots requires an imaginative and sensitive design led architectural solution.

The Planning Authority will not permit the traversing of the Town Wall to the rear of Emmet Street with a vehicular access. It is considered that there are existing openings onto Emmet Street in the form of archways, which could be enlarged, to facilitate the accessing of such redevelopment.

### 6.7 Town Centre Expansion Area

The proposed town centre expansion area is identified on Map 5 to rear of Watergate Street and Emmet Street, west of the surviving town wall remains. The section of the wall that will be affected by these proposals is approximately 200 metres long, running northwards from Trim Hardware, before turning north-east to the Watergate. It is acknowledged that the development of Trim has not, until recently, expanded beyond this outer defence. The western boundary provides a strong visual link to the character of the medieval town enclosed by the wall and ditch with the countryside directly outside. A Preservation Order, dated 23rd May 2002, has been made in respect of the Town Wall at this location, and also running west to east as far as Castle Street. The survival of this urban pattern with undeveloped land outside is rare in Irish context and contributes to the impressive visible remains of the significant medieval settlement.

The Trim Town Walls Conservation Plan 2008 (Appendix E of this plan) identifies the significance of the Town Walls the threats to their continuing significance, and sets out policies for their protection and management.

While the Trim Town Centre LAP provided for a feature building (now the OPW headquarters) to address the western side of the proposed civic plaza, which might exceed the three storey height limit set for this area, other development shall conform to the policies and guidelines set out below.

The development of the town centre expansion area will require a carefully crafted urban design rationale. This should be submitted with planning documents, and demonstrate how the proposed design will successfully integrate the respective sites into the tight urban grain of the existing Heritage Town, and provide a high standard of urban design and quality in the built environment. Proposals should demonstrate how the urban form of the proposed development has regard to the character and context of Trim and enhances the built environment. The built form should have regard to the historic streetscape, narrow building plots and traditional character of Trim. Active ground floor uses should be provided on all pedestrian and vehicular links to the historic town centre.

Any future applications for retail development in the town centre expansion area shall be required to show compliance with the specific guidelines in Section 6.8 and to the 'Retail Design Manual- A Good Practice Guide' published by the Department of the Environment, Community and Local Government in May 2012 to provide a planning framework for future development of the retail sector in a manner which meets the needs of modern shopping formats while contributing to protecting, supporting and promoting the attractiveness and competitiveness of Trim as a places to live, work, shop and visit.

### Design and Public Realm Policies and Objectives

**DP POL 1** - To require that all new development, including work by public authorities, will demonstrate high quality in architecture and urban design consistent with the guidelines in this plan, and make a positive contribution to the public realm, streetscape and amenities of Trim.

**DP POL 2** – To discourage visual clutter in the public realm by the removal of wirescape, where possible, and the rationalisation of signage and street fittings.

**DP POL 3** - To require that new buildings, shopfronts, or façade alterations, shall have a traditional design in terms of height, scale, form, roof pitch (between 35 & 45 degrees) detailing and materials in the Market Street and the Castle entrance environs.

**DP POL 4** - Where contemporary designs are proposed fronting onto historic streetscapes they shall be required to reference traditional architectural form, height, scale, roof pitch, and materials.

**DP POL 5** – To require that any future retail developments in the Town Centre Expansion area shall be compliant with the 'Retail Design Manual - A Good Practice Guide 2012'

**DP OBJ 1** - To develop a new civic space to function as a link, both visually and physically, between the existing town at Emmett Street, and the Town Centre Expansion Area in an environmentally sustainable manner. This would necessitate the demolition and removal of existing buildings from Emmet Street and redevelopment of possible medieval burgage plots.

**DP OBJ 2** - To reserve an area of land, up to 15.0 metres deep, free of development along the western boundary of the medieval town wall from Trim Hardware to the Watergate, in order to protect and preserve the contextual significance of the medieval town defences, and to facilitate the development of this space as a linear public park, allowing for the appropriate conservation and interpretation of the town defences.

**DP OBJ 3** - To prepare detailed design guidelines for shop fronts, building facades and signage.

**DP OBJ 4** - To complete the environmental improvements to the 'Historic Core' of Trim Town in an environmentally sustainable manner including the selective removal of on street parking, widening of footpaths, provision of raised pedestrian crossings and the possible resurfacing of streets and paths in cobble, stone, paving or other suitable material in the following areas:  
Market Street, and Watergate Street, including the intersection of Emmett Street / Market Street / Watergate Street.

**DP OBJ 5** - To improve existing public spaces, underused public lands and street corners, and to create a network of small and medium sized public spaces, which include seating, landscaping, and artwork in appropriate locations preferably with a good southerly aspect subject to Appropriate Assessment and Environmental Assessment, as required, as follows:

**a)** - River Boyne - to improve the quality of public space in the form of a linear park and in the Porch Fields through the provision of seating areas, appropriate litter collection facilities and good quality walking paths to make the Porch Fields and River Boyne the central recreational facility for Trim. To improve existing pathways west of Watergate bridge, having regard to the sensitive nature of the area as an SAC and SPA, and to create links with roadways in residential areas to provide a network of pedestrian and cycle routes.

**b)** - Finnegan's Way – To designate a public open space adjacent to the southern side of the upstanding remains of the Medieval Town Wall to provide an appropriate setting, presentation and interpretation of this feature. The development of this public space is contingent on the replacement of the bus parking that serves Trim Castle at this location with a public and private transport hub and the provision of a dedicated bus parking bay/set down adjacent to the Castle.

**c)** – To improve the environs of Trim Castle by encouraging the upgrading of the streetscape, facades, shopfronts and signage.

## 6.8 Design and Development Management and Guidelines

Chapter 11 of the Meath County Development Plan 2013 – 2019 set outs Development Management standards for new planning applications in County Meath. For the purposes of the Trim Development Plan 2014 – 2020 and to ensure consistency with the county standards, please refer to Chapter 11 of the Meath County Development Plan 2013-19 for general development management requirements in relation to building height, universal access, urban design, residential, retail development and other criteria.

Design Guidance is also provided in Appendix C, Trim ACAs, with particular reference to best practice regarding the retention of the historic character of these areas. The guidance given below supplements that in the documents referred to above and has specific application for Trim.

### **6.8.1 Design of Public Spaces**

New public spaces should be designed so that they are memorable, accessible and inclusive, and can be easily navigated by the people in a similar manner to the town's traditional streets. Proposals should demonstrate how they connect to the surrounding network of streets and spaces.

### **6.8.2 New Build Development on Backland Sites or in the Town Centre expansion area:**

New buildings and building materials shall have regard to the existing built form in the town centre, and shall have regard to the setting, mass, detailing and material finishes on adjoining buildings. Features that detract from the Architectural Conservation Area such as advertising hoardings or overhead powerlines shall be prohibited. In addition, the Council will require that development shall adhere to the following requirements:

- To respect skyline views of Trim town centre and views of the Yellow Steeple, Talbot Castle, Trim Castle, the Wellington Monument and the Spire of St Patrick's Cathedral;
- To incorporate existing ecological and natural features such as the Boyne River in new development layouts;
- To utilise potential linkages between the existing town and the town centre expansion area.

The Retail Design Manual (Dept of Arts, Heritage and the Gaeltacht 2012) provides guidance for supermarket developments and states that *'in 'big box' situations, negative streetscape impacts can be avoided by wrapping the large floorplates with complementary streetfront units such as hairdressers, cafes, bookshops, and suchlike. This also has commercial advantages; the smaller traders feed off their adjacency to the anchor stores that, in turn, benefit from the streetscape activity that the specialist shops generate.'* Thus, even if it is no longer viable to provide a broad mix of uses on the subject sites, the possibility for providing varied streetscape with active ground floor uses shall be insisted upon.

Any surface parking and servicing, should preferably be located to the rear of supermarkets so as not to impact on the quality of the streetscape, and attractively landscaped with planting and lighting adding to the quality and character of the development. The incorporation of supermarket retailing into the town centre must be achieved in a manner that is sensitive to its social and physical context, and unique sense of place of this historic town centre.

### **6.8.3 Mixed Use Development**

Commercial uses within a mixed-use development shall be required to demonstrate that the impact of the proposed commercial use would not have an unacceptable impact on the amenity of nearby residences.

Methods to control the adverse impact of commercial uses on residential uses within mixed use developments should be integrated into the design of the development as follows:

- Access to non-residential use service areas should be distinct from any residential car-parking or open space.
- Separate commercial external refuse storage must be provided which is properly sealed against rodents, sited on a durable washable surface, suitably ventilated, of sufficient size and enclosed in a façade that is resistant, resilient and easily cleaned.
- Suitable procedures shall be taken for the insulation between residential and non-residential use on the lower floors and any residential units on upper floors or to the rear.



#### 6.8.4 Site Layout, Height and Building Bulk

The development of the area designated for town centre expansion and other backland/garden sites within the existing town centre should not occur in a haphazard manner. New infill development will generally be expected to conform to the established building line.

The scale and layout of development should:

- Be consistent with the general height and scale of buildings in the surrounding area and not its largest structures.
- Avoid the use of irregular plan forms which create discontinuity in street enclosure;
- Not include long building elevations without windows or long unarticulated facades;
- Reflect the existing streetscape pattern of fine grain character of individual and personalised buildings;
- Present attractive and active façade to all public or semi-public spaces, walkways and thoroughfares;
- Maximise the number of individual pedestrian entrances provided to both commercial and residential uses;
- Avoid a negative impact on the setting of prominent features such as Trim Castle, the Porch Field, 'Yellow Steeple', other church steeples, River Boyne, Town Wall and Talbot's Castle, on protected views and prospects or on any attractive views from significant vantage points that would be obscured by the building.
- Orientate residential buildings to maximise the amount of natural sunlight entering window or door openings.
- Minimise large expanses of surface car parking.



#### 6.8.5 Façade design and improvements

While modern construction should not seek to replicate historic frontages, it should keep the essential elements of good proportions and blend well with its surroundings. Structures shall generally have a vertical emphasis consistent with the character of the historic town. Where a proposed structure includes a long facade, this should be broken into a number of vertical units by the use of detailing and structural elements.

#### 6.8.6 Shopfronts, Signage, and Advertising

The design of a new shopfront should relate to the architectural characteristics of the building of which it forms part.

