

# Ashbourne

## LOCAL AREA PLAN

2009 - 2015

Adopted 22<sup>nd</sup> September 2009



comhairle chontae na mí  
meath county council





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## CHAPTER 1: BACKGROUND INFORMATION



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## 1.1 Introduction

This Local Area Plan (LAP) relates to the town of Ashbourne. The town has undergone a rapid transformation over the past decade from a small village to become a significant urban centre in the commuter belt of Dublin. This growth is recognised in a regional context through its designation as a Moderate Sustainable Growth Town and Secondary Economic Growth Town in the Regional Planning Guidelines for the Greater Dublin Area (RPGs).

This Plan sets down the policy framework for the future growth of Ashbourne. It consists of a written statement accompanied by a land use zoning objectives map. It will guide development in the area until 2015, or until the Plan is amended or a new Plan is made.

This LAP has been amended following the adoption of the Meath County Development Plan 2013 – 2019. Objective CS OBJ 2 required the Planning Authority *“To publish a variation to the Meath County Development Plan 2013 – 2019 within one year of the adoption of the Development Plan to introduce land use zoning objectives and an order of priority for the release of lands for Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath. Following the making of this variation, the Planning Authority shall publish amendments to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/ Clonee/Pace, Dunshaughlin and Ratoath to ensure that they are consistent with the Development Plan, as varied, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4”*.

To give effect to the requirements of CS OBJ 2 outlined above, Variation No. 2 to the Meath County Development Plan was made on 19<sup>th</sup> May 2014. The Variation collectively forms Volume 5 of the Meath County Development Plan 2013 – 2019 and is entitled *“Written Statement & Development Objectives for Urban Centres”*. Variation No. 2 includes land use zoning objectives and an order of priority for these settlements.

In relation to Ashbourne, more specifically, the variation involved:

- i. introducing land use zoning objectives and an Order of Priority into the Meath County Development Plan 2013 – 2019 for the release of residential and employment lands;
- ii. ensuring that only the quantum of land required meeting the household projections as set out in Table 2.4 in Ashbourne is identified for release during the lifetime of the Meath County Development Plan 2013–2019. This will ensure consistency with the Core Strategy of the Meath County Development Plan 2013–2019;
- iii. reviewing the appropriateness of the nature, location and quantum of industrial and employment generating land use within Ashbourne, and;
- iv. applying the land use zoning objectives contained in the Core Strategy of the Meath County Development Plan 2013 – 2019 to the land use zoning objectives map for Ashbourne which are being incorporated into the Meath County Development Plan 2013 – 2019.



As part of the preparation of Variation no. 2 of the County Development Plan, an evaluation of existing residentially zoned land in Ashbourne was carried out to establish an order of priority for the release of residentially zoned land. A similar exercise was carried out regarding the extent of lands identified for employment generating uses in Ashbourne. This culminated in an order of priority for the release of residential and employment lands been introduced as part of that variation. Following the making of Variation No. 2 of the County Development Plan, the written statement of the Ashbourne LAP has been amended to ensure consistency with the land use zoning objectives and Order of Priority for the release of lands. Variation No. 2 also included additional policies and objectives for Ashbourne in relation to the order of priority or phasing of residential and employment generating land use zoning objectives and management of flood risk. All relevant policies and objectives now included in Volume V of the County Development Plan have been integrated into the amended LAP to ensure that the complete policy framework as applicable to Ashbourne is presented in this LAP. The land use zoning objectives map included in this amended Local Area Plan is replicated from Volume 5 of the Meath County Development Plan 2013 – 2019 as varied and is entitled "*Written Statement & Development Objectives for Urban Centres*". Additional local objectives have been included in the land use zoning objectives map now contained in the amended LAP. All subsequent references to land use zoning objectives and the land use zoning objectives map for Ashbourne as contained in this LAP are qualified on this basis.

## 1.2 Scope of the Local Area Plan

This LAP is made in accordance with the requirements of the Planning and Development Act 2000 – 2014 and with the objectives of the Meath County Development Plan 2013-2019. The Act requires that LAPs consist of a written statement and a plan or plans indicating the objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including details of community facilities and amenities and on standards for the design of development and structures.

The challenge is to provide a LAP that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the objectives for Ashbourne, in a manner which is physically, economically and socially sustainable.

A further challenge is to provide a document that is sufficiently prescriptive to achieve the objectives while allowing for flexibility to account for economic and social changes that may occur over the plan period and which facilitates the generation of a built environment which is attractive and distinctive and which creates a sense of place for those who will live and work in it as well as visit it.

## 1.3 Ashbourne Local Area Plan

The LAP is a statutory document, consistent with the objectives of Meath County Council, containing guidelines as to how the town and its environs should develop over the Plan

period. The written statement contains analysis of statistics, projections and policy objectives. The Plan provides a framework for sustainability which preserves the natural and built heritage from damage caused by intensive development proposals. The LAP maps illustrate a graphic representation of the proposals included in the Plan, indicating land-use and conservation designations together with various specific objectives.

The land use zoning objectives map for Ashbourne is now replicated from that contained in the County Development Plan 2013 – 2019, as varied. All subsequent references to land use zoning objectives and the land use zoning objectives map for Ashbourne as contained in this Local Area Plan are qualified on this basis. Survey maps may not always be entirely accurate, and in the case of conflicts between the maps and the statement, the statement shall be considered the superior document.

The Meath County Development Plan 2007-2013 formed the key contextual document used in the preparation of this LAP. The Ashbourne LAP 2009-2015 when adopted in 2009 was set out to cover a six year period from 2009-2015. Meath County Council adopted the present County Development Plan (CDP) on the 17<sup>th</sup> December 2012 which sets out a vision, policy framework and specific objectives for future development in County Meath for a period of 6 years. The Meath County Development Plan 2013-2019 requires, as set down in CS OBJ 2, the publication of an amendment to a number of LAPs including Ashbourne within one year of its adoption to ensure that it is consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations contained in Table 2.4 of same. Whilst the LAP was prepared and adopted in alignment with the 2007-2013 County Development Plan, the LAP was amended and updated in 2014 following the adoption of the 2013-2019 County Development Plan and the making of Variation No. 1 and No. 2 of same. All other references to the 2007 – 2013 County Development Plan in this LAP were subsequently replaced.

The policies and objectives of this LAP are consistent with those of the County Development Plan 2013-2019, being the primary planning policy document for the County.

A LAP is a follow on of the County Development Plan at local level. The County Development Plan is the principal document and takes precedent over the LAP in the event of conflict arising between the provisions of the two documents.

#### **1.4 Strategic Environmental Assessment and Appropriate Assessment**

Strategic Environmental Assessment (SEA) is carried out in response to the requirements of the European Communities, Council Directive of 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment, Directive 2001/42/EC, which came into effect on 21<sup>st</sup> July, 2004. The enabling statutory instruments (S.I.'s) which transpose this Directive into Irish law are the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) which were updated in 2011 (S.I. 200 of 2011), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) which were also updated

in 2011 (S.I. 201 of 2011). SEA outlines the environmental effects of implementing a LAP prior to its adoption; therefore SEA is carried out in respect of decisions yet to be made. Local Area Plans are required to undergo a Strategic Environmental Assessment if they meet the set criteria included in Article 14B of the Planning and Development Regulations 2001 as inserted by Article 7 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. 436 of 2004 and as amended under S.I. 201 of 2011.

The population of Ashbourne was recorded as 11,355 persons, in the 2011 Census of Population. Article 14B of the Planning and Development Regulations 2001-2014 applies to LAPs for any area where the population or the target population of the area of a local area plan is 5,000 persons or more and outlines the requirements in respect of environmental assessment. In these circumstances the Planning Authority shall carry out an environmental assessment as part of the preparation or amendment of a LAP for Ashbourne. The output from this, the Environmental Report, is available as a separate document to this LAP.

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). An assessment of the plan is required if necessary. The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular. There are no Natura 2000 sites (SAC or SPA) in Ashbourne or adjoining or in close proximity to the settlement. The Broadmeadow River connects Ashbourne to Malahide Estuary which is designated a SAC and SPA. However, Ashbourne is over 13km from the Malahide Estuary. The Ashbourne LAP 2009-2015 was screened for the need to carry out an Appropriate Assessment and it was determined that it was not required.

It was not considered that the proposed LAP will have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it was considered that no further assessment of this type was required once the Plan is completed. (Appendix 1 contains a copy of the Appropriate Assessment screening documents prepared for the draft LAP and proposed amendments to the draft LAP).

#### **1.4.1 Strategic Environmental Assessment and Appropriate Assessment for Amendment No. 1**

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001-2013, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was required for the proposed draft amendment to the Ashbourne Local Area Plan 2009-2015.

The output report produced from the SEA process, which included a formal scoping exercise in conjunction with the designated Environmental Authorities and adjoining Local Authorities, was prepared separately to the proposed draft amendment. The SEA continued at all stages of the consideration of the proposed draft amendment. The final SEA Statement is available on the Meath County Council website.

An Appropriate Assessment Screening was undertaken of the proposed draft amendment to the Ashbourne Local Area Plan 2009-2015, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was considered that the proposed draft amendment is not predicted to have the potential to have a likely significant adverse impact on the key features or the qualifying interests of any Natura 2000 sites. It was noted that no changes to the existing land use zoning objectives from that previously assessed under Variation No. 2 of the County Development Plan are being proposed as part of this process. A copy of this Screening Report is available for inspection and accompanied the proposed draft amendment.

## **1.5 Contents**

The LAP is structured in a manner which takes account of all the contents required for a LAP in the template adopted by Meath County Council as well as in the Planning and Development Act 2000-2014 and is set out in a sequential form dealing with context, settlement strategy and housing, economic development, heritage, social strategy, infrastructure and phasing and implementation.

## **1.6 Pre Draft Consultation**

A period of pre draft consultation for the Ashbourne LAP was held from 6<sup>th</sup> May 2008 to 1<sup>st</sup> July 2008, during which time submissions were invited from the public. 60 written submissions were made during this time. A public event was also held in the Ashbourne Civic Office on 16<sup>th</sup> July 2008. A list of those persons who made formal submissions during the pre draft consultation period is included in Appendix 2. The details of these submissions and the response and recommendation of the Manager to each of them can be found in the document 'Pre Draft Consultation Document Ashbourne Local Area Plan 2009 – 2015'.

## **1.7 Draft Local Area Plan Public Consultation**

The Ashbourne LAP was placed on display from 23<sup>rd</sup> February, 2009 to 6<sup>th</sup> April 2009 with submissions invited from the public during this period. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft LAP. A total of 88 written submissions were received. The details of these submissions and the response and recommendation of the County Manager can be found in the documents 'Manager's report on submissions received in respect of the Draft Ashbourne Local Area Plan 2009-2015' and 'Addendum to Manager's Report to the Members on submissions received in respect of the Draft Ashbourne Local Area Plan 2009 – 2015'. A list of those persons who made submissions on the draft LAP is included in Appendix 2.

## **1.8 Public Consultation Amendments to Draft Local Area Plan**

Following a resolution by Meath County Council members, it was proposed to make amendments to the draft Plan. These were placed on public display from 29<sup>th</sup> June to 27<sup>th</sup> July. A total of 18 written submissions were received. A Manager's Report was again prepared on the submissions, summarising them and listing the Manager's response and recommendation to each. A list of those persons who made submissions on the proposed amendments to the draft LAP is included in Appendix 2.

## CHAPTER 2: ASHBOURNE IN CONTEXT



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2.2	Historical Context
2.3	Present Day Context
2.4	Urban Form
2.5	Population Context
2.6	SWOT Analysis
2.7	Vision

## 2.1 Location & Physical Context

Ashbourne is situated close to the Meath-Dublin county boundary on the R135 (the former N2 National Primary Route), 23 km from Dublin City Centre, 19 km from Dublin Airport and 32km from Navan. It is located in the Donaghmore and Kilbrew Electoral Divisions which are within the Ashbourne Municipal District.

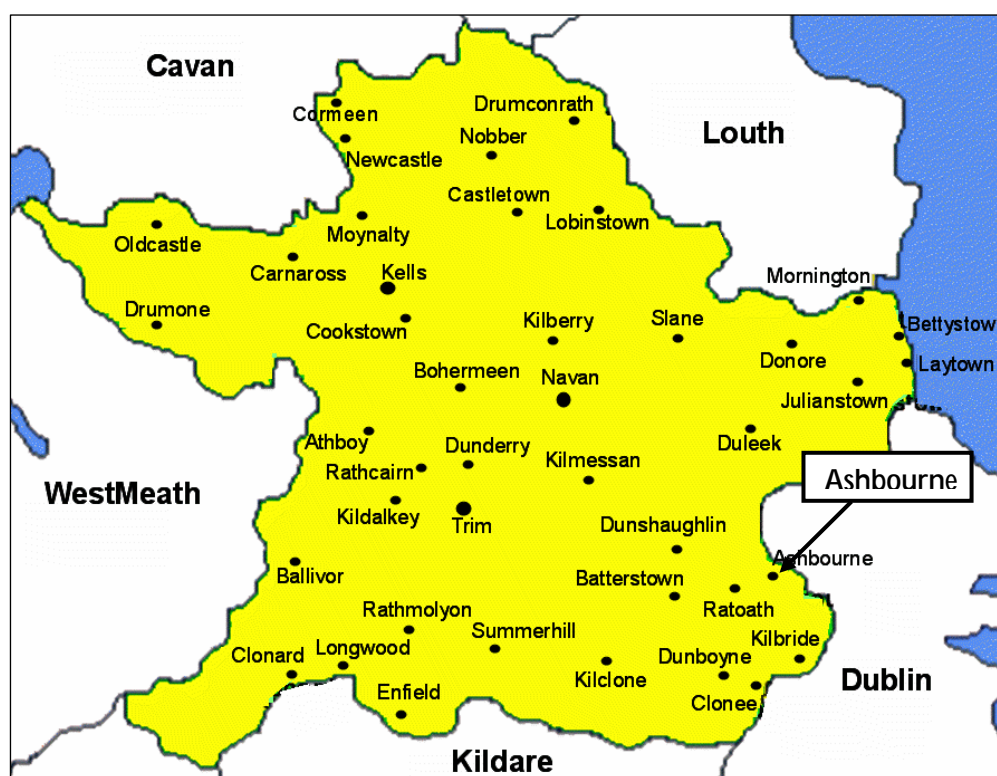


Figure 1: Map indicating the location of Ashbourne in Co. Meath<sup>1</sup>

## 2.2 Historical Context

The Gaelicised form of Ashbourne is Cill Dhéagláin meaning Church of Saint Declan. The earliest settlement in the site of modern day Ashbourne was known as “Cill Dheachlain” or Killegland, which gives its name to the present townland. In 1790 the Dublin Engineer Richard Bourne was commissioned to realign the mail coach road, acquired land and proceeded to develop it and subsequently renamed the settlement Ashbourne by adding the prefix “ash” to his surname. The village remained as a single street with some ribbon development until the 1970s. During the 1970s, a series of estates at the southern end of the town were built to a design for a “Garden City” by Geoffrey Copcutt.

## 2.3 Present Day Context

Ashbourne has undergone a rapid transformation in recent years, from a small village to become part of the commuter belt of Dublin. Ashbourne is now Meath’s second largest town after Navan and the largest town in the new Meath East Dáil constituency, which elects 3 TDs to the Dáil. This growth is a result of the rapid construction of several new housing schemes - most notably several apartment blocks

<sup>1</sup> Source: [www.goingout.ie/meath/meath.htm](http://www.goingout.ie/meath/meath.htm)

scattered throughout the town and a number of new housing estates. A series of shopping streets have been developed as part of a scheme focused on building a new retail centre for the town. Prior to this development, commercial development in the town was stifled given the fact that the town was bisected by a busy national primary route, the N2, on to which all commercial development was focused. This restricted the town's potential to attract high street retailers due to the lack of suitable sites and associated traffic hazards off the N2. Of the streets developed in Ashbourne's "new" town centre, Killegland Street, has become a new commercial street containing a number of varied retail units along with a new library and council offices. Bridge Street, an existing street between the Broadmeadow River and the Ashbourne House Hotel, contained just three dwellings and no retail outlets twelve years ago and now has five shops, a large hotel, apartments and a supermarket. This is typical of the rapid pace of development in Ashbourne throughout the past decade. A large retail unit (Dunnes Stores) has opened on the former Dardis & Dunns seed merchant site on the northern end of Frederick/Main Street as part of the Ashbourne Town Centre development and is accessible from both Frederick Street, across from Ashbourne's original Town Centre and Killegland Square, linking the new retail area to the established town centre.

## 2.4 Urban Form

Ashbourne's urban form has been transformed over the past decade with the introduction of the new town centre and accompanying access routes. The town was further expanded with the construction of many new residential estates on the outskirts. The scale of the built environment is relatively mixed emphasising the division between the new and old developments. In older longer established sectors of the town, predominantly along the R135 two-three storey structures dominate, with red brick and plaster featuring largely. Recent development in the town have resulted in the introduction of modern architectural urban elements consisting of higher densities (4 storey) into the built environment, which complement the existing charm and character of the town.