- The reinstatement of traditional shop fronts, or well designed new shopfronts where poor replacements have been installed shall be encouraged.
- New shopfront designs must respect the scale and proportions of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. The construction of fascias, linking two or more buildings or plots, which have different architectural identities, shall not be permitted.
- In existing buildings the original fascia line should be maintained and not excessively enlarged or lowered. Changes in internal ceiling heights, where required shall not interfere with the proportions and depth of fascias.
- The enlargement or remodelling to a horizontal emphasis, of existing windows above ground floor level shall not be permitted.

- The choice of materials should complement the architectural character of the building and integrate with the overall visual unity of the street scheme.
- External roller shutters are not acceptable.
- Timber is usually the most appropriate material in historic buildings, but requires a high level of attention to detail and craftsmanship.

The Planning Authority accepts that retailers wish to trade on the basis of corporate colours and styles. However, a retailer's corporate identity should be balanced against its appropriateness to the character of an individual building or area. Loud or garish colour combinations will not normally be considered acceptable.

Signage is an important component of building frontages in retail areas. By its very nature, signage is meant to attract attention, however it is important to ensure that signage does not clash or overwhelm the streetscape. One of the most important elements of appropriate signage is having a high-quality design and colour. Placement of signs is vitally important, particularly in buildings with multiple businesses. In such cases, multiple signs should be placed in an orderly and coherent fashion and the number of signs on a building frontage kept to a minimum to reduce visual clutter and be regularly maintained. Window displays in shops should also be orderly and attractive.

The fascia panel, design and lettering of advertising should be an integral part of the shopfront design. These should be simple and legible. The use of well-designed street numbers on the shopfront is required. Letters of more than 400 millimetres will not normally be acceptable. The use of plastic internally illuminated box signage and excessively large projecting signage shall be discouraged.

#### **6.8.7 Public Realm: Materials and fittings**

The quality of the public realm is largely connected to the choice and use of different materials, including paving, road surfaces and street furniture. Key to successful public realm is a consistent use of a limited palette of materials, rather than an ad-hoc selection of many types used across the town.

Street furniture should be simple rather than ornate and contemporary rather than mock heritage. The use of timber clad seats helps to soften their visual impact and is more appropriate for a small town rather than a city.

#### **6.8.8 Landscaping and Tree Planting**

It is desirable that landscaping and tree planting should be part of new developments and contribute to the creation of an integrated network of green infrastructure in the town. In areas where mature trees or hedgerows are to be found it will be an objective of the Planning Authority to preserve existing hedgerows and groups of trees which add to the aesthetic quality of the area and shall ensure that the layout of new developments will as far as practicable, integrate and preserve existing field patterns.

The use of indigenous species will be promoted for all new developments, a list of which can be found in the publication 'Census Catalogue of the Flora of Ireland, 1987'. The selection of trees should take into account appearance, size and screening capability; shade and sunlight requirements.

## 7. Community Facilities, Recreation and Open Space



## 7. Community Facilities, Recreation and Open Space

### Key Aims for Community Facilities, Recreation and Open Space in Trim

1. To create sustainable neighbourhoods by pursuing a policy of appropriately locating services with regard to the needs of the town's community.
2. To seek to ensure the efficient and timely delivery of community and social facilities commensurate with the needs of the resident population and to assist in the delivery of such facilities.
3. To ensure that new developments meet requirements for the provision of community infrastructure.
4. To implement policies with regard to the provision of childcare, educational and healthcare facilities.

### 7.1 Social & Community Infrastructure

The proper provision of community infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all age groups and sectors of society and is an essential component of building sustainable and properly planned communities. The "Planning Guidelines on Sustainable Residential Development in Urban Areas" (2009) highlight the need to phase and appropriately locate development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.

Community infrastructure is an all-embracing term that should be taken to include buildings and other facilities, which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public. It includes facilities and services that are publicly provided and those which are privately funded and developed. Community infrastructure also includes more traditional local services such as local shops and post offices, which in addition to a primary commercial function, can help maintain and nurture a sense of community at local level.

A strong social foundation exists in Trim with its long standing history of community organisations. This is reflected in the presence of voluntary agencies and community initiatives that continue to play a central role in contributing to the delivery of a wide variety of local social services. A key component of the overall community facilities strategy is to encourage and assist in the formulation, development, guidance and co-ordination of community organisations, local interest and self-help groups. Co-operation between these groups and the Local Authority can ensure that better use is made of existing facilities and resources to meet current and future needs.

#### Community Facilities – Policies & Objectives

**SOC POL 1:** To encourage and support the work of community groups in Trim.

**SOC POL 2:** To ensure that all developments make adequate provision for community, recreational and amenity facilities that are located where they can best meet the needs of the entire community that the facility is intended to serve and to seek their provision concurrent with development.



**SOC OBJ 1:** To ensure that provision is made for such community facilities as the Councils deem appropriate, and with particular attention to youth at risk, and to assist in the provision of community and resource centres by identification and reservation of suitable sites including land banks within Local Authority ownership.

**SOC OBJ 2:** To utilise the Councils powers under the Development Contribution Scheme to fund investment in community facilities, which will form a basis for the improvement of existing facilities and the funding of new community facilities.

## 7.2 Childcare Facilities

The provision of childcare facilities is recognised as a key piece of social infrastructure required to enable people to participate in accessing employment, education and social networks. Government policy seeks to increase the number of places available and to improve the quality of childcare services for the community.

The provision of childcare facilities should be implemented in a sustainable manner, compatible with land-use and transportation policies contained elsewhere in this plan. The Guidelines for Childcare Facilities identify a range of appropriate locations for the provision of childcare facilities including work places, schools, new communities/larger housing development, community centres, town and neighbourhood centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways.

Consultation with the Meath County Childcare Committee (MCCC) identified that in 2013, 198 childcare places were provided in Trim in a mix of facilities ranging from full –time services offering the full range of childcare (including the free three hours of pre-school), part time care and full time.

Meath County Childcare Committees work with providers and parents at entry level and there is no evidence to suggest that there are any gaps in the childcare market in Trim. MCCC is satisfied that there is sufficient supply of the pre-school places to meet the demand with spare capacity available in a significant number of them.

It is Meath County Council's experience that due to the current economic climate, the demand for full-time services had reduced and they are committed to continually supporting services to ensure they remain sustainable.

Where appropriate, the Councils will encourage the provision of a broad range of childcare facilities (i.e. childminding, sessional service, full day care and after school care). The Planning Authority will resist the conversion or loss of childcare facilities to other uses unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities, the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required.

In accordance with Government Guidelines, one of the more important locations for childcare facilities will be large new housing developments. Here, normally provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more in tandem with proposals for residential development. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality.

### Childcare- Policies

**SOC POL 3:** To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines.

**SOC POL 4:** To permit childcare facilities in existing residential areas provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbances. Where proposed facilities relate to properties which have been designed and built as dwellings, and are surrounded by other houses, a significant residential element should be retained.

**SOC POL 5:** To require the provision of childcare facilities of an appropriate type and scale in suitable locations within Trim. In particular, the development of childcare facilities at the following locations will normally be required and supported:

- Areas of concentrated employment and business parks
- Neighbourhood centres
- Large retail developments and retail warehouse parks
- In schools or major educational facilities
- Adjacent to public transport nodes, and within new and existing residential developments

**SOC POL 6:** To monitor and assess in conjunction with the Meath County Childcare Committee, the continuing needs of children and related facilities and review progress on the provision of same, during the period of this Development Plan.

**SOC POL 7:** Planning permissions for childcare facilities should, where appropriate, include a condition that allows for the flexible expansion of childcare numbers at the facility commensurate to its size.

### 7.3 Age Friendly Strategy

Meath Age Friendly County is an initiative piloted by the World Health Organisation which encourages an age friendly society. A Meath Age Friendly County Strategy was prepared with an aim to make Meath an 'Age Friendly County' with all agencies working together to promote and maintain the best possible health and well-being of older people, and to make the County a great place to grow old in.



The Meath Age Friendly County Strategy Document has highlighted challenges that face older members of society.

The age friendly approach will also benefit those people with impaired mobility including these with physical disabilities, parents with young children and children themselves. From a planning and land use perspective the study has provided a guide of a broad range of characteristics of the urban landscape and the built environment that contribute to age-friendliness.

This Plan seeks to make Trim the first Age Friendly Town in Meath and to embrace the age-friendly concept. The policies therein are reflective of the Meath Age Friendly County Strategy.

#### Age Friendly Strategy- Policy

**SOC POL 8:** To embrace the Age Friendly initiative and assist in developing Trim as an Age Friendly Town having regard to the Meath Age Friendly Strategy.

### 7.4 Healthcare Facilities

The provision of healthcare facilities in Trim is primarily the responsibility of the Health Service Executive - North Eastern Area, though a number of healthcare services are provided by the voluntary and private sectors. The role of the Planning Authority in healthcare provision is to ensure that sufficient lands are reserved in the Development Plan to accommodate the development of adequate healthcare facilities to serve the residential population of an area. The Planning Authority also aids public health by endeavouring to deliver a quality built and natural environment through spatial

planning policies which result in the delivery of quality, useable recreational areas, improved pedestrian and cycle facilities, and the safeguarding of our water courses from pollution which could threaten public health.

Acute hospital services for Trim are currently provided at Our Lady of Lourdes Hospital, Drogheda and Our Lady's Hospital, Navan. Patients are also referred to specialist services in the various Dublin hospitals. St Josephs Community Nursing Unit located in Trim provides a Day Hospital, Respite Care, Slow-Stream Rehabilitation, Palliative / Terminal Care and Extended Care Service. It is considered that the HSE, have adequate lands available in their ownership at St. Joseph's Hospital Site to cater for expansion, if required during the lifetime of this plan.

There is 1 no. purpose built primary care centre at Knightsbridge Village in Trim provided through the HSE's 'Primary Health Care Strategy'. This facility, one of the first primary care centres in the north east region, delivers health and social care services to the local population in Trim and surrounding areas. It accommodates a HSE Primary Care Team, and provides a range of health and social care services including GP, public health nursing, physiotherapy, occupational therapy, speech and language therapy, psychology and social work services. A range of outreach consulting services are also being provided from the centre, as well as a child and adolescent mental health team for South Meath.



There are also a number of private Medical Practitioners located throughout the town. The HSE also has a three acre site adjacent to the Fire Station in their ownership. Following consultation with the HSE, they indicated that the existing level of facilities is adequate to cater for the healthcare needs of the population of Trim over the lifetime of the Plan. The Planning Authority will continue to co-operate with the HSE and other agencies in facilitating the provision of health care services, if required through the specific policies and objectives detailed below.

### Healthcare- Policies

**SOC POL 9:** To co-operate with the Health Service Executive and other relevant agencies in the provision of appropriate health care facilities to serve Trim.

**SOC POL 10:** To encourage the integration of healthcare facilities with new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly from the disabled, the elderly and children. The preferred location for healthcare facilities is within or adjoining the town centre.

**SOC POL 11:** To encourage, support and facilitate the provision of services for the aged population. The Councils are committed to accommodating the needs of older people by the facilitation of nursing home developments in appropriate locations subject to the proper planning and sustainable development principles.

**SOC POL 12:** Any land development proposed as a result of Social policies will be screened for the need to undertake Appropriate Assessment.

## 7.5 Education

Schools traditionally have an important role to play in developing sustainable and balanced communities and encouraging families to participate fully in life within the County.

There are currently 4 primary schools located in the Trim Development Plan area, namely:

- St Patrick's National School, (Church of Ireland) St Loman's Street:
- Gaelscoil na Bóinne, Dublin Road
- St Michael's National School, Patrick Street, Trim
- St Mary's Convent National School, Patrick's Street, Trim

There are currently two post primary schools in the Trim Development Plan area, namely:

- Boyne Community School, Dublin Road,
- Scoil Mhuire, Patrick's Street

A school extension has recently been provided for Scoil Mhuire Secondary School and an extension is proposed for Boyne Community School to increase the school's capacity to 1,000 pupils.

The Department of Education and Skills requested, during pre draft consultation that a site of 1.14 hectares (2.8 acres) be reserved for a primary school to accommodate the projected increase in national school going population over the plan period. It was also indicated that a site of 1.14 hectares (2.8 acres) remains a requirement to cater for the relocation of Gaelscoil na Boinne.

The Department of Education also requested that lands adjacent to existing schools should be protected, where possible for future educational use, to allow for expansion of these schools, if required, subject to site suitability and agreement of the various stakeholders. In addition, it is requested that the existing landbank for educational facilities is maintained.

Trim does not have any third level provision but has potential to accommodate an out reach type premises.

### Education-Policies

**SOC POL 13:** To ensure that adequate lands are zoned and serviced to meet the educational requirements of Trim. The Councils continue to support the concept of multi campus educational facilities.

**SOC POL 14:** To continue to work closely with the Department of Education & Skills to

- identify existing and future educational requirements, and
- identify and reserve suitable sites for educational purposes, if required, for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.

**SOC POL 15:** In identifying new sites for educational needs, regard shall be had to the Guidelines on Sustainable Residential Development in Urban Areas as they relate to education provision and the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).

**SOC POL 16:** To encourage and support development opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.



**SOC OBJ 3:** To zone sufficient lands at appropriate locations to cater for the needs of primary and post primary schools and educational facilities in Trim.

**SOC OBJ 4:** To facilitate the Department of Education and Science on the provision of a multi school campus, (Providing for a primary school and a Gaelscoil primary school) by making provision for such a site off the Dublin Road.

## 7.6 Open Space and Recreation

Recreation, leisure and sport are important components of a good quality of life and have major land use and transportation implications. Thus, adequate and accessible provision of open space, sports and recreational facilities is an important consideration in assessing the quality of life in a town or area.

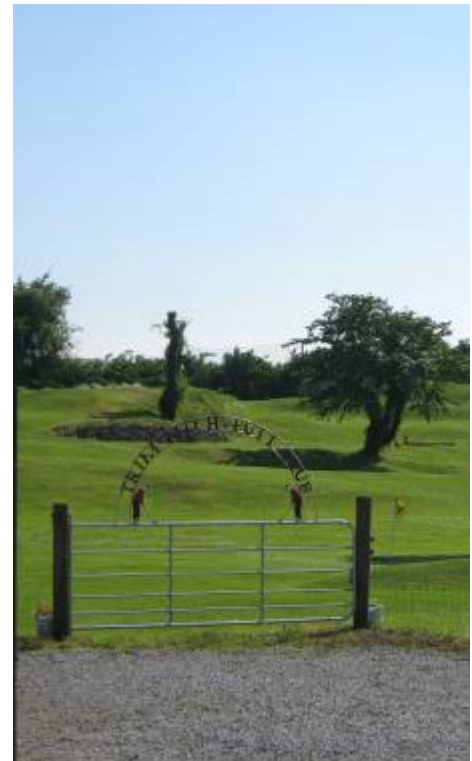
Trim is relatively well provided for in terms of outdoor recreational facilities. At the time of writing Trim has a leisure centre, golf as well as pitch and putt facilities, football/soccer and tennis grounds and modern GAA facilities. Trim also has a designated walking route and children's playground.

New sporting facilities and amenities should be located in areas that are accessible by pedestrians/cyclists to reduce car-borne trips and in such a manner that can accommodate all necessary requirements of the various clubs/organisations in a multi purpose arrangement where possible.

Trim is also particularly well provided for in terms of public open space. Norman Pratt Memorial Park, the Porch Field and the Boyne Walking route are excellent amenities in this regard.

As Trim is intended to develop in a moderate growth fashion over the coming decade, this will place additional burden on the open space hierarchy. In particular, there is an opportunity to create an integrated pedestrian and open space network leading between the town's available & planned future green spaces. For further information refer to Chapter 4 Heritage and Tourism, Section 4.5 'Green Infrastructure Strategy'.

The Councils are committed to the provision of recreation and amenity facilities, to serve, so far as possible, the recreational needs of the populations they serve. This may include direct provision of facilities by the Councils and the facilitation of other providers, whether community groups or sports clubs, in their efforts to provide recreation and amenity projects.



### Open Space & Recreation- Policies & Objectives

**SOC POL 17:** To ensure that high quality open space is provided to serve the active and passive recreational needs of the population of Trim.

**SOC POL 18:** To support and encourage local sports and community groups in the provision and development of outdoor and indoor community facilities.

**SOC POL 19:** To maintain free from development, lands that are subject of a deed of dedication or identified in a planning permission as open space to ensure the availability of community and recreational facilities for the residents of the area.

**SOC POL 20:** To protect and improve existing recreational facilities and public open space, for which the Councils have responsibility, and to protect such areas from development or change of use, and to improve linkages between such facilities and new development.

**SOC POL 21:** To seek opportunities to improve the quality and capacity of existing recreation and amenity facilities, through initiatives with both the public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate, the Councils will use their powers under Section 48 of the Planning & Development Acts 2000-2013 (as amended) to require development levies to achieve the enhancement of these facilities and the provision of new facilities.

**SOC OBJ 5:** To develop river corridors as natural amenity corridors, connecting the different parts of the town and linking up with established amenity areas whilst ensuring that the qualifying interests of the Natura 2000 sites are protected.

## 7.7 Library Service

It is recognised by the Councils that the library service plays a vital role in underpinning many cultural and educational activities in Trim. The Trim branch library located on High Street offers a wide range of services to the public of an educational, cultural and entertaining nature. The library can be accessed by community groups and members of the public free of charge. Facilities and services include an exhibition and display area, a study area, a kid's zone, audio/visual facilities, internet access and a children's garden. The library recognises the importance of accessibility for all and so a range of books are available in large print and audio format.

### Library Service-Policy

**SOC POL 22:** To recognise the important role that the library service plays in the community and to facilitate the library service in enhancing its service delivery to the public, subject to the principles of proper planning and sustainable development.

## 7.8 Burial Grounds

Local Authorities have a statutory responsibility to provide for burial facilities, although the majority of facilities in Meath are provided by religious bodies. Under the Planning & Development Acts 2000-2014, the Councils can include objectives to reserve land for burial grounds.

There are a number of burial grounds in Trim. The largest, St. Loman's Cemetery off the Kinnegad Road which according to a recent survey of Burial Ground requirements in the County has capacity of between 10 and 15 years based on current rates of burials. That survey indicates however, that the provision of an extension to St Lomans is not an option. The future burial ground requirements for Trim and surrounding areas will be dictated by policies to be introduced arising from assessment of the findings of the aforementioned comprehensive County survey.

### Burial Ground- Policies & Objective

**SOC POL 23:** To facilitate the provision of new (non-denominational) burial grounds to cater for the needs of Trim and surrounding areas.

**SOC POL 24:** To protect the cultural heritage of historical burial grounds within Meath and encourage their management and maintenance in accordance with conservation principles.

**SOC OBJ 6:** Identify a suitable site for a new burial ground in Trim and ensure any such site is developed in an environmentally sustainable manner

## 7.9 Fire Service

Fire fighting and other rescue services is an important public safety service provided by the Local Authorities.

Meath County Council is the Fire Authority for the administrative area of County Meath. The central fire station is located off the ring road. According to a grading of all stations, Trim Fire Station has the full range of facilities that are deemed to be necessary. The Planning Authority shall aim to facilitate the Fire Service, an emergency service provider, in the delivery of a first class fire service having regard to the following policies.

### Fire Service-Objectives

**SOC OBJ 7:** To continue to provide a modern and effective fire service for Trim and to facilitate the accommodation of fire service facilities in locations that allow ease of access and safe functioning with respect of the road network.

**SOC OBJ 8:** To facilitate the expansion of the Fire Service as the needs arise subject to proper planning and development.

## 7.10 Arts and Culture

The Planning Authority recognise the importance of the arts in the areas of personal development, community development, employment and tourism.

In terms of public art in Trim, current features include 'King and Queen' by Ronan Halpin (1992), Trim Branch Library, 'Cross Sundial' by Michael Verdon 1988, Fire Station 'Bell' by Vivienne Roche 1989. Meath County Council will identify and assess the suitability of private development projects with regard to the provision of an art feature as part of the overall development. This provision will form part of the overall planning conditions for private development projects.