## 2.5 Population Context

The standard source for population statistics is the census information published by the Central Statistics Office (CSO). During the last recorded block (2006-2011),



Ashbourne experienced significant population growth increasing from 8,528 persons to 11,355 persons. This represented a 33% increase in the population of the town which followed a previous inter censal period of growth of 34%.

Table 1 indicates the population of Ashbourne according to principal economic status. The majority of the population, 63.2%, were classified as being at work. This is higher than the figure recorded in the County of 54%. The higher percentage of persons at work in Ashbourne compared to the County could be attributed to its location proximate to Dublin and good infrastructural links with the capital.

Furthermore, there were 6,471 persons aged 15 years and over in the labour force and of these, 84.8% (5,490 persons) were at work. The unemployment rate for this area which takes into account those looking for their first regular job and people unemployed having lost or given up a previous job was 15.2%. This was lower than the national average rate of 19%. The percentage recorded to be unemployed having lost or given up a previous job in Ashbourne is 10.4% which was closely aligned with that recorded for the County at 11%. Likewise 9.7% of the population aged 15 years and over are recorded as students in Ashbourne while 10% was recorded in the County.

**Table 1:** Population of Ashbourne aged 15 years and over according to principal economic status

Persons aged 15 years and over by principal economic status	Total
At work	5,490
Looking for first regular job	82
Unemployed having lost or given up previous job	899
Student	840
Looking after home/family	646
Retired	482
Unable to work due to permanent sickness or disability	234
Other	11
<b>Total</b>	<b>8,684</b>

Source: 2011 Census of Population

Data on the mode of transport to work, school and college illustrates an over reliance on the private car. The high percentage of 48% in the category of car driver coupled with 12% car passenger comprising 60% total travelling by car suggests a particular usage of the private car for travel to work (see Table 2). Notwithstanding this high figure of 60%, it is still slightly below the percentage of persons travelling by car (both as driver or passenger) to work, school or college recorded in the County at 62.6%. The high percentage of persons utilising the private car to get to work, school or college emphasises the need to improve public transport and encourage more sustainable options i.e. cycling. A significant proportion of people at 19% travel to work, school or college on foot which is 6% higher than that recorded for the County. This figure could be linked to the relative proximity between residential areas and schools and employment sources in the town centre.

**Table 2:** Percentage population aged 5 years and over by means of travel to work, school or college

% population aged 5 years and over by means of travel to work, school or college	
On foot	19
Bicycle	1.2
Bus, minibus or coach	10.5
Train, DART or LUAS	0.1
Motorcycle or scooter	0.4
Car driver	48
Car passenger	12
Van	3.4
Other	1.7
Not stated	2.8

Source: 2011 Census of Population

The travel time for 75.8% of the population of Ashbourne aged 5 years and over to work, school and college was under 45 minutes (Table 3). It is likely that a significant proportion of the 75.8% travelling under 45 minutes are commuting to work or college outside of the County. The distance from Ashbourne to the I.F.S.C is 21.7km and it is less than 14km from Ashbourne to Swords. Furthermore, a proportion of the 840 students living in Ashbourne may be travelling by bus or car to a number of Universities/Third Level Colleges located in Dublin. The 27.5% travelling less than 15 minutes are probably made up primarily of children attending local schools.

**Table 3:** Percentage population aged 5 years and over by journey time to work, school or college

% population aged 5 years and over by journey time to work, school or college	
Under 15 mins	27.5
¼ hour – under ½ hour	25.8
½ hour – under ¾ hour	22.5
¾ hour – under 1 hour	9
1 hour – under 1 ½ hours	8.3
1 ½ hour and over	1.6
Not stated	5

Source: 2011 Census of Population

It is not envisaged that the population of Ashbourne will continue to grow at the same rate experienced in recent years during the period of this LAP, due to restrictions in services provision, especially water and waste water infrastructure. This is further elaborated on in Chapter 7 of this Plan. It is hoped that this plan period will act as a time of consolidation, whereby it will be a primary objective of the LAP to further develop employment opportunities to support the new community and to capitalise on the strategic location of Ashbourne in a regional context.

The Meath County Development Plan 2013-2019 has set out a settlement strategy which will affect household formation in Ashbourne up to 2019 (Table 2.4 of the

Meath County Development Plan 2013-2019 refers). The strategy conveys the household and population distribution framework for each settlement centre (see Chapter 2). It is envisaged that future household formation will conform to the population target set out in the County Development Plan.

## 2.6 SWOT Analysis

From the review of existing available data and literature, an assessment of the area and consultation with the public, representatives and the key shareholders, the following SWOT analysis has been undertaken.

### Strengths

- Proximity to Dublin
- Strong sense of community
- Vibrant town centre
- Third level institutes in neighbouring counties
- Attractive place to live
- Proximity to seaports and Dublin airport
- Presence of many support agencies to assist all sectors: Training; Marketing Product-Development; Management and Business Development and Financial assistance.

### Weaknesses

- Integration of new and old town centres
- Traffic and pedestrian safety
- Scale of new residential development
- Lack of community facilities
- Low level of foreign investment
- No third level centre
- Infrastructural constraints

### Opportunities

- Improve commercial and employment base
- Improve traffic calming and pedestrian safety
- Environmental enhancement
- Conserve and enhance the natural heritage
- Provide physical and social infrastructure linked to development
- Further education provision
- Local/regional construction projects
- Young, highly skilled labour force
- Pressures for strategic decentralisation by private sector firms from Dublin
- NDP infrastructure programme

### Threats

- Unrestrained growth
- Loss of town scale/character
- Competition from other GDA towns;

- Delays in provision of key items of infrastructure
- Lack of uptake of investment opportunities in tourism development
- Lack of entrepreneurship

## 2.7 Vision

The overall vision for Ashbourne is to ensure that future development is sustainable. The provision of community facilities will be a key focus of this LAP as well as the creation and upgrade of recreation and leisure facilities. The establishment of new local based employment will be encouraged to meet residential growth. The Plan aims to ensure the continued vitality and viability of the town, preserving the existing high standard of retail services and encouraging the establishment of new neighbourhood/local retail services. The Plan will also ensure the protection and enhancement of the natural and built heritage of the town.

The settlement strategy will ensure that the Ashbourne LAP accords with the policy framework contained in the Meath County Development Plan 2013-2019.

The vision of Ashbourne in the new LAP will be based on the following principles:

<b>Sustainability</b>	To provide and accommodate the social, cultural and economic development of the town without compromising such aims for future generations.
<b>Competitiveness</b>	To promote Ashbourne as part of a dynamic economic cluster with Dunshaughlin and Ratoath.
<b>Quality of Life</b>	To promote social, cultural and educational facilities/amenities and encourage the development of a vibrant community spirit.
<b>Quality of Environment</b>	To protect and promote areas of quality built and natural environment through education and investment.
<b>Social Inclusion</b>	To seek to redress social inequalities and social polarization, and engage the public at all possible times to seek consensus on planning for the future.



## CHAPTER 3: SETTLEMENT STRATEGY & HOUSING



### SECTIONS IN THIS CHAPTER

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### 3.1 Introduction

This chapter of the Ashbourne LAP sets out Meath County Council's strategic vision for the future development of Ashbourne and includes the housing strategy for the plan period. Regard is had to the policies and objectives of the National Spatial Strategy, Regional Planning Guidelines and the Meath County Development Plan 2013-2019.

### 3.2 Settlement Policy

The overall strategic settlement policy for Ashbourne is governed by the approach of the Meath County Development Plan 2013-2019. Ashbourne is designated as a Moderate Sustainable Growth Town in the settlement hierarchy for the County. Moderate Sustainable Growth Towns are envisaged as self-sufficient towns that have an interacting and supporting role to their adjacent Large Town. In the case of Ashbourne, this role would be between the cluster of Ashbourne, Ratoath and Dunshaughlin with the Large Growth Town I of Dunboyne and the Metropolitan Consolidation Town of Swords. Furthermore, it is desirable to strengthen the connection between the towns of Dunboyne and Ashbourne, both physically and in terms of achieving more integrated planning and joint strategies to maximise the potential afforded by the linked centre status contained in the Economic Strategy of the Regional Planning Guidelines (RPGs).

The Development Plan states that it is critical that Moderate Sustainable Growth Towns develop in a self sufficient sustainable manner in the longer term and that the continued basis for their growth is that they do not become dormitory towns for the Metropolitan Area. In these instances, residential development would only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement. In relation to Moderate Sustainable Growth Towns in the Hinterland Area, such as Ashbourne, the Development Plan specifically states that their development must 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. It is considered that the completion of the Ashbourne to Finglas M2 Motorway offers significant employment generating potential for uses dependent on good access to the national primary road network and to the Dublin market.

The Development Plan elaborates on the future development role for Ashbourne. The town is considered to constitute a strategic location for additional growth on the basis of its proximity to Dublin (13 miles to O'Connell Street), its economic and employment base and its location adjacent to the M2 Motorway. However, there remain significant water service constraints which require regional solutions and Meath County Council have been dependent on adjoining Local Authorities to resolve these constraints before the establishment of Irish Water. At the time of the preparation of the 2013-2019 County Development Plan, the Ashbourne LAP, as adopted in 2009, contained approximately 39.7 hectares of available and uncommitted residentially zoned land. In addition there were further extant planning permissions for 1,356 units in Ashbourne. On the basis of the amount of residentially zoned lands required to accommodate the household allocation for Ashbourne of 637 units as contained in the Core Strategy of the County Development Plan (Table 2.4 refers), there remained a surplus of 21.5 hectares at that time. The committed units are

primarily concentrated to the west of the town in Killeland however there are also a substantial number of units committed in east Ashbourne adjacent to the Golf club. Extant permissions for multiple residential developments are identified on the land use zoning objectives map contained in the County Development Plan after the making of Variation No. 2.

Settlement Strategy Objective SS OBJ 11 of the Meath County Development Plan 2013-2019 seeks, 'To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport'.

Ashbourne has seen strong growth in its economic sector in recent years, with the construction of the new town centre, retail and warehouse park, and expansion of industrial estates and business parks. Ashbourne is designated as a Secondary Economic Growth Town in the Economic Strategy of the County Development Plan 2013-2019 reflecting its designation in the RPGs. Therefore it has received the highest household allocation of the Moderate Sustainable Growth Towns in the County. Ashbourne is linked with Dunboyne as a Secondary Economic Growth Town and the expansion of employment and economic development in Ashbourne should be consistent with this role. The density assigned to each centre under the Meath County Development Plan 2013-2019 has had regard to the ranking of the settlement in the county settlement hierarchy, existing and planned public transport investment in each centre and the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (Department of the Environment, Community and Local Government, 2009). The South Meath area experiences significant outward commuting and it is important that the employment and enterprise sectors in the linked centres of Ashbourne and Dunboyne expand to reduce long distance commuting in line with the Economic Strategy of the Meath County Development Plan 2013-2019.

### 3.3 Settlement Strategy

The Meath County Development Plan 2013-2019 sets out clear population projections for the County as a whole and various settlements therein which are in line with the Regional Planning Guidelines for the Greater Dublin Area. The growth projections for individual towns such as Ashbourne are set within a clear settlement strategy. The Core Strategy contained in the Meath County Development Plan 2013-2019 allocates 637 units (which includes 50% headroom) to Ashbourne over the lifetime of the Plan.

**Table 4: Housing Allocation and Zoned Land Requirements for Ashbourne**

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (Ha)	Available Land Zoned for Mixed Use incl. Residential (Ha)*	Total Available Zoned Land (Ha)	Deficit/ Excess (ha)
<b>Moderate Sustainable Growth Town</b>						
637	35	18.2	39.5	0.3	39.7	21.5

\* Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be a subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.



According to Table 2.5 of the County Development Plan, there were 1,356 units with planning permission in Ashbourne. This was revised downwards slightly to 1,322 units at Spring 2014 on the basis of previous extant permissions having lapsed.

It is clear from Table 4 above that there was a significant excess of residential zoned land contained in the LAP for Ashbourne as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the 2013-2019 County Development Plan. This LAP is legally obliged to be consistent with the Meath County Development Plan, its core strategy and with the household projections and population growth contained therein. In order to do this, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective. The amended land use zoning objectives map has identified the lands required to accommodate the household allocation of 637 units provided for under the Core Strategy. This land use zoning objectives map is included under Variation No. 2 of the County Development Plan 2013-2019. It should be noted that there is headroom included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified in Table 4 above. The requirement for any further release of residential zoned land in Ashbourne will be assessed following the making of the next County Development Plan in line with the population projections contained therein.

In determining the order of priority for the release of residential lands, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in Section 2.3.4 of the 2013-2019 County Development Plan. The use of the Justification Test for lands identified as being at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding to accommodate the household allocation for Ashbourne. The evaluation of the development areas therefore excluded those areas identified as being at risk of flooding. The evaluation also excluded all sites with the benefit of an extant permission in adherence to Core Strategy CS OBJ 6 of the County Development Plan 2013 - 2019.

The following factors, which were considered to constitute the proper planning and sustainable development of the area and which take into account policy at county, regional and national level, have been used to determine the suitability of specific lands for residential development:

- 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;
- Availability of community and social infrastructure facilities with particular regard to the proximity to educational facilities;
- Consistency with sequential approach to urban expansion and contribution to a compact urban form. The development of infill sites makes a significant

contribution in this regard. Leapfrogging beyond other available sites will not be considered favourably;

- Whether the site is serviced.

The sites that were evaluated are detailed in Table 5 below. The location of these lands is illustrated on Figure 2.

Distance to the town centre, schools (primary and secondary) and bus stops was calculated on the basis of concentric circles. The town centre was taken to be at the Parochial Hall on Frederick Street. Sites scored 1 point if they were less than 500 metres distance from the point of interest; 2 points if the distance was 500 metres; 3 points if the distance was between 500 metres and 1 kilometre; 4 points if the distance was 1 kilometre and 5 points if the distance was in excess of 1 kilometre. The evaluation excludes sites approximating 0.5ha in area as it is not considered that a Core strategy should be so prescriptive as to include such sites of limited scale. Table 6 details the results of this evaluation.

**Table 5:** Description of individually zoned available sites evaluated

Site	Location	Hectares
A	Land to the north of Ashewood Glenn east of Hunters Lane	2.17
B	Land to the north of Archerstown Wood residential development	3.14
C	Land south of the Community Centre and Ashbourne Community school	3.3
D	Land fronting onto R135 south of the Briars residential development and to the rear of existing residences	1.85
E	Land surrounded by existing residences adjacent to R135 just north of the Ninemilestone roundabout	4.05
F	Land off the R125 to the east of a row of existing residences	1.05
G	Land off the L-50194-0 adjacent to a number of existing residences on large plots	1.12
H	Land fronting onto the L-50193-0 to the rear of a row of existing residences	1.63
I	Land to the west of the Briars residential development	8.11
J	Land to the south of Alderbrook residential development	9.39 <sup>2</sup>
K	Land to the east of Churchfields residential development and west of Bourne View	0.8

The sites that scored the highest in the evaluation (sites 1-5) have been prioritised for release during the lifetime of the Meath County Development Plan 2013-2019. All other sites evaluated are indicated as being in Phase II (Post 2019). The phasing map attached to this LAP gives effect to this assessment. Sites G and F located in south Ashbourne in an unserviced area removed from the town centre ranked the lowest. The timeline for release, if appropriate, of these lands will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

<sup>2</sup> The total area of this site is 10.16ha however an area of 0.77ha is required to accommodate a school.

Having consulted with the Department of Education and Skills, the existing community zoned lands in Killelland has been expanded to accommodate three schools. Furthermore, land zoned for residential development (Phase I) in south Ashbourne includes an additional area of 0.77 hectares for the provision of a school to be delivered in conjunction with the development of the residential lands.

**Table 6:** Evaluation of individually zoned available sites for residential development

Site Name	A	B	C	D	E	F	G	H	I	J	K
Proximity to town centre	3	3	5	5	5	5	5	5	5	4	3
Proximity to Education	2	3	1	3	3	4	3	3	2	1	1
Proximity to public transport	3	3	1	1	1	4	3	2	2	1	3
Infill Opportunity	3	3	1	3	3	5	3	3	4	2	1
Land Serviced	1	1	1	5	5	5	5	5	5	1	1
Total	12	13	9	17	17	23	19	18	18	9	9
Ranking	4	5	1	6	6	11	10	8	8	1	1

The potential yield set down below in Table 7 is based on a density of 35 per hectare in accordance with the Meath County Development Plan 2013-2019 (Table 2.4). This density was reduced for edge of town sites located in south Ashbourne in an unserviced area. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites ranked 1-5 is 607 units and the total area of available land is 18.1<sup>3</sup> hectares.

**Table 7:** Yield and Rank of residential lands evaluated

Site	Zoning	Land Area (Ha)	Density	Yield	Rank	Phase
C	A2	3.3	35	116	1	I
J	A2	9.39	35	329	1	I
K	A2	0.8	35	28	1	I
A	A2	0.69	35	24	4	I
B	A2	3.14	35	110	5	I
D	A1	1.85	15	28	6	II
E	A1	4.05	15	61	6	II
I	A5	8.11	30	243	8	II
H	A1	1.63	20	33	8	II
G	A1	1.12	15	39	10	II
F	A5	1.05	5	37	11	II

<sup>3</sup> Includes site of 0.77ha to be provided for a school on site J shown in Figure 2.