A number of locally organised arts festivals also take place in Trim which enhances the cultural offering in Trim. Meath County Council's Arts Office works with many festival committees in the development of arts programmes and in the provision of specific events. Meath County Council acknowledge the valuable work undertaken by local arts groups in the town and their contribution to arts activities to date. In recognition of this, Meath County Council will continue to support the efforts of local groups and endeavour to provide a balanced cultural provision to Trim, with regard to music, film, theatre, dance, visual arts, literature and opera through the policies outlined below. Please refer to Chapter 4 Heritage and Tourism, which provides additional information with respect to the arts and other tourism related activities.



### Arts & Culture- Policies

**SOC POL 25:** To support the development and provisions of centrally located arts and cultural facilities in Trim.

**SOC POL 26:** To liaise with the County Arts Officer on any development proposal that is likely to have a significant impact on the Arts in Trim.

### 7.11 Community Centre

There is a growing need in Trim for a multi purpose type building which could be used by community groups / drama groups/musical societies / residents associations etc. This could be accommodated in a multifunctional manner sharing a building.

#### Community Centre-Objective

**SOC OBJ 9:** To support / facilitate the development of a community centre / arts centre in conjunction with local agencies and community groups.

### 7.12 Public Rights of Way

The Planning and Development Acts 2000-2014 (Section 10 (2) (o)) state that a Development Plan shall include an objective for 'the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility which public rights of way shall be identified both by marking them on at least one of the maps forming part of the Development Plan and indicating their location on a list appended to the Development Plan'.

The Meath County Development Plan 2013 – 2019, identifies a public right of way (ARU 2) at the Porchfield under the heading 'Public Rights of Way to Places of Natural Beauty or Recreational Utility'.

The following description is given;

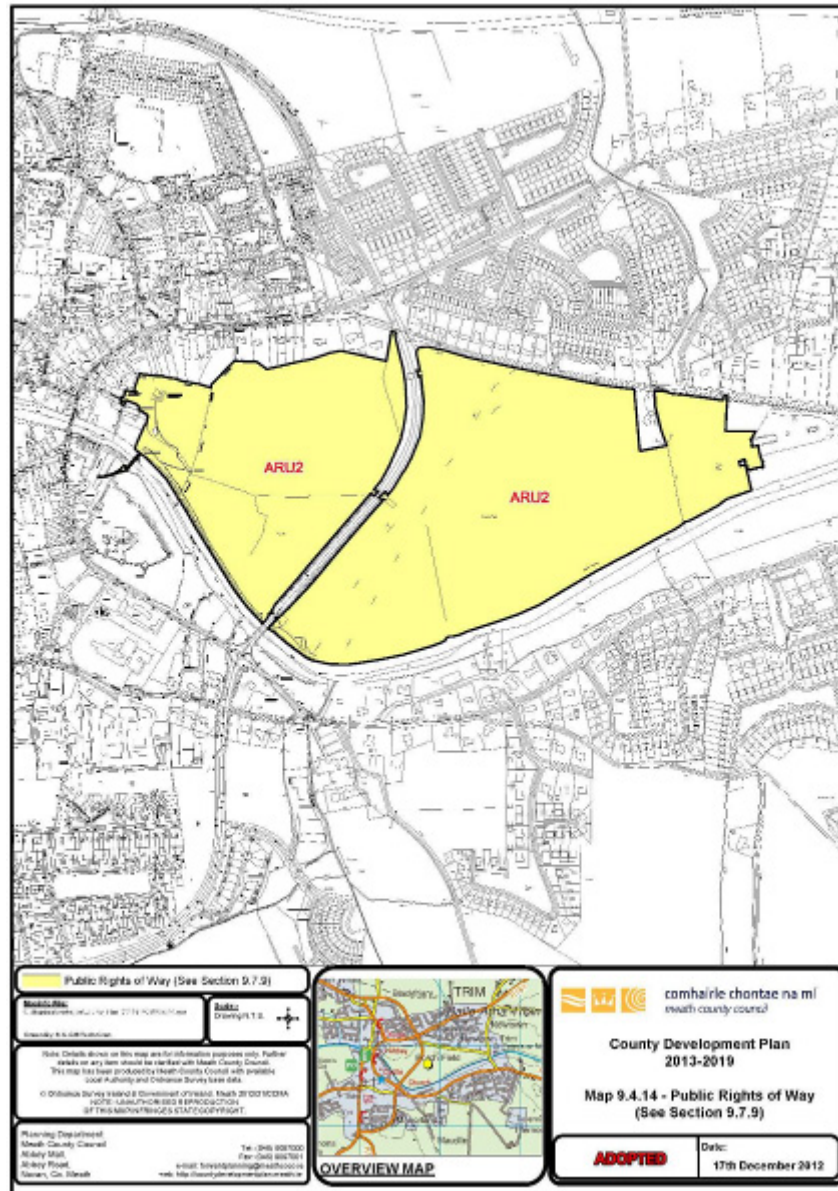
*The entire Porch Field complex in Trim, including the river walk along the Boyne River. Access to and egress from the Porch Field is available at the following public roads:*

- (1) Local Road L-8016-2, at the north-east corner of the PorchField in Trim.*
- (2) Regional Road R154, at the west side of the Boyne Bridge, at a point 65 metres north of the R154/R160/R898 roundabout in Trim.*
- (3) Regional Road R154, at the east side of the Boyne Bridge, at a point 65 metres north of the R154/R160/R898 roundabout in Trim.*
- (4) Regional Road R154, on the west side of the road, at a point midway between the R154/R160/R898 roundabout and the R154/L-8016-2 junction in Trim.*
- (5) Regional Road R154, on the east side of the road, at a point midway between the R154/R160/R898 roundabout and the R154/L-8016-2 junction in Trim.*
- (6) Regional Road R154, on the west side of the road, at a point 280 metres south of the R154/L-8016-2 junction in Trim.*
- (7) Regional Road R154, on the east side of the road, at a point 280 metres south of the R154/L-8016-2 junction in Trim*
- (8) Frenches Lane at Trim Castle in Trim.*
- (9) Abbey Lane at the north west corner of the Porch Field in Trim*





It will be the objective of the Trim Development Plan to preserve this identified public right of way. Please refer to the map below which illustrates the extent of this public right of way.



### Public Rights of Way- Objective

**SOC OBJ 10:** To preserve and protect for the common good, existing public rights of way which give access to lands at the Porchfield. Please refer to Map no. 9.4.14 of the Meath County Development Plan 2013-2019

A Green Infrastructure Strategy has been prepared for the County. This Strategy promotes the integrated development of a Green Infrastructure network across the County, in order to create greater access to and linkages with parks and informal recreation spaces. Please refer to Chapter 4 Heritage and Tourism and Map no. 4 for further information in this regard.

## 8. Traffic and Transportation



## 8. Traffic & Transportation

### Key Traffic and Transportation Aims for Trim

1. To promote the concept of modal change to more sustainable forms of public and private transportation in the town such as walking and cycling.
2. To enhance the town centre experience for locals and visitors alike whereby traffic which does not require access to the medieval town centre area is discouraged from doing so.
3. To improve facilities for bus usage in the town, and encourage the development of adequate park and ride facilities at sustainable locations and subject to appropriate environmental assessment, where relevant.

### 8.1 Introduction

An efficient, sustainable and safe transportation system is essential for economic growth and prosperity and for maintaining a high quality of life for the local population in addition to protecting Trim's built heritage and ecologically sensitive land and environs of high amenity. Trim functions as a major transportation node in County Meath. Although not served by a national primary road, Trim is served by a number of good quality regional roads including the R154 Athboy-Dublin Road which links to the N3 national primary route, the R161 Navan – Kinnegad Road, the R160 Trim – Longwood Road, and the R 158 Trim – Summerhill – Kilcock Road. Trim is therefore easily assessable by car from the surrounding hinterland. The development of the M3 motorway has also resulted in Trim being more accessible from the wider Greater Dublin Area. Trim is heavily reliant on the local road network for the public and private transport as well as the movement of commercial goods.

#### 8.1.1 National Transport Policy – SMARTER TRAVEL

The government's position on future transport goals is outlined in the policy document "Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 2009 – 2020" where it is aimed to achieve an overall target of a 20% reduction in work related commuting by car from the current modal share (65% to 45%).

One of the overarching goals of the policy is to take actions aimed at ensuring that alternatives to the car are more widely available, mainly through radically improved public transport service and through investment in walking and cycling. It is the aim of Meath County Council to create vibrant urban areas with good provision of public transport, reduced traffic congestion and an attractive urban centre, which is not dominated by the car.

#### 8.1.2 Regional Transport Strategy

The National Transport Authority (NTA) has published a Draft Transport Strategy for the Greater Dublin Area 2011 – 2030. The policies and objectives contained in this Strategy are required by legislation to be consistent with the Regional Planning Guidelines for the area. One of the key influences that this Strategy will have on the Trim Development Plan will be the requirement to prepare a Local Transport Plan. Trim is listed as a designated town and thus requires the preparation of a Local Transport Plan. This is contained in Appendix G of this Development Plan.

### 8.2 Integration of Land Use & Transportation

National and regional policy emphasises the need to reduce the demand for travel and the reliance on private car in favour of public transport, walking and cycling. The concept of an integrated transport policy encompasses not only integration within and between different modes of transport, but also integration with environmental, social, recreational, economic, and educational and health policies and objectives. No longer can the provision of transport facilities be considered or decided upon in isolation.

It is a strategic aim of this Development Plan to co-ordinate transport and land use planning both in the town centre and outer suburban areas. This places a requirement on both the transport and



settlement strategies to be mutually consistent, not only with each other, but with national direction as per the National Spatial Strategy, the Smarter Travel policy and the NTA's draft Transport Strategy. Decisions on land use and development must take account of existing and public transport networks and support the emergence and development of new integrated transport systems. The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need for travel by private car. The preparation of a Local Transport Plan for Trim as part of this Development Plan has these principles in mind.

### 8.3 Trim Traffic Management Plan

A preliminary Traffic Management Scheme for Trim town centre was prepared by 'O'Connor Sutton Cronin and SIAS' on behalf of Meath County Council in February 2003 to assess and evaluate the local road network in Trim, in terms of traffic flows and capacity. Although not formally adopted by the Town Council at the time, the Traffic Management Scheme and analysis previously carried out sets out a blueprint to provide a scheme that will enhance the safety, capacity and overall environment of the town centre streets for all users.