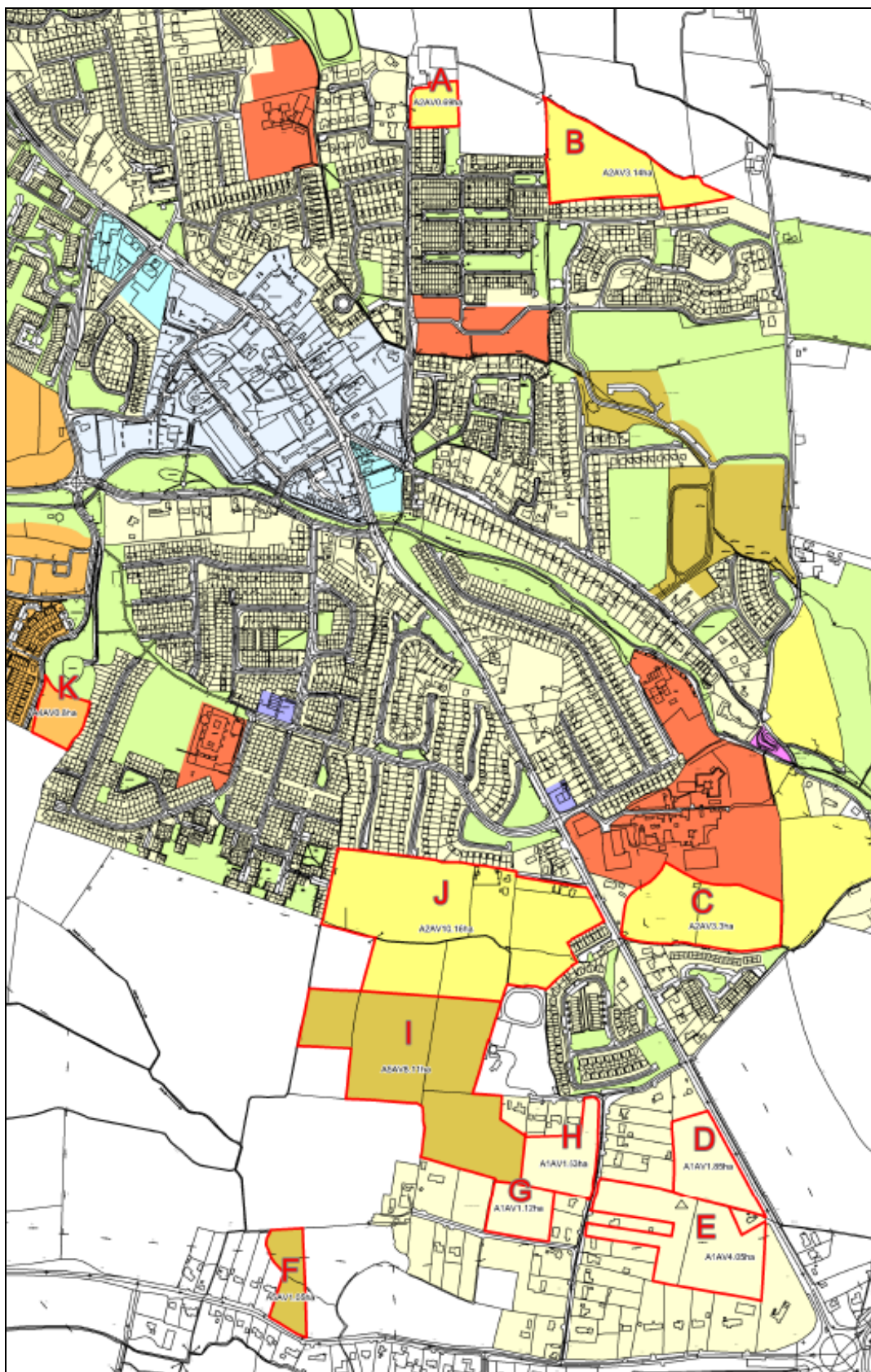


Figure 2: Residential Evaluation Sites

### 3.3.1 Extant Planning Permissions

Given the slowdown of construction in recent years and consequent substantial number of committed units yet to be built, applications for the extension of duration of permissions will need to be carefully considered to ensure that population growth in Meath is in accordance with the urban hierarchy and with the role and function of towns and villages set out in this settlement hierarchy. This occurs particularly in respect of the role of centres in accommodating local or regional growth and the need for towns and villages to grow in a self sufficient manner and not on the basis of commuter development.

In this regard, it should be noted that the current Regional Planning Guidelines were adopted in 2010, while a substantial number of residential units were permitted prior to that date. Consequently, significant changes have occurred since many of the committed units were granted permission in terms of regional and local policy. In situations where an application for residential development no longer complies with the policy of either document such that it would no longer be consistent with the proper planning and sustainable development of the area, it may not be appropriate to extend the life of that permission.

There are a substantial number of extant planning permissions for multiple unit residential developments in various urban centres across the County. These are identified on Table 2.5 of the Core Strategy of the County Development Plan. An extract from Table 2.5 as relevant to this Local Area Plan is provided. It is likely that some of these extant planning permissions will wither over the life of this plan or that some which will receive extension of durations pursuant to Section 42 of the Planning & Development Act 2000 – 2014 may also not be constructed. The Core Strategy of the County Development Plan was developed on the basis that all of the 10,998 units which had the benefit of planning permission would be constructed over the life of the Development Plan. It is the intention of this Planning Authority therefore to include all lands which have the benefit of an extant planning permission for multiple unit residential developments as part of the lands identified for release for residential purposes within the life of the County Development Plan. For clarity, this shall apply to such sites with extant planning permission from the date of publication of the relevant amendment to this Local Area Plan. Applications which seek an extension to the appropriate period of planning permission pursuant to Section 42 of the Planning & Development Act 2000 – 2014 shall be considered on this basis. No extension of duration permitted in relation to multiple residential unit developments shall extend the life of a planning permission beyond the 6 year period of the current Meath County Development Plan.

#### Strategic Policy

- SP 1** To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the Meath County Development Plan 2013 - 2019 as follows:
- (i) The lands identified with an A2 "*New Residential*" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of the County Development Plan 2013 – 2019 and are available for residential development within the life of the Meath County Development Plan 2013-2019.

- (ii) The lands identified with an A2 "*New Residential*" land use zoning objective but qualified as "*Residential Phase II (Post 2019)*" are not available for residential development within the life of the Meath County Development Plan 2013-2019.
- (iii) In accordance with the provisions of CS OBJ 6 (c) of the Meath County Development Plan 2013-2019, as varied, no extension of duration permitted for multiple unit residential developments pursuant to Section 42 of the Planning & Development Act 2000 – 2014 shall extend the life of a planning permission beyond the 6 year period of the Meath County Development Plan 2013-2019.

### Policies

In terms of the settlement strategy for the future growth of Ashbourne, it is the policy of Meath County Council:

- SS POL 1** To facilitate the continued development of Ashbourne as a Moderate Sustainable Growth Town.
- SS POL 2** To promote the development of Ashbourne in so far as is practicable to be self sufficient incorporating employment activities, retail services and community facilities.

### Objectives

In terms of settlement strategy, it is an objective of Meath County Council:

- SS OBJ 1** To promote a more compact urban form in Ashbourne and to prevent urban sprawl.
- SS OBJ 2** To provide sufficient and appropriately located lands for employment, commercial and community facilities in Ashbourne.
- SS OBJ 3** To ensure the provision of adequate sanitary services and other urban infrastructure to cater for the growth in demand for such facilities.
- SS OBJ 4** To encourage and promote integration and consolidation of the old and new sections of Ashbourne town centre.
- SS OBJ 5** To promote the public realm and amenities of Ashbourne so that the quality of life for residents can be improved.

### 3.4 Land Use Zoning Objectives

The purpose of land-use zoning objectives is to indicate the Planning Authority's intentions for lands located within the development boundary of Ashbourne. The land use zoning categories used in this LAP are the same as those contained in the Meath County Development Plan 2013-2019. The categories in place in Ashbourne are indicated below:

**Table 8:** Land Use Zoning Objectives

Site Code	Objective
<b>A1 Existing Residential</b>	To protect and enhance the amenity of developed residential communities.
<b>A2 New Residential</b>	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.
<b>B1 Commercial/Town or Village Centre</b>	To protect, provide for and/or improve town and village centre facilities and uses.
<b>B2 Retail Warehouse Park</b>	To provide for the development of a retail warehouse park.
<b>C1 Mixed Use</b>	To provide for and facilitate mixed residential and business uses.
<b>D1 Tourism</b>	To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
<b>E2 General Enterprise &amp; Employment (Category 1)</b>	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.
<b>F1 Open Space</b>	To provide for and improve open spaces for active and passive recreational amenities.
<b>G1 Community Infrastructure</b>	To provide for necessary community, social and educational facilities.

#### 3.4.1 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 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 Meath County Council 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**

Meath County Council actively encourages 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**

While the zoning objectives map 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.
- Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq. m. net retail floorspace but not greater than 5,000 sq. m. net retail floorspace and with integrated or shared parking.
- A Shop is a comparison retail outlet excluding retail warehouse units.

### 3.4.2 Land Use Zoning Categories

<b>A1</b>	<b>Existing Residential</b>
<b>Objective</b>	To protect and enhance the amenity of developed residential communities.

#### Guidance

In A1 zones, Meath County Council 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.

<b>A2</b>	<b>New Residential</b>
<b>Objective</b>	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 Ashbourne in the Settlement Hierarchy provided in the Core Strategy.

This Local Area Plan will seek to conserve and protect the character and setting of any heritage buildings in residential redevelopment and infill proposals, where deemed appropriate by Meath County Council. Meath County Council will be particularly concerned with the conservation of heritage buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. In some circumstances, it will be important that applications for proposals in such zones are determined in a Site Development Brief / Masterplan context. Said documents should be submitted in conjunction with any planning applications arising.

It is envisaged in the interest of sustainability that the larger tracts of lands identified for A2 '*New Residential*' land use zoning objective in the higher tier settlement centres (Moderate Sustainable Growth Town and upwards, such as Ashbourne, as identified in the Core Strategy of the Meath County Development Plan 2013-2019) 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 lands proposed for A2 '*New Residential*' land use zoning objective should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in this Local Area 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, 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 within lands identified for B1 land use zoning objective.

This section of the Local Area 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 Ashbourne as other considerations as outlined in the Retail Strategy of Meath County Development Plan 2013-2019 (Chapter 4) will be taken into account by Meath County Council in the assessment of 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, 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 B2 zones is to provide for the development of retail warehouse parks. These zones 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.

**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, Garden Centre, Motor Sales / Repair, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, Wholesale Warehousing / Cash and Carry.

**C1 Mixed Use**

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

Guidance

C1 land use zoning objectives are only considered appropriate in the higher tier settlement centres (Moderate Sustainable Growth Town and upwards, such as Ashbourne, as identified in the Core Strategy).

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, 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 zone has been identified to provide for tourism type uses such as accommodation, and entertainment.

**Permitted Uses**

B & B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, 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, Telecommunication Structures.

**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 (General)

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 Masterplan 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 and Development Regulations 2001-2013, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

No office shall be permitted on E2 zoned lands where the primary use of the office (or service) is provided principally to visiting members of the public e.g. solicitors, accountants, etc.

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 and the National Transport Authority Transport Strategy for the Greater Dublin Area, shall be facilitated notwithstanding the category of settlement specified.

<b>Category 1 Primary &amp; Secondary Economic Centres as provided for in Core Strategy (Navan, Drogheda, Dunboyne, Ashbourne, Kells)</b>
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#### Guidance

Within Category 1 centres, E2 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provides employment opportunities. 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, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, 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, Motor Sales, Offices 100 – 1,000 sq. m., Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

**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.

### 3.4.3 Development Management Standards and Guidelines

The development management standards and guidelines applicable to this Local Area Plan are those set out in the Meath County Development Plan 2013-2019, being the parent document to this plan. Over the lifetime of this Local Area Plan, the Planning Authority will seek a high standard of design for new development, which makes a positive contribution to the streetscape and urban realm and which will provide a high standard of amenity in residential developments. Meath County Council will encourage innovative and well designed development that relates sensitively to the existing character of the area and which generates a sense of place, distinctiveness and quality.

New development should be consistent with good architectural standards and should respect the character, scale and layout of existing development in the town. The bulk and massing of new development should be sympathetic to historic development, street patterns and plot widths in Ashbourne. Existing established building lines should be respected. Continuous enclosure should be provided to the streetscape with frequent doors and window openings. Layouts which result in the backs of buildings facing onto public spaces will not be acceptable. Building materials used should be durable and should be specified to a high standard of quality and finish. Contemporary design will be encouraged where it has been demonstrated that the surroundings and site context have been satisfactorily taken into account in the design process.

New development should be based on sustainable principles including passive solar design, sustainable use of materials, conservation of energy and water e.g. rainwater harvesting. In the interest of sustainability, town centre buildings should also be designed to accommodate a mix of uses.

Reference should also be made to other relevant sections of this Plan which refer to issues such as shopfronts and advertising, open space.

### Policy

In terms of development management, it is the policy of Meath County Council:

**DEV MAN POL 1** To seek a high standard of architectural and urban design for new development in Ashbourne.

### 3.4.4 Framework Plans

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

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

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



- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.
- To make provision, where appropriate for educational facilities.

#### **Framework Plan Area 1 (FP OBJ 1 refers)**

This framework plan relates to lands at Milltown to the south of Ashbourne and extends to 19.9ha in area. 10.16 ha is included within Phase I and a further 9.74 ha is included within Phase II. It is intended that these lands shall provide a primary school site, lands for recreational purposes and residential development. The framework plan for these lands shall include, inter alia:

- A mix of uses to include educational, residential, playing pitches & recreational lands shall be provided.
- Details of overall site and building layout.
- High quality residential development with a mixture of housing types.
- A comprehensive landscaping scheme.
- A primary school site of 0.77 hectares is to be delivered in conjunction with the development of the Phase I residential land.
- Provision of adequate public lighting and footpaths throughout the lands.
- High quality design, finish and layout.
- Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

The Framework Plan Area is now identified by FP OBJ 1 and a specific objective for these lands is now included in Volume V of the County Development Plan for these lands as outlined above.

#### **Framework Plan Area 2 (FP OBJ 2 refers)**

This framework plan relates to lands at Ashbourne Business Park extending to 47.4 ha in area. It is intended that these lands shall provide for light industrial and industrial office type employment in a high quality campus environment. The framework plan for these lands shall include, inter alia:

- A comprehensive landscaping scheme.
- Details of overall site and building layout.
- Provision of adequate public lighting and footpaths throughout the lands.
- High quality design, finish and layout.

- Infrastructural and services requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.
- Access via the existing entrance off the L5018 or utilising existing access points onto the national road network. Access arrangements shall be determined as part of the framework plan.
- Provision of a civic amenity facility (objective ECON DEV OBJ 9 refers).
- Provision of a machinery/storage depot of approximately 0.5 hectares/1 acre (objective ECON DEV OBJ10 refers).

The Framework Plan Area is now identified by FP OBJ 2 and a specific objective for these lands is now included in Volume V of the County Development Plan for these lands as outlined above.

### Framework Plan Area 3 (FP OBJ 3 refers)

This framework plan relates to lands off the N2 and L5018 to the northwest of the Ashbourne Business Park. These lands extend to 30.46ha in area. It was an objective of the Ashbourne LAP to prepare a Framework Plan for this area which was identified for light industrial use (Framework Plan Area 4 refers). Section 4.3 of the Meath County Development Plan 2013-2019 subsequently included a specific local zoning objective to relate to these lands as follows:

*'To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping and a high architectural standard of layout and building design. Employment types other than those related to data storage shall show a clear process related requirement to locate in proximity to a data centre.'*

The Rath Roundabout to the Junction of the Curragha Road (L-50161) has also been identified as an "Exceptional Circumstance" whereby strategic economic development proposals may be facilitated onto the national road network outside of the reduced speed limits areas.

In November 2012, MOLA Architecture was engaged by Meath County Council to prepare a Framework Plan for these lands to give effect to the specific local zoning objective contained in the County Development Plan. The Framework Plan provides for a range of uses from potential data centres / IT campus and associated office accommodation to dry / light industrial facilities and will provide for the inclusion of ancillary and support services. The subject lands were provided with an E2 "General Enterprise and Employment" land use zoning objective in the land use zoning objectives map for Ashbourne now contained within the County Development Plan 2013 - 2019, as varied. The Framework Plan Area is now identified by FP OBJ 3 and a specific objective for these lands is now included in Volume V of the County Development Plan for these lands as follows:

This framework plan relates to lands off the N2 and L5018 to the northwest of the Ashbourne Business Park. These lands extend to 30.46ha in area. Existing residences have been omitted from this zoning and zoned according to their current use. A Framework Plan has been submitted to the Planning Authority in relation to these lands and has been agreed. Any development within this area shall generally accord

with the agreed Framework Plan. Section 4.3 of the Meath County Development Plan 2013-2019 outlines that a specific local zoning objective may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The FP3 lands are zoned E2, '*General Enterprise & Employment*' (Category 1). However, these lands represent a unique opportunity as an extremely well serviced site within the fringe of South Meath and Metropolitan Dublin. The site is well placed along the route of the main Eirgrid east/west inter-connector between Woodland, Co. Meath and Deeside (UK) which offers great opportunities for enterprises that require guaranteed delivery of power. Furthermore, the site is bisected by both the Aurora Telcom National Network and An Bord Gáis pipeline providing excellent fibre based broadband and power connections. The local zoning objective set down for these lands is as follows: '*To provide for the development of data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design*'. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre. A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices. Any revisions to the Framework Plan shall require the prior written agreement of the Planning Authority.

Ashbourne is included as a Category 1 centre cognisant of its designation as a Secondary Economic Growth Centre in the RPGs. It is considered that a derogation from the standard range of permissible uses set out in this LAP will be accepted within this Framework Plan area to realize the specific local zoning objective contained in the County Development Plan. This would include, inter alia, Bio Technology Manufacturing, Call Centres, Data Centres and Related Industries, High Technology Manufacturing, Information Communication Technologies and Offices 1,000 sq. m. being considered as Permitted Uses within the area of Framework Plan 3.

### Objective

In respect of settlement strategy, it shall be an objective of Meath County Council:

**SS OBJ 6** To require the preparation of Framework Plans for lands designated FP OBJ 1, FP OBJ 2 and FP OBJ 3 (as detailed above), in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated. Development of these lands shall only proceed on the basis of an agreed overall Framework Plan, the availability of water and waste water services and associated infrastructure including the phased provision of these services. The Framework Plans shall be drawn up and agreed in writing by the Planning Authority prior to the approval of any applications on these lands. They will facilitate the integration of individual applications with the overall development objective for each area. It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan once agreed.

**SS OBJ 7** The standard range of permissible uses within Framework Plan Area 3 as set out in this Local Area Plan shall generally reflect the E2 'General Enterprise & Employment' land use zoning objective. It shall also facilitate, where required, the realisation of the specific local zoning objective contained in the Meath County Development Plan Volume I. This may include the consideration of uses such as; inter alia, Bio Technology Manufacturing, Call Centres, Data Centres and Related Industries, High Technology Manufacturing, Information Communication Technologies and Offices 1,000 sq. m. as 'Permitted Uses' within this area. Any planning application with respect to these lands shall ensure that the proposed development shall not impact negatively on the safe and efficient operation of the N2 national road network in the vicinity of the site.

## 3.5 Housing

### 3.5.1 Introduction

The Planning Authority 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/excess does not arise. In order to ensure a sustainable pattern of development, the future of Ashbourne needs to address various opportunities and constraints presented by: the traditional settlement pattern, the existing settlement pattern, the natural environment, infrastructure and service provision, the projected population change for the settlement and its environs and recent housing building performance. Regard must be given to the role of the town within the local context and its status as a Moderate Sustainable Growth Town under the Regional Planning Guidelines and the Meath County Development Plan 2013-2019. The current Settlement Strategy will ensure that only the quantum and scale of projected residential development will take place to ensure that the Local Area Plan accords with the policy framework contained in the Regional Planning Guidelines and the Meath County Development Plan 2013-2019.

### 3.5.2 Residential Development – Key Principles

The key principle which directs the housing policies in this plan is the delivery of a high quality living environment in neighbourhoods with a range of housing types and sufficient community facilities to serve the needs of residents. Generally the objective will be to provide a range of residential units, which vary in both size and type, and an overall scheme design which can accommodate a broad population profile including single person households, couples, households with children, older people and people with a disability. The design and layout of overall schemes and individual units should aim to meet the requirements of lifelong living and at the design stage should take into account the need to ensure that units can be extended and/or adapted in the future.

The Council will require the provision of neighbourhoods rather than traditional housing estates. The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of

their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments. There will therefore be a strong emphasis on a mix of uses, house types and layouts that facilitate streetscapes and open spaces that have natural supervision. The Council will require estate designers to use innovative scheme designs which contribute to the aesthetic value of Ashbourne.

The successful design of a good quality sustainable housing project depends on the balance struck between a range of factors as detailed below:

<b>Place</b>	Design that respects history, geology, and its natural landscape and encourages individual character of a development and a sense of belonging of development to a place. It discourages soulless, anonymous development.
<b>Public Space</b>	A recognition that the design of public area including 'Street Furniture', signage, and lighting, is as important as the design of private spaces, and any design shall have cognisance of this.
<b>Permeability</b>	Urban design in which blocks of buildings are fully permeated by an interconnected street network. This allows for ease of access and a greater spread of traffic movement and effectively discourages inefficient movement and an oppressive sense of impenetrability.
<b>Hierarchy</b>	A clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts.
<b>Longevity</b>	Design that creates streets and buildings that will cope with a variety of uses during their lifetime.
<b>Scale</b>	Towns and buildings which, whatever their size, relate to human proportions. A relationship between people and their built environment is encouraged whilst a feeling of being overwhelmed and alienated is discouraged.
<b>Enclosure</b>	Design which establishes a clear distinction between town and country, public and private space, thus encouraging appropriate activities within each where public areas are suitably supervised by design. This encourages safe environments and the full and appropriate use of available space whilst discouraging wasteland and degraded no-go areas.
<b>Decoration</b>	Design that encourages visual identity and interest, as well as fine craftsmanship and discourages functional anonymity.
<b>Community</b>	Meeting people's needs, desires and aspirations and engendering civic pride. A proactive, holistic approach to planning is thereby encouraged whilst a reactive, piecemeal approach to planning and a compromised result is actively discouraged.

The Department of the Environment, Community and Local Government have produced guidelines on residential development in urban areas. These guidelines include 'Design Standards for New Apartments', 'Best Practice Urban Design Manual' and 'Sustainable Residential Development in Urban Areas'. The Planning Authority will have regard to the contents of these documents in the assessment of applications for residential development. These documents set out, in many cases, minimum standards. In the interest of providing a high standard of residential development, Meath County Council will seek developments which exceed these minimum standards. A development which relies solely on only achieving the minimum stated standard will not be considered acceptable.



Well designed schemes can help to deliver more sustainable development through a more efficient use of land – a non-renewable resource, provision of a variety of housing choices and improved accessibility to local facilities and public transport. The fundamentals of good design are discussed in Chapter 11 of the Meath County Development Plan 2013-2019, 'Development Management Guidelines and Standards' and are applicable to Ashbourne.

Open space for amenity purposes is a key component in residential schemes, contributing towards the recreational requirements of residents and enhancing the quality of the environment. Private gardens will be necessary for housing and communal private open space for town houses, duplexes and apartments. Private balconies would also be necessary for all apartments. A suitable children's play space will be a requirement for those residential developments which are primarily family orientated.

### 3.5.3 Housing Strategy

A Housing Strategy prepared under Part V of the Planning & Development Acts, 2000-2014 is incorporated into the Meath County Development Plan 2013-2019 (Chapter 3 refers). The Housing Strategy is a county wide strategy and therefore its contents are applicable to Ashbourne. The Housing Strategy is contained in Appendix 4 of the Meath County Development Plan 2013-2019. It is an objective of the Meath County Development Plan 2013-2019 to review the Housing Strategy two years after the adoption of the Development Plan.

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. All residential developments in excess of 4 housing units or any

proposed site for residential development in excess of 0.1 hectares on lands zoned for either residential use or mixed development including residential use is to be subject to the provision of “Social/Affordable” housing at a maximum requirement of 20%. The Council will require a 16% quota of social/affordable housing to be provided from each housing development within the County, on lands zoned for residential use or for a mixture of residential and other uses. This is based on the calculation of social and affordable housing requirements over the Plan period. The ratio of social to affordable houses to be provided shall be assessed on a case by case basis, having regard to local housing needs, but at all times the 16% minimum requirement shall be met.

### 3.5.4 Extensions

In assessing an application for a house extension, the Planning Authority will have regard to the following:-

- The Department of the Environment, Community and Local Government (2009) publication on ‘Sustainable Residential Development in Urban Areas’;
- High quality designs for extensions will be required that respect and integrate with the existing dwelling in terms of character, height, scale, materials used, finishes, window proportions etc;
- The quantity and quality of private open space that remains available to serve the house;
- Pitched roofs will be required except on some single storey rear extensions. Flat roof extensions visible from public areas will not normally be permitted;
- Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour’s privacy;
- Effect on front building line - extensions will not generally be allowed to break the existing front building line. However a porch extension which does not significantly break the front building line will normally be permitted. In terrace and semi-detached situations, extensions which significantly protrude beyond the front building line and/or along the full front of the house will not be permitted;
- In the case of single storey extension to the side of a house, the extension should be set back at least 150mm from the front wall of the existing house to give a more satisfactory external appearance;
- In some circumstances a gap of 1m to be retained between the extension and the neighbouring dwellings so as to prevent dwellings which were intended to be detached from becoming a terrace;
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof. Box dormers should be avoided;
- Front dormers should normally be set back at least three-tile courses from the eaves line and should be clad in a material matching the existing roof;
- Proposed side extensions must retain side access to the rear of the property where possible;

- Ability to provide adequate car parking within the curtilage of the dwelling house.

### 3.5.5 Family Flat Extensions

The creation of a family flat, generically referred to as a granny flat, to be occupied by a member of the occupant family is generally acceptable, provided it is not a separate detached unit, and it is possible to provide direct access to the remainder of the house. There shall be no permanent sub division of the garden/private amenity space. The flat shall not be let, sold or otherwise transferred, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by the family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use and, from public view, retains the appearance of a single dwelling unit.

#### Policies

In terms of Residential Development, it is the policy of Meath County Council:	
<b>RES POL 1</b>	To provide for the integration of new housing into the natural and built environment in a manner that makes a positive contribution to the overall environment in the locality
<b>RES POL 2</b>	To encourage the development of mixed and balanced communities to avoid areas of social exclusion.
<b>RES POL 3</b>	To achieve a mix of housing types and sizes in the consideration of individual planning applications for residential development and in development of the Council's own housing stock.
<b>RES POL 4</b>	To ensure that the needs of pedestrians and cyclists are provided for in the design of layouts in residential areas.
<b>RES POL 5</b>	To promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features.
<b>RES POL 6</b>	To have regard to the 'Quality Housing for Sustainable Communities' (DoECLG 2007).
<b>RES POL 7</b>	To integrate new social housing into the existing social and urban fabric of Ashbourne.
<b>RES POL 8</b>	To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities.
<b>RES POL 9</b>	To encourage the provision of adequate small, self contained living units within a complex of facilities for persons with special needs to



	maintain privacy and independence whilst having the protection of a more sheltered environment.
<b>RES POL 10</b>	To support proposals for day centres for people with special needs within, or close to, the town and neighbourhood centres, subject to normal planning requirements.
<b>RES POL 11</b>	To permit the suitable extension of existing dwellings to accommodate the elderly or people with a disability in the family home, subject to normal planning requirements.
<b>RES POL 12</b>	To require that 16% of land zoned for residential development or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan. Social and affordable housing units shall be indistinguishable from other units by virtue of design.
<b>RES POL 13</b>	To require that developers comply with Part V of the Planning and Development Act 2000-2014, through the following methods or by a combination thereof at the discretion of the Planning Authority:
	<ul style="list-style-type: none"> <li>a) Financial contribution (as provided for under section 96(3)(b)(vi) of the Planning and Development Acts 2000-2014);</li> <li>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;</li> <li>c) The transfer of a portion of the site which is the subject of a planning application 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 disposal of a number of fully or partially serviced sites within the 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.</li> </ul>
	<p>The other options provided for under the Planning and Development (Amendment) Act 2002 will only be accepted for apartments that do not have ground floor own door access and under exceptional circumstances for conventional housing developments at the request and prior written agreement of the Planning Authority. Where the transfer of land, serviced or partially serviced sites or of completed houses at a location other than where the scheme which is being developed, the location of same should be within the Dunshaughlin Electoral Area.</p>

## Objectives

In terms of residential development, it is an objective of Meath County Council:

- |                  |  |
|------------------|--|
| <b>RES OBJ 1</b> | To ensure that future residential development in Ashbourne complies with Table 2.4 of the Meath County Development Plan 2013-2019.   |
| <b>RES OBJ 2</b> | To ensure a holistic approach is taken in the design and planning of new residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services so that viable communities emerge and grow. |
| <b>RES OBJ 3</b> | To achieve better and more appropriate mixes of dwelling size, type tenure and accessibility in all new residential development.   |



## CHAPTER 4: ECONOMIC DEVELOPMENT STRATEGY



### SECTIONS IN THIS CHAPTER

- 4.1 Introduction
- 4.2 Employment Context
- 4.4 Economic Development
- 4.4 Tourism
- 4.5 Retail and Commercial Development
- 4.5.1 Retail Warehousing
- 4.5.2 Local Shopping Facilities
- 4.5.3 Petrol Filling Stations
- 4.5.4 Fast Food Outlets/Takeaways
- 4.5.5 Non Retail Uses
- 4.5.6 Access and Facilities in Shopping Centres
- 4.5.7 Shopfronts and Advertising
- 4.6 Derelict and Obsolete Land and Buildings

## 4.1 Introduction

The expansion of the population in south east Meath, albeit a commuter population to date, can also be seen as an important resource in the economic development of the sub-region. The Economic Development Unit of Meath County Council published findings of a survey of Meath commuters in November 2003 which indicated that a large number of commuters who live in Meath wish to find work in their locality and that this labour pool contains an extensive range of experience and skills making it attractive to potential employers. Subsequent to that survey a joint initiative was set up between the Economic Development Unit and the County Enterprise Board which is designed to promote the case for further investment and jobs in Meath. Unlike the expansion of residential development in south east Meath, economic development in the sub-region has been slow and limited. However, a number of initiatives are being developed to try to increase the level of industrial and commercial investment in the area. There are new emerging opportunities that can facilitate economic development; these include the emergence of a skilled labour pool, new infrastructure and upgrades to existing infrastructure. The Planning Authority has and will continue to work closely with other bodies and organisations that can deliver economic expansion to south east Meath.

Ashbourne is the largest town in Meath East and with its designation as a “Moderate Sustainable Growth Town” in the Development Plan, it is considered that the continual sequential growth of the town will sustain existing commercial enterprise and encourage inward investment, providing for future growth in employment and enterprise.



Ashbourne New Town Centre

The goal of the economic strategy of the County Development Plan seeks, ‘to build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of Ireland’s prime locations for indigenous and foreign economic and employment generating investment’. The Economic Strategy, consistent with the RPGs, identifies Ashbourne/Dunboyne as a Secondary Economic Growth Town. Ashbourne plays a supporting and complementary role in developing regional economic growth in tandem with primary economic growth towns and large hinterland areas. The sectors targeted in Ashbourne include high value added manufacturing, logistics, distribution and supply chain management, data centres and retail (convenience, comparison and limited warehousing).

The high level economic development objectives for Ashbourne as identified in the County Development Plan are:

- ❖ Continue to expand retail offer and employment opportunities to reinforce RPG recognition that Ashbourne is developing in a holistic and sustainable manner illustrative of its transition from a dormitory hinterland area towards a more urbanised, metropolitan character;
- ❖ Attract new industry to Ashbourne which capitalises on the quality of road infrastructure and proximity to M50 and airport;
- ❖ Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services/amenities are located in close proximity to each other.

## 4.2 Employment Context

The Planning Authority aims to expand Ashbourne's employment base and to take full advantage of the town's strategic location off the M2 and its close proximity to Dublin city and airport. The plan aims to ensure that adequate lands are made available for commercial and employment generating uses. Over the past decade Ashbourne has expanded its employment base, helping to create a more sustainable community and a higher standard of living. The creation of the new town centre and development of new industrial estates and business parks has helped to create local employment. It is also considered that the completion of the Finglas to Ashbourne M2 Motorway offers significant employment generating potential for uses dependent on good access to the national primary road network and to the Dublin market.

Ashbourne has seen its town centre completely transformed within the past ten years. A major town centre development by Nuas Developments provided for a Tesco supermarket, retail units and civic offices, with a library and other community facilities. The entire development transformed the backlands which stretch down to the Broadmeadow River. It includes a riverside walk and also facilitated the erection of multi-storey apartment development in the centre of the town. Significant new convenience retail outlets have also opened in the town. The northern end of the town has also seen an explosion in housing development and a retail warehousing park has also been developed. This portion of the town has steadily crept out towards the roundabout linking to the M2 Motorway.



Ashbourne Business Park developed from a greenfield site in 2002 into a major business park development with a large number of tenants. Primeline Logistics has a 25,000 sq.m. facility located in the park. Ashbourne Industrial Estate has developed since the 1970's and is a significant employment base for the town with a number of manufacturing facilities based in the estate.

The Planning Authority acknowledges and supports the work of the Ashbourne Chamber of Commerce.

### 4.3 Economic Development

As noted in Table 1 in Chapter 2, the majority of the population, approximately 63%, in Ashbourne recorded as being in employment at the time of the Census 2011. However, statistics also showed that a significant portion of the population was commuting substantial distances resulting in significant journey times to access employment (see Table 3 in Chapter 2).

It will be a primary aim of the Planning Authority to attract sustainable forms of employment to Ashbourne to stimulate economic growth locally and to counter existing unsustainable commuting patterns. The economic development of Ashbourne will be promoted in order to create a more sustainable community whereby people can reside close to where they are employed. Sufficient lands will be zoned for employment generating development throughout the Plan area and the adequacy of employment generating land supply will be closely monitored throughout the Plan period.