The Trim Local Transport Plan has re-examined the traffic management proposals identified in the previous O'Connor Sutton Cronin and SIAS report and updates proposals as required. This plan contains a number of objectives which will develop a network of new and existing roads, to allow the free flow of all general town traffic through Trim to alleviate unnecessary congestion within Trim's historic core. It is an objective of the plan to protect the historic core and its medieval street pattern through the reduction of non essential traffic movements, the implementation of traffic calming measures, and prevention of further street widening, strengthening or unnecessary breaches, within the line of the medieval wall. Specific objectives for Road Safety Improvements such as pedestrian crossings, signalisation of junctions, cycle ways, etc. are also set out in the Local Transport Plan.



### 8.4 Heavy Goods Vehicle (HGV) Ban

In order to enhance the environmental setting of the town, to encourage improved road safety and increase the modal share of walking and cycling, it is considered that the HGV traffic using the R161 into Trim be diverted via Doolistown using adequate signage onto the R156, and from there onto the R160 towards the Trim Ring Road. The aim is to divert HGV traffic away from the heavily schooled Patrick Street area.

### 8.5 Future Development and the National Road Network

Taking into account the need to enhance the safety of National Roads for all users and the need to secure the proper planning and sustainable development of Trim, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National or Regional Route, this plan will require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of the proposal. In addition, developments resulting in a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users will be required to prepare a Transport and Mobility Management Plan addressing these issues, as part of the proposal.



Developers of land adjoining or close to National Roads will be required to include measures to protect their development from future traffic noise.

## 8.6 Walking/Cycling

Walking and cycling are the most sustainable modes of transport and are an essential part of any integrated transport system. Therefore catering for the needs of pedestrians and cyclists are very important with increased provision of cycle lanes and safer facilities for pedestrians imperative. The existing pedestrian facilities in Trim are generally of a good standard and high aesthetic quality. The narrowness of the older streets in the town are problematic for cycling facilities, however the councils shall require that secure cycle parking facilities are provided for in new developments along with cycle lanes in any new access roads.

The Trim Local Transport Plan outlines proposals for improving walking and cycling routes throughout the town, with primary and secondary connectivity routes between the environs area and the town centre suggested. There will be significant benefits in implementing the local transport plan which will enhance the attractiveness of the town as a place to work, live and socialise.



In particular, it is proposed to improve and formalise where feasible existing walking routes and number of existing cycle networks with each other or alternatively to update existing networks to current standards to allow safe pedestrian and cyclists access.

## 8.7 Public Transport

The primary public transport services in Trim are required to serve the demand for commuter trips towards Dublin. Bus Éireann operates a commuter daily service, route 111 which links Dublin, Trim, Athboy, Granard and Cavan. This is a quite intensive service with 21 buses travelling from Trim to Dublin and 21 buses travelling from Dublin to Trim. Other routes include Drogheda, Slane, Navan & Trim which operates 8 times daily between Monday to Saturday (with reduced services on Sundays). Further commuter services to Dublin are provided by private companies. Flexibus rural transport service, Meath's Accessible Transport Project also services Trim offering an invaluable service traversing Summerhill, Navan, Longwood, Kilmessan, Dunboyne, Ratoath and Ashbourne.

Taxi/Hackney services are also available in Trim; however there is no designated taxi rank in the town.

The commuter bus service to Dublin will continue to play a critical role in the public transport system over the lifetime of this development plan. In the longer term, it is expected that an element of this custom will be transferred to rail via, the Navan-Dublin rail line.

It will be an aim of this Development Plan to support and enhance, where possible, the use of public bus services and connectivity to other towns as a sustainable mode of transport for the local population. The Local Transport Plan provides further details on bus services in the town, the bus routes and their stops. It will also be an objective of this plan to provide for a new bus park & ride facility to serve the town and the Scurroughstown junction in co-operation with the National Transport Authority and Bus Éireann. It is also proposed to identify further requirements for the upgrade of existing bus stops which lack basic facilities such as timetable information, shelters and hard stand.

## 8.8 Mobility/Workplace Travel Plans

Mobility or Workplace Travel Plans are an effective instrument used within the planning process to promote and support sustainable travel patterns to work at a site specific level. It consists of a package of actions and measures to promote more sustainable and cost effective travel habits among

employees, clients and visitors. Workplace travel plans are applicable to all work places, colleges and hospitals. The National Transport Authority (NTA) has published a guidance document on the preparation of workplace travel plans. It is expected that a standard Workplace Travel Plan will be required for existing or proposed developments that have the potential to employ over 100 persons. This is in line with the threshold indicated in other government policy documents. A Workplace Travel Statement may also be required for developments which employ less than 100 persons. Further guidance on Workplace Travel Plans is set out in the Trim Local Transport Plan.

### **Traffic & Transport-Policies & Objectives**

**TRAN POL 1:** To promote land-use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation.

**TRAN POL 2:** To require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of a development proposal, where expected traffic movements will have a material impact on the safety and free flow of traffic on a national or regional route. Developers should refer to the NRA's "Traffic and Transport Assessment Guidelines" in the preparation of TTA's in this regard.

**TRAN POL 3:** To require the preparation of a Mobility/Workplace Travel Plan with planning applications for proposed trip intensive developments including retail and business/industrial proposals. Workplace Travel Plans will be required if an existing or proposed development has the potential to employ over 100 persons. A Workplace Travel Statement may also be required at the discretion of the Planning Authority for developments which employ less than 100 persons.

**TRAN POL 4:** To ensure that in the design of new development adjoining or near National Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.

**TRAN POL 5:** To support, improve and enhance, where feasible, the existing public bus services and infrastructure serving Trim Town & Environs as specific in the Trim Local Transport Plan.

**TRAN POL 6:** To co-operate with the NRA, NTA and other Local Authorities to provide the Leinster Outer Orbital Route subject to appropriate environmental assessments including AA and EIA, as proposed in the Regional Planning Guidelines and the NTA's draft Transport Strategy.

**TRAN POL 7:** To develop a network of environmentally sustainable longer term car parking areas generally located outside the historic town centre which do not detract from the visual appearance of the town centre as specified in the Trim Local Transport Plan.

**TRAN POL 8:** To manage the provision of road infrastructure and control traffic movement in order to facilitate local development whilst protecting the amenity, historic character and tourism value of Trim Town.

**TRAN POL 9:** To support major road improvements by reserving the corridors of any such proposed routes free of developments, which would interfere with the provision of such proposals.

**TRAN POL 10:** To implement a programme of road construction / improvement works in an environmentally sustainable manner and local measures to improve road safety closely integrated with existing and planned land uses.

**TRAN POL 11:** To regulate, control and improve signage throughout the town.

**TRAN POL 12:** To co-operate with the National Transport Authority in the provision of sustainable transport measures in the existing developed areas in the town and in new or planned developments.

**TRAN POL 13:** To provide for the future transportation needs of Trim and environs in a sustainable manner.

**TRAN POL 14:** To integrate land use planning and transportation planning.

**TRAN POL 15:** To consolidate development in areas which are served by public transport and a good road network.

**TRAN POL 16:** To reduce the need to travel, especially by car, by requiring compact development with mixed uses which includes for public transport facilities and other more sustainable means of transport.

**TRAN POL 17:** To concentrate developments which generate large numbers of trips, such as offices, shops and labour intensive employment along the appropriate existing and proposed transportation corridors best able to meet the demand.

**TRAN POL 18:** To locate development that generates large numbers of heavy goods vehicle movements close to major roads.

**TRAN POL 19:** To review the continuing need for the distributor road network, and to reserve (subject to route assessment and environmental assessment) the corridors of and construct and complete such parts of the local distributor road network that are required in an environmentally sustainable manner.

**TRAN POL 20:** To have regard to a clear road hierarchy, which takes account of the function of each road and seeks to keep the mixing of national, regional and local traffic to the minimum possible.

**TRAN POL 21:** To provide additional road capacity, subject to a review of the need for the distributor road network, consideration of sustainable transport alternatives and other environmental, flood risk management and conservation considerations, in order to reduce the volume of through traffic from the central streets of the town.

**TRAN POL 22:** To require that robust Transport Assessments are carried out, by and at the expense of the developer, for significant planning applications in accordance with guidelines given in the 'Traffic Management Guidelines' and Meath County Development Plan 2013 - 2019. The Transport Assessment will be assessed by the Planning Authority and any additional works required as a result of the Transport Assessment shall be funded by the developer.

**TRAN POL 23:** To take account of the relevant aspects of the EU Ambient Air Quality Directive, the EU Ozone Directive, the EU guidance documents *Greening Transport* (EU 2008) and *A Sustainable Future for Transport* (EU 2009) and the National Transport Strategy *Smarter Travel: A Sustainable Transport Future* (DTTS 2009) to develop strategies which better reflect the real costs that transport volumes and emissions impose onto society, environment and economic efficiency.

**TRAN POL 24:** Review pedestrian safety at and in the vicinity of existing schools in the town with a view to implementing a programme for upgrading such facilities subject to necessary funding and all necessary statutory and public safety requirements being satisfied.

**TRAN OBJ 1:** To implement the sustainable transport measures set out in the Trim Local Transport Plan subject to finances.

**TRAN OBJ 2:** To reduce the levels of Heavy Goods Vehicle (HGV) traffic accessing the town centre area by diverting HGV via Doolistown using adequate signage onto the R156 and R160 towards the Trim Ring Road as specified in the Trim Local Transport Plan.

**TRAN OBJ 3:** To implement the specific Traffic Management measures for the town centre as specified in the Trim Local Transport Plan.

**TRAN OBJ 4:** To facilitate the provision of a bus park & ride facility at a sustainable location and subject to appropriate environmental assessment, where relevant in order to serve the town and Scurloughstown area in co-operation with the National Transport Authority and Bus Éireann.

**TRAN OBJ 5:** To seek to provide, in co-operation with other agencies, bodies and developers/landowners, an integrated network of designated walking and cycling routes within the lifetime of the Plan, subject to availability of resources to provide safe, convenient and pleasant routes between the town's main residential areas, schools, the town centre and business park areas.

The network will, wherever possible, be developed as a segregated, traffic free, sustainable transport facility incorporating best practice design and shall be integrated with the network of Green Infrastructure.

**TRAN OBJ 6:** Any proposed new cycle paths in the vicinity of the River Boyne will be screened for the need to undertake Appropriate Assessment according to Article 6(3) of the E.C. Habitats Directive.

**TRAN OBJ 7:** To provide for the development of the Trim-Navan-Slane-Drogheda cycle/greenway along the River Boyne subject to carrying out a routing study and any environmental assessments obtaining the necessary statutory planning consent, the carrying out of Appropriate Assessment, landowner cooperation and the securing of the necessary funding.

**TRAN OBJ 8:** To co-operate with the NRA, NTA and other Local Authorities in clarifying and finalising the route of the Leinster Outer Orbital Route (linking Drogheda, Navan, Trim and Naas) proposed in the "Regional Planning Guidelines for the Greater Dublin Area" and the NTA's draft Transport Strategy. This is particularly important in the vicinity of the proposed major junctions along the route in order to protect the identified corridor from development intrusion. This proposed route will also need to undergo a detailed routing study, SEA and EIA as part of this assessment.

**TRAN OBJ 9:** To support and facilitate the improvement of walking and cycling networks in Trim Town Centre and Environs as specified in the Trim Local Transport Plan and Draft Greater Dublin Area Cycle Network Plan (or any final adopted Plan) subject to carrying out a routing study and any necessary environmental assessments, obtaining necessary statutory planning consent, the carrying out of Appropriate Assessment, landowner co-operation and the securing of necessary funding.

**TRAN OBJ 10:** To develop a network of new and existing roads, subject to all necessary environmental assessments, including Appropriate Assessment, to allow the free flow of all general town traffic through Trim to alleviate unnecessary traffic congestion within Trim's historic core as specified in the Trim Local Transport Plan.

**TRAN OBJ 11:** To protect the historic core of Trim and its medieval street pattern through the reduction of non essential traffic movements, the implementation of traffic calming measures, and prevention of further street widening, straightening or unnecessary breaches, within the line of medieval wall as specified in the Trim Local Transport Plan.

**TRAN OBJ 12:** Pending a review into the need for the distributor road network, the commencement of which would begin within one year of the adoption of the Plan, to preserve (and where indicated to construct subject to routing, environmental assessment and appropriate assessment) and secure from further development a corridor for the provision of distributor link roads which include the following routes:

**RT 1** Construction of the local distributor road link between the Dublin Road at Effernock and the Navan Road at the Motor Park, including a new bridge over the Boyne River subject to Appropriate Assessment and consultation and requirements of National Parks and Wildlife Services and Inland Fisheries Ireland.



**RT3** A local distributor road link connecting the Athboy Road to the local distributor road west of the Town Centre Expansion area, including a new bridge over the Boyne (long term objective) subject to Appropriate Assessment and consultation and requirements of National Parks and Wildlife Services and Inland Fisheries Ireland.

**RT 4** Construction of the local distributor road link west of the Town Centre Expansion area connecting to the Kinnegad Road. This shall be provided in tandem with the development immediately to the east. No development shall be provided on the lands immediately to the east until such time as that this section of the distributor road is completed. This road should be funded by the development in the town centre expansion area.

**RT 5** Construction of the local distributor road link between the Kinnegad Road and the Longwood Road. This shall be provided as part of Framework Plan No. 1.

**RT 6** Construction of local distributor road link between the Longwood Road and the Summerhill Road. This shall be provided in tandem with the industrial lands immediately to the north.

**RT 7** Reservation of corridor for the local distributor road link between the Summerhill Road and the Dublin Road. (long term objective).

**TRANS OBJ 13:** To provide a bus set down and collection area on lands on the western side of the Trim Town Ring Road (immediately adjoining and south of the fire station)

**TRAN OBJ 14:** To examine roads and streets and to devise a phased program for the improvement of those of poor quality. Such improvements may incorporate realignment, paving works, new parking arrangements, street lighting and street furniture installation.

**TRAN OBJ 15:** Completion of a new link road connecting Castle Street via Finnegan's Way across Emmett Street to an area north of St. Patrick's Park.

**TRAN OBJ 16:** To complete the new access road serving the town centre expansion area and the OPW offices. This shall open up the town centre expansion area, and run parallel to the river and link up with the distributor road RT4.

**TRAN OBJ 17:** To construct the grid of streets in the town centre expansion area as shown indicatively on Map No. 5 Public Realm and Tourism. This shall include the area enclosed by St. Patrick's Park, St. Loman's Park and the rear of Emmet Street (western side).

**TRAN OBJ 18:** Construction of a new access road to facilitate access to the G1 zoned lands to the east of the Boyne Community School off the Dublin Road.

**TRAN OBJ 19:** To carry out road/street improvement works along High St., Navangate St., Loman St., Watergate St., Whitehall, Mill St., Summerhill and Kinnegad Roads in an environmentally sustainable manner.

**TRAN OBJ 20:** To erect signage at the junction of the R156 and the R161 south west of Trim to direct HGV traffic onto the R156, and from there onto the R160 towards Trim ring road.

**NAP OBJ 01:** To support the Noise Action Plan adopted by Meath County Council and Navan Town Council.

## 9. Energy & Telecommunications



## 9. Energy & Telecommunications

### Key Aims for Telecommunications & Energy in Trim

1. To facilitate the development of a modern, cost effective, high quality telecommunications system.
2. To promote energy efficiency through appropriate land use, siting, design and building standards.
3. To encourage and promote renewable energy by supporting the development of renewable energy facilities in line with proper planning and sustainable development.
4. To support the expansion and reinforcement of the gas and energy networks serving Trim.

### 9.1 Telecommunications- Introduction

The availability of high quality telecommunications infrastructure is vital in enabling Trim to remain competitive in the context of an ever changing technological sector and thus reach its full economic and social potential. The Councils' therefore seek to facilitate the provision of a competitive, high quality telecommunications network for Trim and will seek to cooperate with the providers and operators of such services in order to facilitate and promote the provision and continued development of such a service.

It is recognised that the availability of a quality and price competitive telecommunications service promotes industrial and commercial development, allows for better communication and offers a competitive advantage in attracting economic development.

### 9.2 Telecommunications Antenna and Structures

High quality design and appropriate siting are required to ensure that telecommunications antennae and structures do not have an adverse impact on the visual amenities of the urban landscape, in particular the character of protected structures, Architectural Conservation Areas and the streetscape. When considering planning applications, the Planning Authority will have regard to the DoECLG Guidelines "Telecommunications Antennae and Support Structures" (1996), and Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines as may be relevant.

Having regard to Circular PL 07 12, only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life. In general, new permissions should simply include a condition stating that when the structure is no longer required it should be demolished, removed and the site re-instated at the operators' expense and no bond is required.

### 9.3 Broadband

Broadband availability is critical in marketing and promoting Trim as a centre to potential employment generating investors. Broadband infrastructure enables high speed access to information, facilitating trade on a local and global level and is essential for businesses ranging from Small and Medium Enterprise (SME's) to multinationals. A Metropolitan Area Network (MAN) Broadband system to serve Trim was commissioned in 2007 and is in place. The Metropolitan Area Networks (MANs) enable telecommunications companies to provide always-on high-speed access to the Internet, a vital tool for industry and business to be efficient and competitive. It is also invaluable for educational institutes, health and research bodies and private consumers. The Councils will endeavour to provide free public WiFi Internet Access in key public recreational areas.

### 9.4 Satellite Dishes

Satellite dishes, if inappropriately sited, can adversely impact on the overall character and appearance of historic buildings and important townscapes. While some satellite dishes can be

erected as exempted development under Planning Legislation, where permission is required, the Councils will generally permit their development except in the following cases:

- On Protected Structures where the special character would be seriously injured.
- On the front facade of buildings in Architectural Conservation Areas.
- In other areas where they would be seriously injurious to the visual amenities and special character of the area.

### **Telecommunications- Policies**

**TE POL 1:** To maximise the potential of the ICT sector, such infrastructure shall be provided for, including that open access fibre connections are included; that carrier neutral ducting is installed during significant public infrastructure works such as roads, water and sewerage and that all ductings are recorded and mapped, to maximise utilisation of existing services.

**TE POL 2:** To seek to provide a framework for sustainable development through the provision of quality telecommunications infrastructure and energy use efficiency and encourage the facilitation of an increase in the use of renewable energy in buildings.

**TE POL 3:** To ensure that communications infrastructure follows best practice with regard to siting and design, particularly to ensure the protection of all important recognised views and prospects.

**TE POL 4:** To have regard to the following in considering proposals for the development of telecommunication masts, antennae and ancillary equipment:

- The visual impact of the proposed equipment on the natural, built and historic environment.
- The removal or modification of features of architectural/archaeological importance.
- The impact any such development may have on protected structures or their setting.
- The potential for co-location of equipment on existing masts.
- The Department of the Environment, Heritage and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, July 1996" and Circular Letter PL 07/12 which shall take precedence, and subsequent revisions or expanded guidelines as may be relevant.

**TE POL 5:** To generally avoid, where practicable, the location of overhead lines in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives i.e. by carrying out an appropriate assessment in accordance with Article 6(3) of the E.C. Habitats Directive.

**TE POL 6:** To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

**TE POL 7:** To normally require, save in exceptional circumstances, that the location of communications services such as telephone, broadband and cable TV be placed underground, where possible.

**TE POL 8:** To secure the expansion of high quality broadband and telecommunication infrastructure within the town and its environs, in the interests of promoting economic growth and competitiveness.

**TE POL 9:** To encourage the re-location of existing antennae and structures where possible into industrial areas due to Trim's status as a Heritage Town.

**TE POL 10:** To require the use of a communal satellite system for apartment developments.



## 9.5 Energy- Introduction

The supply of energy and the capacity of the energy network (in particular gas and electricity), is an important factor in the continued development and expansion of employment in Trim. The Councils continue to work alongside key energy providers in facilitating the provision of energy where feasible.

Energy efficiency is paramount if Ireland, and specifically Trim is to assist in mitigating its vulnerability to climate change. It is important that the use and dependence on fossil fuels is reduced and that alternative renewable energy sources are encouraged and made widely available.