The Local Area Plan clearly identifies the supply of land for employment generating industrial, enterprise and commercial development and will generate the requisite level of job creation needed for Ashbourne's growing population. The quantity and take up of industrial zoned lands will be closely monitored during the lifespan of this Local Area Plan in order to ensure that a sufficient quantity of industrial zoned lands is available to meet demand. There are approximately 47 hectares of industrial land developed in Ashbourne to date with a further 75 hectares available for further development. Meath County Council considers it preferable to consolidate existing developments rather than commencing further greenfield sites for employment uses, in effect applying a sequential approach to enterprise development. Therefore, the land adjoining Ashbourne Business Park (c. 26.6 hectares) and lands extending to c. 30.46 hectares in area northwest of the Ashbourne Business Park have been identified within Phase I Enterprise lands. The land on the western side of the Ballybin Road to the south of the existing Ashbourne Retail Park (12 hectares) and lands to the south of Ashbourne Business Centre (3.6 hectares) have been identified as Phase II Enterprise lands. This will ensure sufficient lands are available for employment generating development for the life of this Plan and beyond and having regard to the available water services capacity.

It is intended that the lands adjacent to the existing Ashbourne Business Park shall include for the provision of a civic amenity facility and approximately 0.5 hectares/1 acre for the use as a depot. These lands shall be subject to the requirements of a Framework Plan (FP 2 and section 3.4.2 refers) to ensure co-coordinated and integrated development.

The lands extending to 30.46 ha in area have also been identified to the northwest of the Ashbourne Business Park to provide for, inter alia, data centre facilities and associated related industries. These lands are subject to the requirements of a Framework Plan (FP 3 4 and section 3.4.2 refers). A Framework Plan for the FP 3 lands has been prepared by Meath County Council.

Additional lands (9.82 ha in area) have been identified immediately to the east of the M2 by pass for E2 "General Enterprise & Employment" (Category 1) but are identified as Phase II (Post 2019).

### Strategic Policy

<b>SP 2</b>	<p>To operate an Order of Priority for release of lands identified for E2 '<i>General Enterprise &amp; Employment</i>' in compliance with the requirements of ED OBJ 2 of the Meath County Development Plan 2013-2019 as follows:</p> <p><b>i)</b> The lands identified with an E2 '<i>General Enterprise &amp; Employment</i>' land use zoning objective are available for development within the life of the Meath County Development Plan 2013-2019.</p> <p><b>ii)</b> The lands identified with an E2 '<i>General Enterprise &amp; Employment</i>' land use zoning objective but qualified as '<i>Phase II</i>' will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of the Meath County Development Plan 2013-2019.</p> <p><b>iii)</b> Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.</p>
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### Policies

In terms of economic development, it is the policy of Meath County Council:	
<b>ECON DEV POL 1</b>	To ensure that an adequate quantity and quality of zoned and serviced lands for employment generating uses are available to serve the local population.
<b>ECON DEV POL 2</b>	To encourage the development of Ashbourne as a Moderate Sustainable Growth Town.
<b>ECON DEV POL 3</b>	To encourage local/small scale offices in neighbourhood centres.
<b>ECON DEV POL 4</b>	In the case of the development of industrial sites adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.



**ECON DEV POL 5** 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.

### Objectives

In terms of economic development, it is an objective of Meath County Council:

**ECON DEV OBJ 1** To support the activities of agencies involved in the promotion of employment generating opportunities in Ashbourne including the Meath County Enterprise Board, Enterprise Ireland and the Industrial Development Agency (IDA Ireland).

**ECON DEV OBJ 2** To continue to improve the piped infrastructure serving the town.

**ECON DEV OBJ 3** To build on and enhance the competitiveness and attractiveness of Ashbourne in order to continue to attract further economic and employment generating investment.

**ECON DEV OBJ 4** To consolidate the town centre of Ashbourne while at the same time ensuring its vitality and viability.

**ECON DEV OBJ 5** To encourage environmental improvements in the town centre area which will assist in generating a “feel good factor” in the town thus creating a positive impact on potential employers/employees locating in Ashbourne.

**ECON DEV OBJ 6** To consolidate the centre of Ashbourne as the focal point of the town for cultural, social and retail facilities and to encourage the provision of new retail uses subject to adequate access, car parking and environmental improvements in the town centre.

**ECON DEV OBJ 7** To support the provision of broadband telecommunications in Ashbourne in order to facilitate working from home.

**ECON DEV OBJ 8** To facilitate the development of new enterprise centre/incubation units to provide local based employment uses on lands zoned for E2 Light Industrial Use.

**ECON DEV OBJ 9** To provide for a civic amenity facility at the expanded Ashbourne Business Park.

**ECON DEV OBJ 10** To provide for a machinery storage/depot at the expanded Ashbourne Business Park (approximately 0.5 hectares/1 acre).

## 4.4 Tourism

The quality and diversity of its heritage, rural landscape and the coastal belt means that County Meath as a whole has the potential to develop as a major tourist attraction. Tourism benefits the local community in terms of job creation and improved facilities which are also available to locals. Fáilte Ireland commissioned the 'Louth and Meath – Tourism Development Study' (2010) which identified the Boyne Valley as the project with the greatest opportunity and potential to drive significant new tourism business to the counties of Meath and Louth. Ashbourne provides a good base for exploring East Meath and the Boyne Valley as well as holding a strong historic past and these factors should be promoted more. The Planning Authority envisages a special role for tourism developments, especially the provision of accommodation. The general appearance of the town continues to be improved. An additional asset to the growth of the town as a tourist centre is the improved retail offer the town provides, thus increasing the town's attractiveness as a tourist destination.



The Planning Authority will also have due regard to the impact of tourism on the environment and on local communities. Tourism can damage and destroy the assets it seeks to exploit, in particular through excessive visitor numbers, inappropriate development and pollution. The Planning Authority aims to ensure that the relationship between tourism and the environment must be managed in a way that tourism continues to support local community and remains viable in the long term. All new development in the tourism sector should respect the existing character of the town and its surroundings. This will enable tourism facilities to be provided in appropriate locations that will not have a detrimental impact on the town and its residents.

### Policy

In terms of tourism, it is the policy of Meath County Council:

**TOU POL 1** To promote, encourage and facilitate the development of the tourism industry through sustainable means, including the conservation, protection and enhancement of the built and natural heritage, the protection of cultural and community environments in order to maximise upon the economic benefits arising from the industry.

## 4.5 Retail and Commercial Development

The Retail Planning Guidelines for Planning Authorities (2012), issued by the Department of the Environment, Community and Local Government, require Local Authorities to prepare retail strategies and policies for their areas and to incorporate these where appropriate into their development plans. The objective of the guidelines is to ensure that the optimum location for new retail development is established which is accessible to all sections of society and is of a scale which allows the continued prosperity of traditional town centres and existing retail centres.

The Meath County Retail Strategy (2013-2019) was prepared in accordance with the Retail Planning Guidelines. The Retail Strategy reinforces the role of town centres as places for work, shopping, services and living within the major centres of Navan, Ashbourne, Kells and Trim supported by the identification of a network of district and neighbourhood centres. Furthermore, the Retail Strategy provides advice regarding the broad quantum, scale and type of retail development required in Co. Meath.

The rapid growth in population has seen major investment in the retail sector, most markedly in Ashbourne. Over the past 10 years, the town centre of Ashbourne has been totally transformed with many of the biggest names in the retail market opting to locate here. Recognising its importance in the overall settlement hierarchy of the county and welcoming the increasing growth in the retail sector, Ashbourne is classified as a Level 3 Sub-County Town Centre in the Retail Planning Strategy for the Greater Dublin Area 2008-2016. The quantum, quality and range that both the existing and new town centre offers has resulted in Ashbourne becoming the second largest retail centre in the County after Navan. The Planning Authority recognise that future growth in convenience, comparison and retail warehousing, that meets the needs of the area including the Greater South Meath Fringe and local people, is an essential requirement in creating a sustainable urban settlement and will in turn reduce leakage of spend from the south of the County.

Ashbourne's core retail area is centered on the traditional town core of Frederick Street, extending to the north to include the Ashbourne Town Centre development anchored by Supervalu and the large Dunnes Stores which occupies the former Dardis and Dunns seed merchant site. The core retail area also extends to the west to include the new High Street development and Tesco store and to the south to include the Aldi store. Up until recent years, commercial development in the town was hampered by the fact that the town was bisected by the busy N2 route. However, since the bypass of the town there has been a notable expansion of the town centre westwards into Killelland.

The County Retail Strategy (CRS) 2013-2019 sets out the floorspace capacity for the county and its distribution between the individual towns. The convenience and comparison floor space potential is set down in table 8 below.

**Table 8:** Retail Floorspace Potential for Ashbourne up to 2022

Ashbourne	2022
Indicative Convenience Floorspace Potential	2,000
Indicative Comparison Floorspace Potential	1,000-3,000

There are six retail opportunity sites in Ashbourne that were highlighted in the CRS. These comprise three vacant/derelict sites at Bridge Street, Bachelors Walk and Castle Street with other potential sites located on Frederick Street, adjacent to Dunnes Stores, and a backland site to the rear of the Garda Station. It is also noted that although the vacancy rate in the traditional town core area of Ashbourne is low, there are approximately 19 units vacant in the Declan Street development. The use of these units is strongly encouraged. The location of these retail opportunity sites is illustrated on the land use zoning objectives map. A health check was carried out of Ashbourne as part of the CRS and a number of key actions and recommendations were formulated. These are reflected in objectives RET DEV OBJ 1 -7.

It terms of retail development and the town centre, it is an objective of Meath County Council:

- RET DEV OBJ 1** To demarcate car parking spaces on Frederick Street and identify loading bays in conjunction with the provision of appropriate parking directional signage highlighting the location of off street parking provision.
- RET DEV OBJ 2** To investigate the erection of car parking information signs on the approach to the town.
- RET DEV OBJ 3** To investigate opportunities for greater pedestrianisation both in the town centre and in the High Street development.
- RET DEV OBJ 4** To identify measures to improve pedestrian crossing facilities within the High Street scheme.
- RET DEV OBJ 5** To promote the improvement of the public realm, including hard and soft landscaping, improved paving, litter bins, street furniture and lighting.
- RET DEV OBJ 6** To use innovative measures and regeneration of the vacant retail street within the High Street Scheme and promote improved synergy between this development and the traditional town centre.
- RET DEV OBJ 7** To promote the development of key opportunity sites in the town centre and in particular the existing derelict sites at Bridge Street and Bachelors Walk.

It is an objective of the Meath County Development Plan 2013-2019, 'To implement the Meath County Retail Strategy 2013-2019' (CS OBJ 18).

Every applicant must demonstrate that any retail proposal complies with the policy direction of the County Development Plan. In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (April 2012) requirements, all applications for significant retail developments should be assessed. As a general rule, developments in excess of 1,000m<sup>2</sup> (gross) of convenience floorspace and 2,000m<sup>2</sup> (gross) of comparison floorspace located outside of established retail cores will be assessed by the following criteria:

- Compliance with the 'Sequential Approach';
- The potential impact on Ashbourne Town Centre, including cumulative impact;
- The relationship of the application to any Development Plan or Local Area Plan allocation;
- The development's contribution to Ashbourne town centre improvement;
- The developments contribution to site and/or area regeneration;
- The quality of access by all modes of transport and by foot and bicycle;
- The development's role in improving the competitiveness of the County and sub areas of the County;
- The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale.

Meath County Council will continue to support the new Ashbourne Town Centre and will also encourage the continuation of Frederick Street as a location for retail development. The provision of linkages between the two areas is considered particularly important in order to attract increased footfall to Frederick Street and maintain its viability and vitality. Frederick Street currently has a large number of pubs, take-aways, betting shops and similar uses. It is not considered desirable for this trend to continue in the interests of maintaining a balance of uses in the street. The intensity of any such proposed use in Ashbourne must be in keeping with both the scale of the building and the pattern of development in the area.

The provision of takeaways, amusement arcades, night clubs and licenced premises will be strictly controlled, having regard to the following, where appropriate:

- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission, i.e. general disturbance, hours of operation, car parking, litter and fumes.
- New buildings must be designed to prevent noise escaping and with adequate provision for refuse disposal, storage and collection.
- The number and frequency of such facilities in the area.
- The need to safeguard the vitality and viability of shopping areas in the town centre and to maintain a suitable mix of retail uses.
- An important consideration for the Local Authorities is the number and frequency of events in such facilities.
- Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

- Locations for larger scale night-time uses, such as super-bars or night clubs, should, wherever possible, have good access to public transport at closing time. An efficient and regular public transport service should be encouraged to serve the town centre late into the night and contributions towards funding this can be sought from developers via appropriate conditions.
- The operators coming to a satisfactory arrangement with Meath County Council in relation to litter control prior to the opening of the premises.

### Policies

In terms of retail development, it is the policy of Meath County Council:

- |                      |   |
|----------------------|---|
| <b>RET DEV POL 1</b> | To promote and enhance the vitality of Ashbourne Town Centre and promote this area as the main commercial core where an appropriate mix of commercial, retail, recreational, civic, cultural and residential uses are provided.   |
| <b>RET DEV POL 2</b> | To encourage the development of appropriately located neighbourhood centres in existing and new residential areas.  |
| <b>RET DEV POL 3</b> | To support proposals for new retail and other mixed use development in the town centre where the proposal: <ul style="list-style-type: none"> <li>• Is compliant with the sequential approach to retailing;</li> <li>• Is well located, convenient, attractive with safe pedestrian linkages;</li> <li>• Provides or is in close proximity to adequate parking (including cycle parking);</li> <li>• Provides adequate facilities for the recycling of waste packaging generated by the proposal, including a bring centre where required;</li> <li>• Has negligible impact on existing urban residents;</li> <li>• Has due regard to the designation that the town holds.</li> </ul> |

### Objectives

In terms of retail development, it is an objective of Meath County Council:

- |                       |   |
|-----------------------|---|
| <b>RET DEV OBJ 8</b>  | To seek the removal of inappropriate and unauthorised advertising signs, sandwich boards, satellite dishes and shop front shutters from buildings within the town centre. |
| <b>RET DEV OBJ 9</b>  | To examine alternative options for the provision of car parking other than surface car-parking and to ensure provision is made for cycle parking in retail developments.  |
| <b>RET DEV OBJ 10</b> | To continue to support Frederick Street as a retail destination in Ashbourne.   |

### 4.5.1 Retail Warehousing

Retail warehousing trades in bulky goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers. The Retail Planning Guidelines, 2012 state that retail warehouse parks should not adversely impact on the vitality and viability of town centres provided that the range of goods sold in the units is restricted to bulky items, as defined in the Guidelines. The Retail Planning Guidelines recognise that retail warehousing development cannot be readily accommodated within town centres due to their size and servicing requirements and the need for good car parking. Retail warehousing at appropriate locations to serve the future needs of Ashbourne and its hinterland will be encouraged subject to proper planning. However, it is noted that there is a recent trend towards broadening the range of goods sold in these parks, sometimes including convenience goods and large scale comparison shopping which could represent a potential threat to town centres as retail parks may be viewed as a more attractive location for new development, providing larger units and substantial car parking more easily than some town centre sites. This threat is recognised in the Retail Planning Guidelines (2012) which state, *'Due to the fact that the range of goods being sold from retail warehouse parks often includes non bulky durables, there is potential for a detrimental impact on city/town centres as indicated by the increasing number of vacant units in urban centres where retail parks exist on the periphery'*. There is an existing retail warehouse park located on the northern side of Ashbourne town which has a specific land use zoning objective of B2 in line with the County Development Plan 2013-2019. The County Development Plan 2013-2019 notes that vacancy is prevalent in the Ashbourne Retail Park and a cautious approach will be taken regarding further such development over the period of the strategy. In this regard, no additional land is proposed for B2 *"Retail Warehousing"* land use zoning objective under this Plan.



#### Policies

In terms of retail warehousing, it is the policy of Meath County Council:

**RET DEV POL 4** To encourage the provision of retail warehousing at appropriate locations and an appropriate scale having regard to the 'Retail Strategy for the Greater Dublin Area' and the 'County Meath Retail Strategy' 2013-2019.

**RET DEV POL 5** To restrict retail warehousing development solely to the sale of 'bulky comparison goods'.

#### Objectives

In terms of retail warehousing, it is an objective of Meath County Council:

**RET DEV OBJ 11** To ensure that sufficient lands are identified to meet the needs for retail warehousing floor space in Ashbourne.

### 4.5.2 Local Shopping Facilities

In recent years the outskirts of the town have become submerged in residential development. This unsustainable development also occurred in many instances with the absence of local shopping facilities. Such facilities should take the form of a local/corner shop or a neighbourhood centre. Shops in neighbourhood centres perform a key function locally providing services including convenience shopping, video/DVD rental, laundry, hairdressers, takeaways, etc. The aim of providing such shopping facilities locally serving a catchment area within approximately 800 metres is to reduce the necessity to travel by car to the town centre areas to avail of basic services and thereby ensure reduced traffic congestion and improved sustainability.

#### Objectives

In terms of local shopping facilities, it is the policy of Meath County Council:

**RET DEV OBJ 12** To identify within major residential areas, locations for neighbourhood and district centres to enable convenience needs to be better met locally and therefore reduce the need to travel to the town centre for basic convenience requirements.

### 4.5.3 Petrol Filling Stations

Petrol filling stations are a growing sector in retail in Ireland as the retail offer and some forecourt shops have expanded extensively in the recent past. Retail guidance indicates that the retail use of a site as a petrol filling station, depending on the scale of each convenience store, can adversely impact on the traditional retail outlets such as the local corner shop. The Retail Planning Guidelines (2012) state that a shop associated with any petrol filling station should not exceed 100m<sup>2</sup> (net) retail floorspace. Above this threshold, the sequential test approach will be applied i.e. the retail element of the proposal shall be assessed by the Planning Authority in the same way as would an application for retail development (without petrol/diesel filling facilities) in the same location.

Reference should be made to Chapter 11 (Development Management Guidelines and Standards) of the Meath County Development Plan 2013-2019 in relation to guidelines for the design of petrol stations. Such developments are also subject to the provision of the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979 to 2012, as may be amended.



#### 4.5.4 Fast food Outlets/Takeaways

'Take-aways' can create noise, odour, litter and are often an area where youths choose to gather, thus resulting in general disturbance to nearby residents, particularly late at night. The following factors will be considered in the assessment of development proposals for fast food/takeaways outlets:

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

#### Policy

In terms of fast food outlets/takeaways, it is the policy of Meath County Council that:

**RET DEV POL 6** Take away outlets will generally be facilitated in town centre locations subject to the following:

- The design including shop front, signage and lighting contributes and complements the existing building in the town centre;
- Proposal for 'take away' food as part of a sit down restaurant will be considered against the likely impact on local amenity, litter generation and noise. Opening hours of these premises shall be strictly controlled.

#### 4.5.5 Non Retail Uses

In order to protect the retail viability of Ashbourne Town Centre and to maintain the visual character of its streets it is necessary to control the amount of non-retail floorspace at ground level. The use of accommodation at upper floor levels for offices and associated uses will be encouraged.

#### Policy

In terms of non retail uses, it is the policy of Meath County Council:

**RET DEV POL 7** To strengthen the shopping function of Ashbourne, non-retail uses at ground floor within the town centre will not be encouraged in order to protect the vitality and viability of the primary retail area.

#### 4.5.6 Access and Facilities in Shopping Centres

Access requirements for people with disabilities must be incorporated into the design of shops used by the general public. The criteria necessary for people with disabilities is set out in the Building Regulations 1997 to 2010, Part M, and the National

Disability Authority document 'Building for Everyone – a Universal Design approach' (2012).

The latter document states:

*'Universal design places human diversity at the heart of the design process so that buildings and environments can be designed to meet the needs of all users. It therefore covers all persons regardless of their age or size and those who have any particular physical, sensory, mental health or intellectual ability or disability.'*

### Policy

In terms of access and facilities in shopping centres, it is the policy of Meath County Council:

**RET DEV POL 8** To require adequate provision to be made in new shopping developments for the following;

- Access and facilities for people with disabilities including car-parking spaces;
- Secure parking for people with disabilities including car-parking spaces;
- Bring banks, bottle banks or other appropriate recycling facilities;
- Secure parking for cyclists, and;
- Support facilities for shoppers in general and for people with children in particular, with regard to the provision of toilets and other facilities including baby changing/feeding and crèche facilities.

### 4.5.7 Shopfronts and Advertising

Shopfronts make a major contribution to the visual amenities of a town and many have strong heritage value which should be preserved. New shopfront design 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. Generally, individually mounted lettering or hand lettering is required. Letter design should be simple and legible. If shop lights are used, the arms should be short and the hoods of the lights treated to match with the background. Shopfront design for new buildings should be of a contemporary nature. The colour schemes used should be simple and should not conflict with adjoining buildings. The choice of materials should complement the character of the building and integrate with the overall visual unity of the street scheme. Timber window frames are appropriate in traditional context and also work well when combined with stone. External roller shutters will not normally be permitted with the town centre and will normally only be considered in industrial type settings.

Inappropriate advertising signage can detract from a streetscape and from the character of the area. The Planning Authority will require a high standard of design in signage applications. Signage design should reflect the scale and façade of the building on which it is located.

While the Planning Authority is cognisant of the desire of retail and commercial multiples to adopt a standard approach to shop fronts and signage design; in the

interests of promoting a high quality urban realm, the Planning Authority will encourage a site specific design for same.

### Policy

In terms of advertising, it is the policy of Meath County Council:

**ADV POL 1** To recommend the use of quality advertising signage to complement the existing character of the town. There will be a presumption against the use of plastic illuminated signage.

**SHOP POL 1** To encourage the use of hand painted fascia lettering and logos in a style and colour that harmonises with the shop and helps portray its use.

**SHOP POL 2** To encourage the use of roller shutters located behind the line of glazing of shopfronts.

## 4.6 Derelict and Obsolete Land and Buildings

The Planning Authorities will examine joint public/private commercial ventures that facilitate the development or refurbishment of derelict or obsolete sites, including the use of the Derelict Sites Act, 1990 as amended by the Planning and Development Act 2000-2014. Meath County Council has also appointed a derelict site officer whose primary goal will be to assess and manage derelict sites throughout the county.

### Policies

In terms of derelict and obsolete land and buildings, it is the policy of Meath County Council:

**DER POL 1** To implement the provisions of the Derelict Sites Act, 1990 (as amended) and regulations made there under 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 space.

## CHAPTER 5: BUILT AND NATURAL HERITAGE



### SECTIONS IN THIS CHAPTER

- 5.1 Introduction
- 5.2 Built Heritage
- 5.3 Protected Views and Prospects
- 5.4 Natural Heritage
- 5.5 Archaeological Heritage

## 5.1 Introduction

Both natural and built heritage form an important part of our cultural identity. The physical survivals of our past are to be valued and protected as a central part of our common heritage. Their presence adds to the quality of our lives, by enhancing the familiar and sustaining the sense of local distinctiveness, which is an important aspect of the character and appearance of our towns, villages and countryside. The Planning Authority considers it desirable that buildings and features of historic, architectural, archaeological, social or cultural importance are protected for the enjoyment and benefit of future generations.

## 5.2 Built Heritage

Built heritage refers to all manmade features in the environment including buildings and other structures such as bridges, wells, archaeological sites, field boundaries and pumps. The built heritage of Ashbourne adds strongly to its character, therefore it is very important that it is protected. There are no Architectural Conservation Areas in Ashbourne. Table 8 below details the Protected Structures located within the Local Area Plan boundary.

The current legislative context of protected structures set out in the Planning & Development Act, 2000-2014 specifies that where a structure is protected, the protection includes the structure and;

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

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

Section 57 of the Planning and Development Act 2000-2014 allows the owner or occupier of a protected structure to make a written request to the planning authority for a declaration as to the types of works the authority considers would or would not materially affect the character of the protected structure.

Declarations can be issued to permit specific minor works, including enabling works that, in the opinion of the Planning Authority, would not materially affect the character of the protected structure. A declaration will not exempt works that would have a material effect on the character of a protected structure. The issue of a declaration is a service that the

Planning Authority provides to the owner or occupier of a protected structure in order to clarify for them their duties and rights.

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

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

**Table 9:** Protected Structures within the Plan Area

Reg. No.	Structure	Street/ Townland	Description
MH045-100	Church of the Immaculate Conception	Ashbourne	Detached gable-fronted church, built c.1882. Five-bay side elevations to nave, and apse to south-west with sacristy to south. Pitched slate roof with terracotta ridge cresting and ashlar limestone bellcote to entrance gable.
MH045-101	Parish Hall	Killegland	Detached four-bay single-storey parish hall, built c.1882, with gabled porch. Pitched slate and artificial slate roof with copper vents and red brick chimneystacks. Roughcast rendered walls with render plinth and render plaque.
MH045-102	Killegland Cemetery	Ashbourne	A cemetery with the ruins of a small stone church. This is a recorded monument.

### 5.3 Protected Views and Prospects

There are no protected views or prospects which affect the plan area.

### 5.4 Natural Heritage

Natural heritage comprises of native plants, animals and their habitats, geology, landscape, seascapes and inland waterways. The most significant natural feature in Ashbourne is the

River Broadmeadow and its river valley. It flows through the Local Area Plan lands physically bisecting it. The Broadmeadow River rises in Meath at three different locations just east of Dunshaughlin, Fairyhouse and Cabinhill. These three branches all join to form the main river confluence upstream of Ashbourne. The River continues to flow in an easterly direction from Ashbourne into Fingal and enters the Irish Sea at Seatown West just north of Swords.



According to the landscape character assessment which is part of the Meath County Development Plan 2013-2019, Ashbourne is classified as part of the Lowlands landscape type; known specifically as The Ward Landscapes. This contains a large area of pasture and arable farmland in the south east of Meath. Given the close proximity to the Dublin metropolitan area, this region has come under increased pressure during the last decade, thus threatening the rural character of the area. Ashbourne is located in a High Sensitivity region. The topography of the land lies between the contours of 50 and 100, dominated by syenite rock.

It is noteworthy that the study lands do not include any areas designated as Natura 2000 sites. There are no Natural Heritage Area(s), Special Area(s) of Conservation, Candidate Special Areas of Conservation(s) or Special Protection Area(s) in the study lands.



## 5.5 Archaeological Heritage

Archaeological heritage includes structures, constructions, groups of buildings, developed sites, movable objects, monuments of other kinds as well as their contexts where in land or underwater. County Meath has an abundance of archaeological heritage. There are six five historical site/monuments in Ashbourne as identified in the Sites and Monument's Record for County Meath as detailed in Table 10.

**Table 10:** Recorded Monuments

Monument Number	Townland	Classification	Description <sup>4</sup>
ME045-001	Cookstown	Church	Grass-covered foundations of E-W building (int. L c. 14m, int. W c. 5m) with structure attached to W end probably a tower.
ME005-004	Killegland	Church	Described on 1837 OS 6" map as both 'grave yard' and 'fort'. Sub circular area defined by earthen bank with modern wall outside. Within are foundations of E-W building (dims. c. 21m by 5.5m).
ME045-005	Killegland	Castle Site	Some irregular mounds indicate site of castle.
ME045-040	Killegland	Kiln-corn drying	n/a
ME045-041	Killegland	Mill	n/a
ME039-016	Rath	Enclosure	n/a

### Polices

In terms of heritage, it is the policy of Meath County Council:

- HER POL 1** To seek the protection of all structures (or where indicated parts of structures) which are included in the Record of Protected Structures.
- HER POL 2** To safeguard the character and setting of protected structures through the control of design of new development in the vicinity, by the control of the change of use of adjacent land to ensure that there is no material impact and by the preservation of trees and other features where appropriate.
- HER POL 3** To strongly resist any demolition or substantial modification of any building included in the Record of Protected Structures or any building proposed to be included in the RPS.

<sup>4</sup> Descriptions taken from Michael J. Moore (1986) 'Archaeological Inventory of County Meath' OPW or as revised/updated by the National Monuments Service, Department of Arts, Heritage and the Gaeltacht.



- HER POL 4** To ensure that proposals to extend, alter, refurbish or change the use of a protected structure are sympathetic to its essential character and in accordance with good conservation practice.
- HER POL 5** To encourage the retention of existing natural features in development proposals.
- HER POL 6** To protect from damage archaeological sites and monuments located in the Plan area in consultation with the Department of Arts, Heritage and the Gaeltacht.
- HER POL 7** To secure the preservation of archaeological monuments included in the Record of Monuments as established under Section 12 of the National Monuments (Amendment) Act 1994 and of sites, features and objects of archaeological interest generally.
- HER POL 8** To preserve and maintain the existing archaeological monuments within the plan area and to safeguard the integrity of their setting.
- HER POL 9** To ensure that all development in the vicinity of archaeological sites and monuments are sympathetic with, and do not detract from, specified sites of archaeological significance.
- HER POL 10** To ensure when undertaking or permitting development, that the loss or damage to existing trees is minimised.
- HER POL 11** To protect and conserve the natural, built and archaeological heritage of Ashbourne, which contributes to the character of the village and its landscape setting.

### Objectives

In terms of heritage, it is an objective of Meath County Council:

- HER OBJ 1** To ensure that all development proposals affecting sites specified in the Record of Monuments and Places, Zones of Archaeological Potential and Protected Structures are referred to the Prescribed Bodies (as set out in the Planning and Development Regulations 2001-2013 as amended) and to have regard to the advice and recommendations of the Prescribed Bodies in relation to undertaking, approving or authorising development.
- HER OBJ 2** To promote appropriate forms of development within Ashbourne in order to minimise adverse visual impacts within the landscape.

## CHAPTER 6: SOCIAL STRATEGY



### SECTIONS IN THIS CHAPTER

- 6.1 Introduction
- 6.2 Educational Facilities
- 6.3 Childcare Facilities
- 6.4 Healthcare
- 6.5 Recreational, Sport and Leisure Facilities
- 6.6 Open Space
- 6.6.1 Open Space Standards in Residential Areas
- 6.7 Library Facilities
- 6.8 Arts and Culture
- 6.9 Burial Grounds
- 6.10 Fire Service

## 6.1 Introduction

It is accepted that social infrastructure forms an indispensable element of quality development. Meath County Council recognise the vital role that community infrastructure plays in the life of every town. The primary role of the Planning Authority in terms of social infrastructure is the reservation of sufficient lands to accommodate social, community and recreational facilities. These facilities should be accessible where possible by sustainable modes of transport. The provision of multi-functional open/recreational spaces and community facilities is the approach recommended by the Planning Authority as facilities in this manner can fulfil the various needs of the different sectors of the population. The social strategy of the Meath County Development Plan supports the provision and even distribution of social infrastructure facilities to meet the needs of the County's population in liaison with other statutory, voluntary and community groups. The Department of the Environment, Heritage and Local Government and the then Department of Education and Science published a code of practice for the delivery of schools in the planning system in 2008 entitled 'The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities, the Department of Education and Science and the Department of the Environment, Heritage and Local Government.' The document sets out best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Skills and in line with the principles of proper planning and sustainable development. The contents of this document will influence the Ashbourne Local Area Plan.

## 6.2 Educational Facilities

The Meath County Development Board stress the importance of education and training to society in "Le Chéile – An Integrated Strategy for Meath to 2012" where they state "Meath's future success depends on all elements of the educational system from pre-school through to Primary and Second Level to Third Level and continuing education. The upskilling of the County's workforce will be vital to economic success". Meath County Council fully concurs with this statement and will endeavour to facilitate the provision and enhancement of educational facilities in Ashbourne. However it should be noted that the physical delivery of educational facilities falls outside the remit of the Planning Authority. It is the responsibility of central government and the Department of Education and Science in particular. 'Meath in Transition: A Review of Le Cheile – An Integrated Strategy for Meath to 2012, incorporating Action Plan 2005-2008' sets down actions in Education, Training and Human Resources.

There are currently 3 permanent primary schools operating in Ashbourne, namely Scoil Mhuire (St. Mary's) and Scoil Nais Deaglain (St. Declan's NS) and one Gael Scoil; Gael Scoil Na Cille. All are currently operating at full capacity. Furthermore, there are two temporary primary schools currently operating in Ashbourne. These are Educate Together which is located in the grounds of the Community Centre and Gaelscoil na Mí which is in Killegland, adjacent to Ratoath G.A.A. In addition, lands adjacent to St. Mary's National School have been zoned for community purposes to facilitate expansion of the

school if necessary and other community uses. A site for a primary and secondary school in Killegland were identified as part of the urban detail map for Ashbourne prepared in the County Development Plan 2001. It is now the intention of the Department of Education and Skills to provide for two primary schools and a secondary school in Killegland. It is noted that a section of this site is impacted by Flood Zone A and B and would only be suitable for less vulnerable uses. e.g. playing pitches. In order to ensure sufficient land is zoned at this location to accommodate the three schools, the extent of community land was extended to an area of 7.3 ha under Variation 2 of the Meath County Development Plan 2013-2019. There is currently 1 secondary school located in Ashbourne – Ashbourne Community School which is operating at capacity.

A large parcel of land, approximately 10.16 hectares is zoned for residential development in south Ashbourne. Having regard to the density set down for Ashbourne in the Core Strategy of the Meath County Development Plan, this parcel of land has a projected population of 1031 persons. Having consulted with the Department of Education and Skills, it is advised that this would give rise to a need for approximately 124 additional primary school places or 5 classrooms. Given that the existing and also planned primary schools in Ashbourne are at capacity, it is advised that a site of 0.77 hectares for an 8 classroom school be reserved to cater for students emanating from this area in south Ashbourne. Consequently, the Framework Plan is being retained for this area and it is envisaged that 9.39 hectares would be developed for residential development and 0.77 hectares reserved for the provision of a school.

It is an objective of Meath County Council to facilitate the provision of an additional post primary school in Ashbourne.



### Policies

In terms of educational facilities, it is the policy of Meath County Council:

**SOC POL 1** To ensure the provision of community, educational, cultural, recreational, and amenity facilities in tandem with residential, commercial and other development.