The Councils are committed to pursuing sustainable energy policies in accordance with the White Paper, 'Towards a Sustainable Energy Future for Ireland 2007-2020', which sets out the Government's targets for electricity production from renewable sources by 2020. 'The National Energy Efficiency Action Plan 2 (2013-2020)' also seeks to improve energy efficiency across a number of sectors to ensure a sustainable energy future. It reaffirms Ireland's commitment to a 20% energy savings target in 2020. The Trim Plan seeks to facilitate and promote the development of renewable energy at suitable locations.

The National Climate Change Adaptation Framework published in 2012 recognises the role of the Local Authorities and the planning process in the adaptation. The spatial planning process provides an established means to implement and integrate climate change objectives at local level. Climate change adaptation and mitigation are integrated into the Plan Review. Mitigation measures such as energy efficiency in buildings and the promotion of more compact, less carbon-intensive forms of development and adaption measures such as Flood Risk Assessment have been integrated into this Plan.

Meath County Council has adopted a Climate Change Strategy and Energy Management Action Plan 2011-2012 entitled, 'Think Globally Act Locally' which has been developed in line with the National Climate Change Strategy 2007-2012.

## 9.6 Renewable Energy

Renewable energy is generated from natural sources that are unlimited, rapidly replenished or naturally renewable such as geothermal energy from below the surface of the earth, solar energy from the sun, and biomass from wood and through the built environment. The Council will facilitate a more diverse range of renewable energy sources to reduce the dependency on burning fossil fuels.

### 9.6.1 Solar Energy

Solar Energy such as passive solar heating can provide a source of energy for buildings and reduces demand for electricity supply from the national grid.

### 9.6.2 Wind Energy

While the generation of energy from wind is desirable, the potential in the urban area of Trim for wind energy developments is limited and is likely to be small scale in nature. The Wind Energy Development Guidelines for Planning Authorities, 2006 (DoECLG) will be taken into consideration when assessing any planning applications for proposed wind energy developments.



### 9.6.3 Geothermal Energy

Geothermal energy refers to heat energy stored in the ground. The provision of geothermal heat pumps/ ground source heat pumps is encouraged. They can be used in both residential and commercial developments.

### 9.6.4 Small-Scale Renewable Energy

Small scale renewable energy developments can be carried out as exempted development (subject to certain conditions) as set out in the Planning & Development Regulations (Exempted Development) 2008.

### 9.7 Energy Efficiency in Buildings

Improving energy efficiency is a key step in a sustainable energy policy. Energy efficiency is recognised as the most cost-effective means of reducing dependence on fossil fuels.

The EU Energy Performance of Buildings Directive (2010) contains a range of provisions aimed at improving energy performance in both new build and existing. The Energy Performance of Buildings Regulations (2012) also seeks improvements in energy performance in buildings.

Energy Efficiency can be achieved through good design. Proposals for developments should aim to optimise energy efficiency for example by:

- Siting /Passive solar design measures;
- Water Conservation measures;
- Suitable building materials;
- Incorporation of renewable energy systems;
- Provision of group or district heating systems.

### 9.8 Electricity and Gas Networks

Trim is one of a number of towns within County Meath that are served by the Bord Gais network gas mains supply.

A new 110/MV substation is required to be developed in Trim to reinforce the existing electricity network and 38kV substation serving the Trim area. The project has been identified in the ESB's HV Network Investment Plan and will facilitate development in Trim.

The Trim Plan will support the expansion and reinforcement of the electricity and gas networks to provide for the continued development of Trim.

### Energy- Policies

**TE POL 11:** To support the review and implementation of the actions of the Meath County Council Climate Change Strategy and Energy Management Action Plan 2011-2012 'Think Globally Act Locally'.

**TE POL 12:** To support the National Climate Change Strategy and, in general, to facilitate measures which seek to reduce emissions of greenhouse gases.

**TE POL 13:** To promote energy conservation and efficiency measures and facilitate innovative development proposals that maximise energy efficiency through siting, layout, design or which incorporate best practice in energy technologies, conservation and implementation of smart technology in accordance with national policy and guidelines.

**TE POL 14:** To seek to improve the energy efficiency of the town's existing building stock and to promote energy efficiency and conservation in the design and development of all new buildings in Trim.

**TE POL 15:** To facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the further physical and economic development of Trim in line with proper planning and sustainable development.

**TE POL 16:** To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of Trim.

**TE POL 17:** To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future needs of Trim.

**TE POL 18:** To ensure that energy transmission infrastructure follows best practice with regard to siting and design, particularly to ensure the protection of all important recognised views and prospects.

**TE POL 19:** To normally require, save in exceptional circumstances, that the location of local energy services such as electricity be placed underground, where possible.

#### **Energy and Telecommunications-Objective**

**TE OBJ 1:** To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo Appropriate Assessment.

## 10. Infrastructure





## 10. Infrastructure

### Key Infrastructure Aims for Trim

1. Seek the upgrade of the existing Trim Sewer Network to cater for the towns anticipated growth levels.
2. Seek to ensure that adequate water supply is available to serve the growing needs of the town.
3. Ensure that all waste discharges are adequately treated.
4. Ensure all new development complies with the requirements of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009'.

### 10.1 Introduction

This chapter centres on the water services infrastructure required to meet the future development needs of the town and comply with environmental standards, and the Councils policy with regard to dealing with flood risk. The provision of water, wastewater, waste management, is critical to ensure the continued sustainable development of Trim.

The Development Plan must continue ensuring the provision of necessary infrastructural services to support development within the town and environs while also promoting health and safety and environmental protection.

The provision of water and sewerage investment should be related to the sequencing of residential lands and integrated with the provision of transport, schools, community, and leisure facilities.

### 10.2 Water Services

The following are key issues for the plan period in respect of water services;

- Seek to ensure adequate reservation of water and wastewater capacity for town centre expansion in Trim and employment creation;
- Seek to address current deficiencies in water and wastewater.

#### 10.2.1 Water Supply

The water supply serving Trim is via abstraction from the River Boyne. The existing water treatment works was upgraded in 2007 to a design capacity of 5,500 cu.m / day. The Trim Water Supply Scheme also serves Summerhill and Rathmolyon. The current average demand is approximately 3,500 cu.m / day.

Countywide Water Conservation, through active leakage control, demand management and pressure management, has played and will continue to play a major role in helping to reduce the demand for potable water, thus improving the level of service to existing customers in the county through the existing watermains network. Significant progress has been made in Trim in recent years in reducing the extent of "Unaccounted for Water".



### 10.2.2 Wastewater

The Wastewater Treatment Works in Trim was constructed in 1998 with a design capacity of 12,000 p.e. The current average loading is approximately 10,000 p.e. Although there is currently significant capacity available at the Waste Water Treatment Works there are areas of constraint on certain sections of the sewer network. In particular, the Newtown Pumping Station would need to be replaced and expanded in order to facilitate the development of lands in its vicinity, particularly in the Navan Road area.

### 10.2.3 Planned Investment

Major capital improvement works are currently made through the Water Services Investment Programme (WSiP). As major investment in both the Water and Wastewater infrastructure of Trim has been successfully made in relatively recent years, the current (2010 – 2013) WSiP does not include any further provision for Trim.

From 2014 Irish Water will take over responsibility for funding and delivery of capital investment. Meath County Council will work with Irish Water to highlight any infrastructural deficiencies that may exist, or may arise and will endeavour to have provision to address same made in their investment programme/s.

### Water Services-Policies

**INF POL 1:** To work with Irish Water to continue the development and upgrading of the water supply system serving Trim, so as to ensure that a continued adequate, sustainable and economic supply of piped water of suitable quality is available for the sustainable development of Trim, as finances permit.

**INF POL 2:** To work with Irish Water to continue the development and upgrading of the waste water system serving Trim so as to ensure that a continued adequate treatment capacity is available for the sustainable development of Trim, as finances permit.

**INF POL 3:** To work with Irish Water to continue to implement the Water Conservation Programme, in order to conserve valuable resources by further reducing leakage.

**INF POL 4:** To work with Irish Water to continue to utilise the existing water supply in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.

**INF POL 5:** Any development proposed as a result of infrastructure policies will be screened for the need to undertake Appropriate Assessment according to Article 6(3) of the E.C. Habitats Directive.

**INF POL 6:** To support the implementation of the EU Freshwater Fish Directive and its transposition into Irish legislation in order to protect any fish and shellfish habitat in the Plan area.

**INF POL 7:** All works that have potential to impact on fisheries are required to adhere to IFI Fisheries Protection Guidelines entitled 'Requirements for the Protection of Fisheries habitat during Construction and Development Works'.

**INF POL 8:** To protect the tributaries of the River Boyne around Trim such as the Maudlin and the Lackanash from urbanisation and malfunctioning sewer lines.

**INF POL 9:** To ensure that adequate water supply and treatment facilities are in place prior to development approval.

**INF POL 10:** To protect existing and potential water resources in accordance with:

- The Water Framework Directive (2000/60/EC) and the European Communities (Water Policy) Regulations 2003 (as amended);
- European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended);
- European Communities Environmental Objectives (Groundwater) Regulations 2010 (as amended);
- East River Basin Management Plan 2009-2015 or any updated version of this document;
- Groundwater Protection Scheme for County Meath;
- Urban Waste Water Treatment Directive and Urban Waste Water Treatment Regulations 2001 (as amended);
- Nitrates Directive (91/676/EEC) and European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2009 and 2010;
- Any other protection plans for water supply sources or updates to the above regulations.

**INF POL 11:** To ensure that development would not have an unacceptable impact on water quality and quantity, including surface water, ground water, designated source protection areas, river corridors and associated wetlands.

**INF POL 12:** To ensure that all significant road projects/upgrades with surface water discharges to the Boyne River system and its tributaries, have petrol/oil interceptors installed to prevent hydrocarbon pollution of the river system.

**INF POL 13:** To ensure that development would not have an unacceptable impact on water quality and quantity, including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters.

**INF OBJ 1:** To endeavour to prepare a map of serviced areas within Trim town during the lifetime of the Trim Development Plan, subject to the availability of the necessary resources.

### 10.3 Surface Water Drainage

It is a requirement of this Development Plan that all new developments should be based on sustainable drainage systems (SUDS). This will help to achieve environmental improvements to the County's water resources. Regard is also had to the recommendations for sustainable drainage systems set out in the Greater Dublin Strategic Drainage Study (GDSDS).