<b>SOC POL 2</b>	To co-operate with the Department of Education and School Management Boards in the provision of school places.
<b>SOC POL 3</b>	To implement the Code of Practice for 'The Provision of Schools and the Planning System' prepared by the Department of the Environment, Heritage and Local Government and the Department of Education and Science in order to facilitate the timely and cost effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

### Objectives

In terms of educational facilities, it is an objective of Meath County Council:

<b>SOC OBJ 1</b>	To zone sufficient lands at appropriate locations to cater for the needs of primary and post primary schools and education facilities in Ashbourne.
<b>SOC OBJ 2</b>	To investigate, in co-operation with relevant agencies, the possibility of maximising the shared use of existing educational and community facilities for community and non-school purposes, where possible, to promote the sustainable use of such infrastructure and community cohesion.
<b>SOC OBJ 3</b>	To facilitate the Department of Education and Skills in the expansion of educational facilities in Ashbourne by making provision for such a site in Milltown. The development of residential development at Milltown must be delivered in tandem with the required educational facilities.
<b>SOC OBJ 4</b>	To facilitate the provision of two primary schools and a secondary school at Killegland on the lands identified for G1 'Community Infrastructure' land use zoning objective.
<b>SOC OBJ 5</b>	To facilitate the expansion of St. Mary's National School.

## 6.3 Childcare Facilities

The provision of childcare facilities in various forms is recognised as a key piece of social infrastructure required to enable people to participate more fully in society, particularly in accessing employment, education and social networks. Childcare facilities also provide valuable employment opportunities and can act as an important focal point for communities. In addition, and most importantly, early years care and education through formal childcare provision plays a crucial role in the holistic development of the child in terms of early education, socialisation and development of practical life-skills.

The Department of the Environment, Community and Local Government published Childcare Facilities, Guidelines for Planning Authorities in June 2001. The Planning Authority is obliged to have regard to these guidelines in the performance of its functions including the development management process.

Meath County Childcare Committee “Strategic Plan 2007-2010 Embracing the Evolving Role of Childcare” states that in the Dunshaughlin Meath Electoral Area<sup>5</sup>, (of which Ashbourne is part) there are a total of 60 providers (7 full day care, 35 sessional, 5 school age and 19 childminders); 39 of which are private providers and 2 community services. Within the Donaghmore ED, in which Ashbourne is located, there are no community services, only 7 self-employed services. This strategy notes that there is a need for more of an emphasis to be put on the increase in baby places and school age places to reflect the fact that 628 births were registered in 2003 in the Dunshaughlin/Ratoath/Dunboyne DEDs.

### Policies

In terms of childcare facilities, it is the policy of Meath County Council:

- SOC POL 4** To encourage and promote the provision of childcare facilities in Ashbourne in accordance with national policy and the Department of the Environment, Community and Local Government document ‘Childcare Facilities Guidelines for Planning Authorities.’
- SOC POL 5** To seek to realise the objectives of the “Meath County Childcare Committee Strategic Plan 2007-2010” as pertinent to Ashbourne, to ensure the balanced provision of quality childcare facilities throughout the town.
- SOC POL 6** To consider childcare needs in future framework plans and all residential planning applications.
- SOC POL 7** 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 disturbance. 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.

### Objectives

In terms of childcare facilities, it is an objective of Meath County Council:

- SOC OBJ 6** To encourage the provision of additional full day care childcare places, drop in facilities and work place crèches.
- SOC OBJ 7** To encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for each 75 family dwellings. The Planning Authority will encourage developers of new residential developments to provide purpose built facilities and to consult with the Meath County Childcare Committee on how best to meet the childcare needs of the area.

<sup>5</sup> This covers the south east area of Meath, including the towns of Dunshaughlin, Ashbourne, Ratoath, Dunboyne and Clonee.

## 6.4 Health Care

Healthcare facilities provision in Ashbourne is chiefly the concern of the Health Service Executive-Northern 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 Local Area Plan to accommodate the development of appropriate healthcare facilities to serve the residential population of the 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 Ashbourne are currently provided within County Meath at Our Lady's Hospital, Navan. Patients are also referred to specialist services in the various Dublin hospitals. The Regional Planning Guidelines indicate that a HSE study found Navan to be the most suitable location for a new Regional Hospital. There are also a number of private medical and care services operating in the town as well as a nursing home. In general, there is a move towards more community care based health services and the Health Care Executive operates a number of community care health centres, including one in Ashbourne.

### Policies

In terms of healthcare, it is the policy of Meath County Council:

**SOC POL 8** To facilitate the provision of health services in suitable locations and in accordance with the zoning matrix. Such health services should provide safe links for pedestrian movement, good access and adequate planning facilities.

**SOC POL 9** To co-operate with the Health Service Executive (North East) and other statutory and voluntary agencies in the provision of adequate health care facilities for all members of the public.

### Objectives

In terms of healthcare, it is an objective of Meath County Council:

**SOC OBJ 8** To encourage the upgrading and expansion of existing health services available in Ashbourne to cater for the current and projected population needs.

## 6.5 Recreational, Sport and Leisure Facilities

Access to recreational facilities is essential to maintain a healthy lifestyle and enjoy a good quality of life. Developing strong, inclusive communities is a key element in achieving sustainable development objectives. Communities require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and

belonging. Ashbourne is reasonably well provided for in terms of indoor and outdoor recreational facilities. However taking account of the recent population growth in the town, further inward investment will be encouraged.

Given the youthful population in the town, further development of recreational facilities to suit these groups will be particularly encouraged. The provision of children's playgrounds, as part of residential developments which are geared towards families with children, and the provision of multi-purpose indoor facilities which have the potential to be used for a wide variety of activities, will be particularly encouraged.

Meath Local Authorities have produced a play policy for 2008 – 2012 which provides a comprehensive framework for the development of children's play in the County. The Vision outlined in the Policy is "to provide quality, accessible, age appropriate and safe play opportunities and to ensure the play needs of every child in Meath are met". Although Ashbourne was not specifically identified as a settlement with a gap in the provision of playgrounds, the continued provision of play facilities will be encouraged, particularly in new residential areas which are geared towards families with children.

A parcel of land adjacent to the Community Centre was recently granted permission for a baseball pitch. In the event of this permission being implemented out, it may be appropriate in the review of this Plan to rezone this land to a G1 'Community Infrastructure' land use zoning objective, 'To provide for necessary community, social and educational facilities'. However, it is noted that the baseball pitch site only takes up approximately half of the A2 "*New Residential*" zoned land at this location. The entire site has been included in the evaluation of individually zoned available sites for residential development set down in Table 6 of this Plan. Both the Rugby Club and the Golf Club lands are zoned for recreational purposes in the land use zoning objective map. A buffer zone has been provided along the eastern boundary of the residential zoned lands to the west of the Golf Club to prevent ball trespass (SOC OBJ 11 refers)

The Council also supports the development of community managed gardens/allotments in close proximity to residential areas. Allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing an inexpensive and local source of food and promoting diversity.

### Policy

In terms of recreational, sport and leisure facilities, it is the policy of Meath County Council:

**SOC POL 10** To support and encourage local sports and community groups in the provision, expansion and development of outdoor and indoor community facilities and where appropriate encourage the input of a third party.

**SOC POL 11** To encourage and support the work of community groups in Ashbourne.

**SOC POL 12** To ensure that provision is made for such community facilities as is deemed appropriate in consultation with local interested parties 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 POL 13** To encourage the development of children's playgrounds in proximity to existing and proposed residential areas.

**SOC POL 14** To encourage and support the provision of additional youth facilities in Ashbourne.

### Objective

In terms of recreational, sport and leisure facilities, it is an objective of Meath County Council:

**SOC OBJ 9** To promote the use of existing recreational facilities in Ashbourne.

**SOC OBJ 10** To encourage the existing level of high maintenance and use of the multi-functional Ashbourne Community Centre.

**SOC OBJ 11** To provide a buffer zone (8 m in width) along the eastern boundary of the residentially zoned lands to the west of Ashbourne Golf Club.

**SOC OBJ 12** To promote the development of allotments on suitable sites within Ashbourne which are accessible and available to the community.

## 6.6 Open Space

The availability of appropriate amounts of high-quality open space is essential for building sustainable communities. Such areas provide active recreational areas as well as contributing to the local environment by accommodating biodiversity and wildlife features. Public open space must be carefully designed as an integral part of the layout including access points which should be addressed at initial design stages. Public open space is ideally provided in the form of a hierarchy of spaces, ranging from town parks to smaller spaces serving residential areas. Ashbourne benefits from the presence of the River Broadmeadow which acts as an amenity area in the centre of the town. There is an existing walkway alongside part of the river. The objectives of this Local Area plan will seek to protect this walkway and further enhance its quality.

Private open space acts as recreational and living space for children and pets respectively as well as providing a safe, enclosed area for the resident's personal enjoyment and relaxation.



Ashbourne Golf



Ashbourne GAA Grounds

### 6.6.1 Open Space Standards in Residential Areas

Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. The spaces should be visually and functionally accessible to the maximum number of dwellings. The landscape design of open spaces, including the retention of existing features such as an important stand of trees, stream or rock outcrop, must be incorporated into the initial design process. Where such features are being retained, they should be situated in open space to ensure their visual setting and protection. The design and layout of the network of public open spaces should take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children. Narrow tracts of open space, which are difficult to manage, are not acceptable.



Children's Playground, Ashbourne

Public open space shall be provided for in residential development at a minimum rate of 15% of total site area. A variety of types and sizes of open spaces should be provided to cater for the active and passive recreational needs of children and adults of all ages. A minimum of 400 sq. m. of children's play area is required for a development of 40 dwellings or more (based on average occupancy of 2.9 persons per house). No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable.

The location, siting and design of the open space will have regard to the following:

- Be well designed and of a high visual standard so that it is functional and accessible to all.
- Provide for the retention of existing natural features.
- Include proposals for drainage and landscaping of the public open space.
- Houses shall not be permitted to back onto open spaces.
- Provide high levels of natural surveillance and overlooking by as many houses as possible.
- Be provided with a boundary fence / wall where such open space is adjacent to a main access road or Local Distributor Road.

The use of hard landscaping elements such as paving, cobbled areas, etc. should play an increasingly important role in the design and presentation of open space concepts. Hard play areas such as all weather surfaces should also be taken into account when designing 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.

All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. The minimum area of private open space to be provided shall be in accordance with Table 10 below. It should be noted that housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged.

**Table 10:** Minimum Private Open Space Standards for Houses

House Type	Minimum Area of Private Open Space to be Provided
One/two bedroom	55 sq. m
Three bedroom	60 sq. m
Four bedrooms or more	75 sq. m

Private open space to apartments should be as per the standards outlined in the document 'Sustainable Urban Housing: Design Standards for New Apartments' (Department of the Environment, Community and Local Government, 2007).

### Policies

In terms of open space, it is the policy of Meath County Council:

**SOC POL 15** To ensure that high quality open space is provided to serve the active and passive recreational needs of the population of Ashbourne.

**SOC POL 16** No residential development shall be permitted on lands that are subject to 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.

**SOC POL 17** To ensure that private open space acts as recreational and living space for children and pets respectively as well as providing a safe, enclosed area for the resident's personal enjoyment and relaxation.

### Objectives

In terms of open space facilities, it is an objective of Meath County Council:

**SOC OBJ 13** To investigate the provision of riverside and pedestrian walkways in Ashbourne.

**SOC OBJ 14** To protect the existing walkways along the River Broadmeadow and provide and encourage further improvements along the banks of the river.

**SOC OBJ 15** To provide for passive and active recreational spaces in the vicinity of the Broadmeadow River.

**SOC OBJ 16** To require that public open space in residential developments shall be provided at a minimum rate of 15% of total site area. This shall include a minimum of 400 sq. m. of children's play area for developments of 40 dwellings or more, or where a development for less than 40 houses represents Phase 1 of a scheme likely to equal or exceed 40 houses.

## 6.7 Library Facilities

The Planning Authority recognise the vital role that library facilities play in enabling people to participate fully in society as well as underpinning cultural and educational activities. The main County Meath library and headquarters is at Railway Street, Navan, Co. Meath. There are eleven other libraries located throughout the county and these offer a wide range of services. The Ashbourne library was opened in 2004 and is located in the Council's "One Stop Shop" within the newly developed town centre expansion in Ashbourne. The facility is a valuable resource for the community offering the full range of library services including adult and children's fiction and non fiction books, foreign language books, internet access, exhibition space and meeting rooms which are host to book clubs and are available for community use.

### Policy

In terms of library facilities, it is the policy of Meath County Council:

**SOC POL 18** 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.

### Objective

In terms of library facilities, it is the policy of Meath County Council:

**SOC OBJ 17** To support the continued operation and development of Ashbourne library.

## 6.8 Arts and Culture

The role of arts and cultural facilities is very important to the artistic, social and general quality of life of residents, contributing to personal and community development but also to employment and tourism as they attract visitors and investment to the area. Arts and cultural facilities can include community and arts centre, museums, theatres and music venues and often libraries.

The Arts Development Plan for County Meath sets out measures to further formalise support structures and create opportunities for the arts. It aims to increase access to all sectors of the community, encourage and increase awareness and interest in the arts as well as increasing participation.

### Policies

In terms of arts and culture, it is the policy of Meath County Council:

**SOC POL 19** To facilitate the development of arts within the community, local culture and heritage and promote the continuation and development of arts within all education and training.

**SOC POL 20** To promote the provision of recreation and entertainment opportunities, including events and festivals, using indoor and outdoor venues.

**SOC POL 21** To continue to enhance and support the range and quality of arts provision in Ashbourne.

### Objective

In terms of arts and culture, it is an objective of Meath County Council:

**SOC OBJ 18** To liaise with the County Arts Officer on any development proposal that is likely to have a significant impact on the arts in Ashbourne.

## 6.9 Burial Grounds

Local Authorities have a statutory responsibility to provide for burial facilities, although the majority are provided by religious bodies. However changes in society have resulted in Local Authorities providing multi-denominational graveyards in their jurisdiction. It is also important from a planning point of view that graveyards are protected for their heritage and cultural merits. There is an existing burial ground in Rath, on the northern

side of Ashbourne which has been developed by Meath County Council and which has capacity.

### Policies

In terms of burial grounds, it is the policy of Meath County Council:

**SOC POL 22** To facilitate the provision of new (non-denominational) burial grounds and the extension of existing cemeteries as appropriate to cater for the needs of Ashbourne.

**SOC POL 23** To protect the cultural heritage of graveyards and encourage their management and maintenance in accordance with conservation principles.

**SOC POL 24** To encourage local community groups to develop, manage and maintain new burial facilities.

### 6.10 Fire Service

Meath County Council is the Fire Authority for the administrative area of County Meath. The central fire station is based at Abbey Road, Navan and there are six other fire stations located throughout the county including Ashbourne. During 2004, Meath County Council and Dublin City Council entered into an agreement whereby the Computer Aided Mobilization Project (CAMP) service will provide arrangements for the mobilization of Meath fire brigades. Deployment of fire appliances are therefore on a regional basis. The Fire Service is an important life saving emergency service provided by Meath County Council. Under the Building Regulations, separate applications are sent to the Fire Authority to obtain a Fire Safety Certificate and this is obtained prior to construction.

The Planning Authority shall aim to facilitate the Fire Service, and emergency providers, in the delivery of a first class fire service having regard to the following policies.

### Objectives

In terms of fire service, it is the objective of Meath County Council:

**SOC OBJ 19** To facilitate the expansion of the Fire Service as the needs arise subject to the proper planning and development.



# CHAPTER 7: INFRASTRUCTURE



## SECTIONS IN THIS CHAPTER

- 7.1 Introduction
- 7.2 Transport
  - 7.2.1 National and Regional Roads
  - 7.2.2 Distributor and Local Roads
  - 7.2.3 New Road Schemes and Proposed Works
  - 7.2.4 Pedestrians and Cyclists
  - 7.2.5 Public Transport
  - 7.2.6 Parking and Loading
- 7.3 Street Furniture and Lighting
- 7.4 Keeping the Streets Clean
- 7.5 Water Supply
- 7.6 Sewerage Treatment and Disposal
- 7.7 Surface Water Management
- 7.8 Flooding
- 7.9 Telecommunications
- 7.10 Broadband
- 7.11 Solid Waste Collection and Disposal
- 7.12 Energy



## 7.1 Introduction

The suitable provision of a full range of transportation services is critical if Ashbourne is to continue to develop as an attractive location for business and residential development. The Planning Authority recognises that the current trends in transportation are unsustainable, in particular the relentless increase in private car traffic. The Planning Authority is strongly committed to the promotion of sustainable means of travel including public transport, walking and cycling, and the encouragement of modal change from private car use to these means. Through planning for transport development, the Council will ensure that the needs of people with differing abilities are taken into account. The integration of land use and transportation policies underpins the transportation strategy as outlined below.

## 7.2 Transport

Ashbourne is located off the N2 linking the North West of Ireland and Dublin. The provision of the M2 Ashbourne to Kilshane Motorway which effectively provides a bypass to the town (west of Ashbourne from an interchange south of Ashbourne in the townland of Fleenstown to an interchange north of Ashbourne in the townland of Rath) has alleviated much of the traffic congestion in the town, creating a improved environment for pedestrians and cyclists and increasing the accessibility of Ashbourne for industrial and commercial development.