The overall principle behind the SUDS process is to minimise runoff. Therefore, the extent of impermeable surfaces such as road surfaces, parking areas, driveways, patios, etc., should be minimised by careful attention to site layout and the specification of porous surfacing materials where practicable. The management of storm water drainage should emphasise retention and infiltration at source, which reduces runoff volumes and slows the rates of runoff as well as providing partial treatment. The latter requirement reduces the pollution threat to watercourses and groundwater.

#### Surface Water Policies & Objectives

**INF POL 14:** To protect, maintain and improve the natural character of all watercourses, tributaries and streams within the Plan area.

**INF POL 15:** To ensure that all new developments should incorporate Sustainable Urban Drainage Systems (SUDS) in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and sufficient storm water attenuation will be required for all such developments to ensure that the rate of run-off equates to predevelopment greenfield run off rates.

**INF OBJ 2:** To generally provide support for the funding of, and to improve and extend, surface water disposal infrastructure to serve the planned levels of growth, during the lifetime of this Plan, in order to facilitate development and subject to the availability of funding.

## 10.4 Waste

Development will generate demand for domestic and commercial waste disposal and collection services. The construction phases of developments will also produce significant volumes of waste. Developers are obliged under the Waste Management Act 1996 (as amended) to submit a construction and waste management plan prior to the commencement of any proposed construction activities.

County Meath forms part of the North-East Region waste management region.

The current Waste Management Plan sets out regional objectives including waste prevention and minimisation, improved infrastructure for recycling and recovery of waste through the waste hierarchy. There is a large civic amenity centre in Trim in addition to numerous bring banks located throughout the town.



### Waste Policies

**INF POL 16:** To implement the policies and objectives of the North East Waste Management Plan 2005-2010 or any replacement waste management plan for which ever Waste Region Meath forms part of under the re-configuration of the Waste Regions as relevant to Trim.

**INF POL 17:** To implement the policies and objectives of the North East Waste Management Plan 2005-2010 or any replacement waste management plan for the north east region as relevant to Trim.

**INF POL 18:** To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the town and environs.

**INF POL 19:** To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the Regional Waste Management Plan as relevant to Trim.

**INF POL 20:** To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from the time made in accordance with the Waste Management Act 1996.

**INF POL 21:** To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds and such plans shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.

**INF POL 22:** Any waste infrastructure proposed will be screened for the need to undertake Appropriate Assessment according to Article 6(3) of the E.C. Habitats Directive.

**INF POL 23:** To ensure that developments include adequate space for domestic and commercial recyclable waste storage both within and outside buildings; and ensure that larger development proposals and master plans incorporate bring banks to facilitate sustainable development and optimal rates of recycling.



**INF POL 24:** To ensure the implementation of the EU Urban Waste Water Directive and its transposition into Irish legislation, namely the Urban Waste Water Treatment Regulations 2001 and 2004.

**INF POL 25:** To encourage the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure, where available. The provision of individual septic tanks and treatment plants in the Plan will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required, including the EPA 2009 *Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)*.

**INF POL 26:** To ensure that adequate wastewater treatment facilities are in place prior to development approval.

## 10.5 Flood Risk

The Councils in preparing their strategy for the management of flood risk, (prepared as an integral part of this Development Plan) and have had regard to its obligations under Section 28 of the Planning & Development Acts 2000-2014 in relation to Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' in November 2009. An assessment of flood risk in Trim Town & Environs has been formally taken into account in the preparation of the Plan. A Strategic Flood Risk Assessment for Trim is included in Appendix H of this plan which was prepared by JBA Consulting on behalf of Meath County Council.

The Flood Zone Maps produced (see Appendix H) provide information on two main areas of flood risk:

Zone A – High probability of flooding (coinciding with the 1:100 year flood occurrence). This zone defines areas with the highest risk of flooding from rivers.

Zone B: Moderate probability of flooding (coinciding with the 1:1000 year flood occurrence). In the town, this designation applies only to limited areas of land. This zone defines areas with a moderate risk of flooding.

Zone C: Low probability of flooding is not identified in the map in Appendix H but generally applies to the remaining lands. Localised flooding from sources other than rivers/streams can still occur and may need to be taken into account at the planning application stage.

### 10.5.1 Flood Risks and 'Zoning'

The Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' require Planning Authorities to ensure that development is not permitted in areas of flood risk, particularly floodplains, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.

Having regard to the approach to flood risk set out in the Guidelines and the extent of the areas shown to be at risk in the SFRA mapping for Trim Town & Environs, a number of areas which were zoned for development in the 2008 Trim Development Plan are no longer zoned in this Plan. In some cases the zoning has been removed/rezoned because the lands have been identified as being at risk of flooding. The majority of the lands which have been dezoned/rezoned include:

- Lands adjoining the river banks.
- Lands adjoining streams which are tributaries of the River Boyne

This change of zoning status does not alter the validity of any existing planning permissions on these lands but will be a material consideration in the assessment of any future planning applications.

In some parts of the town, it has been considered appropriate to retain the zoning objective of some lands, notwithstanding the fact that they have also been identified as being at risk of flooding. Such zonings have been retained subject to the requirement for more detailed assessment at project stage, on the basis that they are located within the centre of the town where development is generally desirable and necessary to facilitate the regeneration and expansion of the town centre.

In relation to the identified town centre expansion areas, a site specific Strategic Flood Risk Assessment (SFRA) will be required at application stage.

Any development proposal in an area at moderate or high risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

**INF POL 27:** Where practicable, and particularly in areas of new development, floor levels shall be a minimum of 300mm above adjacent roads and hard standing areas to reduce the consequences of any localised flooding.

**INF POL 28:** To ensure that adequate measures are put in place to deal with residual risks, proposals shall demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery.

### 10.5.2 Applications for Planning Permission in Areas at Risk of Flooding

Development proposals in areas which are identified as being at risk of flooding on the SFRA Maps will need to comply with the provisions of the Ministerial Guidelines – The Planning System and Flood Risk Management, and in particular, a 'Site Specific Flood Risk Assessment' will be required.

A site specific flood risk assessment can be undertaken in three stages comprising of;

1. Flood Risk Identification
2. Initial Flood Risk Assessment
3. Detailed Flood Risk Assessment.

(See Technical Appendix P.7 of the Planning System & Flood Risk Management Guidelines).

The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.

Where the completion of the Stage One assessment indicates that further study is required then only development proposals that can satisfy the 'Justification Test for Development Management' should proceed to a more detailed site specific flood risk assessment. Formal consideration that a proposal meets the requirements of the 'Justification Test for Development Management' shall be sought from the Planning Authority at the pre planning stage.

If the proposal passes the 'Justification Test for Development Management' and a detailed site specific flood risk assessment is prepared which demonstrates to the satisfaction of the Planning

Authority that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

Where there are significant residual flood risks associated with the proposed development, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied.

- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and, in particular:
- Is essential to facilitate regeneration and/or expansion of the centre of Trim;
- Comprises significant previously developed and/or under utilised lands;
- Is within or adjoining the core of the town.
- Will be essential in achieving compact and sustainable urban growth; and
- There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

### 10.5.3 Minor Developments in areas of Flood Risk

Applications for minor development, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into a flood risk area or entail the storage of hazardous substances. However, a commensurate assessment of the risks of flooding still needs to be undertaken and should accompany such applications for development in order to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals follow best practice in the management of health & safety for users and residents of the proposal.

Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place that residual risks can be managed to acceptable levels. Additional guidance on addressing flood risk management in the design of development is given in Appendix B of the Guidelines.

### Flood Risk Policies & Objectives

**INF POL 29:** To have regard to the requirements of the Planning System and Flood Risk Management – Guidelines for Planning Authorities (DoECLG/OPW, 2009) in the assessment of development management proposals and in the preparation of any Framework Plans required during the period of this Plan.

**INF POL 30:** To have regard to the recommendations of the Eastern CFRAMS Catchment Flood Risk Assessment and Management Study and the designation of Trim as an Area for Further Assessment (AFA) in the Eastern CFRAM study when finalised and approved

**INF POL 31:** The Planning Authority will require a site specific flood risk assessment to be carried out for all development proposals falling within areas identified as being at risk of flooding in accordance with the Trim Strategic Flood Risk Assessment recommendations.

#### 10.5.4 Development Management Guidelines

The following outlines the key requirements relating to the management of development and flood risk by the Planning Authority;

- (i) All development proposals, regardless of their location, will require an appropriately detailed flood risk assessment. As a minimum this will include a "Stage 1 - Identification of Flood Risk". Where flood risk is identified a "Stage 2 - Initial Flood Risk Assessment" will be required and depending on the scale and nature of the risk a "Stage 3 - Detailed Flood Risk Assessment" may be required.
- (ii) Under the Flood Risk Assessment, the impacts of climate change should be considered and re-modelled where necessary, using an appropriate level of detail, in the design of Finished Floor Levels.
- (iii) All development proposals will require the Flood Risk Assessment to consider surface water management.
- (iv) All development proposals, within or incorporating areas at moderate to high flood risk, that are vulnerable to flooding will require the application of the development management justification test in accordance with Box 5.1 of the "Planning System and Flood Risk Management" Planning Guidelines.
- (v) The Planning Authority will explore opportunities to include flood alleviation proposals and upgrades that benefit the wider Trim area, as part of specific development applications.

Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test, the proposal will demonstrate that appropriate mitigation and management measures are put in place.

#### 10.5.5 Protecting Biodiversity in areas at Risk of Flooding

Inappropriate development in flood plains which results in increased river flows, increased erosion and alteration of river channel morphology or flooding of property or lands may have a significant adverse impact on fisheries leading to habitat modification and degradation. This Development Plan seeks to protect water courses, banks and bank side vegetation from interference by inappropriate bridging, draining, culverting or other works which could be detrimental to fisheries and biodiversity. Flood Risk Assessments and in particular, any proposals for mitigation measures need to be mindful of the need to protect fisheries and biodiversity.

**INF POL 32 :** To protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which would be detrimental to fisheries, biodiversity and the qualifying interests of Natura 2000 sites.

**INF POL 33:** To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Council will, retain a strip of 10 metres on either side of such channel where required, to facilitate access thereto.

**INF POL 34:** To require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment (AA) to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 site and that the requirements of Article 6 of the EU Habitats Directive are met.