The growth in population and especially the increase in the number of vehicles on the roads are placing pressure on the critical road infrastructure. The pivotal location of Ashbourne within the County means that continual improvements to the existing road network are of critical importance to the economic development of Ashbourne and quality of life for the inhabitants of Ashbourne. The timely development of the road infrastructure is not just to provide the necessary capacity that will result as the town grows, but is as equally important to enable the appropriate enhancement of the public realm.

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. It is the main objective of the Planning Authority to create an integrated and environmentally sound system, giving particular emphasis to the following aspects:

- Maximising accessibility for all.
- Ensuring good choice of transport for all is available.
- Strong integration between transportation planning and land use planning.
- General reduction in the need to travel, especially by car, by land use planning which promotes a sustainable mix of uses.
- Optimum use of existing infrastructure by traffic management, prioritised bus operations, and reduced travel times by sustainable modes and reduced congestion.

- Ensuring car adequate parking provision is available for the use of public transport.
- Shift from car to more environmentally friendly modes of transport.
- Provision of future traffic and transportation needs in Ashbourne.
- Increasing the modal share of total travel with and around Ashbourne by walking and cycling.

The provision of the road infrastructure outlined in the Local Area Plan is necessary to ensure a fully integrated and successful development strategy. During the lifetime of this Local Area Plan, it is expected that significant progress will be made to the existing road network in line with the policies and objectives.



### 7.2.1 National and Regional Roads

The most significant roads project carried out in Ashbourne is the M2 Motorway which provides a bypass of the town. This has been constructed to the west of Ashbourne, with roundabouts linking the town at Ninemilestone to the south and Rath to the north. The road was constructed as a high quality dual carriageway and since the commencement of the preparation of the Local Area Plan, it has been re-categorised as a motorway. The bypass has significantly reduced the extent of through traffic in the town, positively impacting on the quality of the street while also improving the connections between Ashbourne and Dublin by reducing journey time.

The County Development Plan includes information in relation to "*Access to National Roads in Exceptional Circumstances*" in Section 6.10.7. Official policy regarding access onto national roads as provided for in the "*Spatial Planning & National Roads Guidelines*" seeks to avoid the creation of any additional access point from new development / intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit. Section 2.6 of the Guidelines provides for exceptional circumstances to the above general policy provision. The Planning Authority has identified stretches of national roads where a less restrictive approach may be applied. This includes the extent

of the N2 National Primary Road from the Rath roundabout to the junction of the Curragha Road (L-50161).

### 7.2.2 Distributor and Local Roads

Over the previous plan period, a number of schemes have been carried out on the distributor and local road network in Ashbourne. These include the improvement and widening of Castle Street as a primary distributor route incorporating linkages to Killegland. Other road improvements include the widening and improvement of Hunters Lane, improvements to the Ballybin Road junction and provision of traffic signals at Rath Cross.

### 7.2.3 New Road Schemes and Proposed Works

The Meath County Development Plan 2013-2019 highlights a number of road improvements proposed across the County. These include the upgrading of the N2 Rath roundabout to improve capacity and the online upgrading of the N2, National Primary Route, from the Rath roundabout to Kilmoon Cross.

There are a number of objectives in this Local Area Plan to improve the road network in Ashbourne. These include to upgrade and provide general environmental improvements including footpaths, cycleways and public lighting at Milltown Road, Race Lane, Ballybin Road to the N2 bypass, the junction of Castle Street with the R135 at the northern end and Rath junction. In addition, it is proposed to carry out improvements to Milltown Bridge and to upgrade and widen Archerstown Road and improve the junction with Milltown Road. It is also an objective to investigate the provision of an eastern distributor route around the town.

To co-operate with Fingal County Council with regard to the provision of road links.

### Policies

In respect of transport, it is the policy of Meath County Council:

- INF POL 1** To support major road improvements by reserving the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals.
- INF POL 2** To co-operate with the National Roads Authority and other Local Authorities.
- INF POL 3** To regulate, control and improve signage throughout the town.
- INF POL 4** To provide for the future transportation needs of Ashbourne in a sustainable manner.
- INF POL 5** To integrate land use planning and transportation planning.

<b>INF POL 6</b>	To construct and complete local distributor road network and ensure its integration into the urban fabric.
<b>INF POL 7</b>	To establish a clear road hierarchy, in which each of the road links has a function and where the mixing of national, regional and local traffic is reduced to the minimum possible.
<b>INF POL 8</b>	Following the publication of the Traffic Management Guidelines issued by the Department of the Environment, Community and Local Government/Department of Transport/Dublin Transportation Office, it shall be part of the standard requirement for planning applications that Transport Assessments, undertaken by and at the expense of the developer, shall be carried out to assess the impacts of developments in accordance with guidelines given in the "Traffic Management Guidelines", Section 1.11. Table 1.4 lists thresholds above which a Transport Assessment is mandatory. 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.
<b>INF POL 9</b>	To require developers to provide a Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand on a National Road, having regard to the "Traffic and Transport Assessment Guidelines" published by the National Roads Authority in 2014. Where a Traffic and Transport Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the appropriate Planning Authority. Any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.
<b>INF POL 10</b>	To require noise mitigation measures to be implemented in any future planning applications within zones of influence of national roads or planned new national roads.

### Objectives

In respect of transport, it is an objective of Meath County Council:

- |                  |  |
|------------------|--|
| <b>INF OBJ 1</b> | To upgrade and to pursue general environmental improvements at Milltown Road.  |
| <b>INF OBJ 2</b> | To upgrade and to pursue general environmental improvements at Archerstown Road and the junction with Milltown Road. |
| <b>INF OBJ 3</b> | To upgrade and to pursue general environmental improvements at Race Lane   |

<b>INF OBJ 4</b>	To upgrade and to pursue general environmental improvements at Ballybin Road to the N2 bypass
<b>INF OBJ 5</b>	To upgrade and to pursue general environmental improvements at junction of Castle Street with the R135 at the northern end.
<b>INF OBJ 6</b>	To upgrade and to pursue general environmental improvements at Rath Junction.
<b>INF OBJ 7</b>	To provide for the improvement of Milltown Bridge.
<b>INF OBJ 8</b>	To investigate the feasibility of providing an eastern distributor route.
<b>INF OBJ 9</b>	To improve footpaths and cycleways on all existing roads.
<b>INF OBJ 10</b>	To explore in conjunction with Fingal County Council road links to Fingal County over the lifetime of the Local Area Plan.

#### 7.2.4 Pedestrians and Cyclists

The European Charter of Pedestrian Rights states that: The pedestrian has the right to live in a healthy environment and to freely enjoy the amenities offered by public areas under conditions that adequately safeguard both physical and psychological well-being. In order to achieve sustainability, walking and cycling must be encouraged.

Existing pedestrian and cyclist facilities are very limited forcing people to share road space with other road users. This has the effect of discouraging cycling and walking as modes of transport as it poses an increased road safety hazard to both the pedestrian and the cyclist. The Council shall ensure that cycle parking facilities are provided for in new developments along with cycle lanes in any new access roads.

#### Policies

In respect of pedestrians and cyclists, it is the policy of Meath County Council:	
<b>INF POL 11</b>	To promote and facilitate the development of cycling and walking facilities in Ashbourne.
<b>INF POL 12</b>	To require that all new significant developments provide pedestrian and cycle facilities including secure parking for cycles.
<b>INF POL 13</b>	To provide cycle ways, where appropriate, as part of all road improvement/redesign schemes.
<b>INF POL 14</b>	To prioritise the movement of pedestrian and cyclists in proximity to public transport nodes.

## Objectives

In respect of pedestrians and cyclists, it is an objective of Meath County Council:

**INF OBJ 11** To ensure the development and link up of cycling and walking facilities throughout the town.

### 7.2.5 Public Transport

The main type of public transport operating to and from Ashbourne is Bus Éireann services to Ashbourne – Ratoath – Blanchardstown Shopping Centre, operating mostly every two hours. A more frequent service operates to and from Ashbourne into Dublin city at very regular intervals accompanied by a less frequent service to Dublin airport. Dublin Bus also service Ashbourne via the 88n route – Westmoreland Street-Ashbourne with a Nitelink operating on Friday and Saturday nights. The 109A from Kells to Dublin airport also serves Ashbourne.

The Planning Authority acknowledge that there will be an increased demand for external bus trips during the lifetime of this development plan, primarily to Dublin. Additional parking will also be investigated in close proximity to bus stops to ensure that these services are used to their full capacity and Meath County Council will continue to support the provision of an adequate public transport service in Ashbourne.

## Policies

In respect of public transport, it is the policy of Meath County Council:

**INF POL 15** To co-operate with relevant transport bodies and authorities to support and encourage the provision of safe and suitable locations for bus services including bus shelter provision at bus stops.

### 7.2.6 Parking and Loading

Parking facilities in Ashbourne have been greatly improved with the introduction of the new underground and surface car parking as part of the new town centre development. Park and ride facilities will be investigated during the lifetime of this plan.

## Policies

In respect of parking and loading, it is the policy of Meath County Council:

**INF POL 16** To apply the car parking standards as included in the Development Management Guidelines and Standards section of Meath County Development Plan 2013-2019.

**INF POL 17** To promote where feasible and appropriate alternative options to surface car parking.

## Objectives

In respect of parking and loading, it is the policy of Meath County Council:

**INF OBJ 12** To investigate if additional surface car parking is needed in the town centre.

### 7.3 Street Furniture & Lighting

Street furniture can include refuse bins, seats, signage posts, bollards, flower pots and telephone booths. Both existing and new furniture and lighting should complement the character and form of the streetscape, by means of an appropriate design style. Achieving this can enhance and add to the town's tourism potential and the urban environment in general.

### 7.4 Keeping the Streets Clean

The Planning Authority believes that litter greatly reduces the appeal of a town and discourages people from making return trips. If necessary, private enterprises shall place public litter bins outside their premises. Any such litter bins shall be in keeping with the character of the area by means of appropriate design and styling to be agreed with the Planning Authority.

## Policies

In respect of litter control, it is the policy of Meath County Council:

**INF POL 18** To encourage the people of Ashbourne to enjoy a litter free environment through a partnership approach for the benefit of all who live, work and visit Ashbourne.

**INF POL 19** To require the provision of public litter bins where there is a risk in the opinion of the Planning Authority that a development would result in increased levels of litter on the public road or street.

## Objective

In respect of litter control, it is an objective of Meath County Council:

**INF OBJ 13** To implement the Meath County Council Litter Management Plan 2006-2009 and any subsequent replacement Plan.

### 7.5 Water Supply

Irish Water is responsible for the provision of public water services in Ashbourne, which are delivered by Meath County Council under a service level agreement with Irish Water. Currently Ashbourne is served by the East Meath Regional Water Supply Scheme (East Meath RWSS). The river Boyne at Roughgrange is the main source for the East Meath

RWSS. The water is treated at Staleen Waterworks and is distributed to the Ashbourne area via Windmill reservoir. The Ashbourne part of the scheme is augmented from a groundwater sources at Curragha and more recently Rath. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply Ashbourne and Ratoath. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Ashbourne is an ongoing challenge. The water treatment plant at Killegland has capacity of 1000cu.m/day which is sufficient to cater for existing residential development at Churchfields.

It is considered that subject to works adequate services will be available in terms of water supply to cater for the projected level of residential and commercial/industrial development over the plan period. The Water Services Programme 2010-2013 is likely to be superseded in future by a regional orientated investment programme overseen by the new public utility, Irish Water. Irish Water is taking over water services operations from Local Authorities on a phased basis which is to be completed by the end of 2017.

### Policies

In respect of water supply, it is the policy of Meath County Council:

- INF POL 20** To continue the development and upgrading, in conjunction with Irish Water, of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for the sustainable development of Ashbourne as finances permit. The Planning Authority, in collaboration with Irish Water, shall ensure that development is linked to the availability of an adequate and appropriate drinking supply.
- INF POL 21** To promote public awareness and involvement in water conservation measures by households, businesses and industries.
- INF POL 22** To implement the Water Conservation Programme, in conjunction with Irish Water, in order to conserve valuable resources by reducing wastage.
- INF POL 23** 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 24** To ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended.
- INF POL 25** To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the plan envelope and to control development in a manner consistent with the proper management of these resources.



### Objective

In respect of water supply, it is an objective of Meath:

**INF OBJ 14** To facilitate the implementation of Irish Water's current and subsequent Capital Investment Plans as applicable to the plan envelope.

### 7.6 Sewerage Treatment and Disposal

Construction of the Ashbourne/Ratoath/Kilbride Sewerage Scheme-Stage 2 is complete and has approximately 8,000 p.e. available capacity to serve the combined settlements. The objective of the scheme is to improve the overall wastewater collection and transfer facilities for Ashbourne, Ratoath, Kilbride and environs with due regard to the future physical development strategy for the area. The Scheme has been designed to provide a modern, efficient and effective wastewater collection and transfer system for the immediate and long-term requirements of the development areas of Ashbourne, Ratoath and Kilbride. The unprecedented level of development that has taken place in these areas in recent years has placed a huge strain on the existing infrastructure. The new scheme will ensure that Irish Water and Meath County Council are equipped to cater for new development and the projected population while also meeting their obligations under EU Water Quality Regulations. The Killelland waste water treatment plant has been decommissioned and existing development at Churchfields is now connected to the public sewerage system.

Wastewater from Ashbourne is currently discharged to the Greater Dublin Drainage (GDD) network's '9C' sewer at Mulhuddart and from there flows to the wastewater treatment plant at Ringsend.

However, the '9C' sewer conveying the wastewater from Mulhuddart to Ringsend is currently nearing capacity and the Ringsend Waste Water Treatment Plant is operating above capacity. The duplication of the '9C' sewer is included in Irish Water's current Capital Investment Plan and an extension of the Ringsend Waste Water Treatment Plant has already commenced.

### Policies

In respect of sewerage treatment and disposal, it is the policy of Meath County Council:

**INF POL 26** To continue the development and upgrading of the waste water system servicing Ashbourne to ensure that an adequate treatment capacity is available for the sustainable development of Ashbourne as finances permit. The Planning Authority, in collaboration with Irish Water, shall ensure that development is linked to the availability of adequate and appropriate waste water treatment.

**INF POL 27** To ensure that all new developments have and are provided with satisfactory separate foul and surface water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

## 7.7 Surface Water Management

Rainfall on a greenfield site is either absorbed into the ground or runs off slowly to the nearest watercourse. With development, much of the area becomes impermeable with runoff being piped to the nearest watercourse or storm drain. Thus both the volume and the rate of runoff can dramatically increase, which may lead to flooding or increased overflows from combined sewers, neither of which is acceptable. It is the policy of the Council to prevent flooding caused by poorly drained runoff. In order to do this, Sustainable Urban Drainage Systems (SUDS) will be incorporated into developments in order to reduce and ultimately prevent flooding. SUDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. Proposals for development within the Ashbourne LAP area should include surface water management proposals that are in accordance with the principles of SUDS.

### Policies

In respect of surface water management, it is the policy of Meath County Council:

**INF POL 28** To ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

### Objectives

In respect of surface water management, it is an objective of Meath County Council:

**INF OBJ 15** To require the use of 'Sustainable Urban Drainage Systems' (SUDS) in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions). Regard should also be had to Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

**INF OBJ 16** To ensure that development on newly zoned land is kept at an appropriate distance from stream and river banks and adequate protection measures put in place to protect the ecological value and water quality of watercourses.

## 7.8 Flooding

The First Schedule of the Planning and Development Act, 2000-2014 indicates that development plans can include objectives regulating, restricting or controlling development in areas at risk of flooding (whether inland or coastal), erosion and other

natural hazards. The OPW is charged at a national/central government level to monitor and address situations pertaining to flooding.

The Department of the Environment, Community and Local Government (DoECLG) published guidelines on "The Planning System and Flood Risk Management." The Guidelines set out a sequential approach to managing flood hazard and potential risk. The key principles of this are:

1. Avoid development in areas at risk of flooding;
2. If this is not possible, consider substituting a land use that is less vulnerable to flooding.
3. Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.

The Guidelines state that inappropriate types of development that would create unacceptable risks from flooding should not be planned for or permitted. Exceptions to the restriction of development due to potential flood risks are provided for through the use of a Justification Test, where the planning need and the sustainable management of flood risk to an acceptable level must be demonstrated.

It is the intention of Meath County Council to adhere to the principles outlined in the Guidelines. A Strategic Flood Risk Assessment & Management Plan was undertaken as part of Variation No. 2 of the County Development Plan and considered the potential impact of flooding on land use zoning objectives in Ashbourne. The Broadmeadow River approaches Ashbourne from the south west and then joins a small tributary downstream of the GAA pitches before passing through the urban core in an easterly direction. Another tributary approaches from the north and then flows parallel with the Broadmeadow before its confluence in the east of Ashbourne.

All watercourses pose flood risk to the settlement and this is represented by the FEM FRAMS and PFRA Flood Zone mapping which indicate areas of existing development identified with an A1 '*Existing Residential*', B1 '*Town Centre*', E2 '*Enterprise & Employment*' land use zoning being within Flood Zones A and B. Other lands identified with an F1 '*Open Space*' land use zoning objective is also identified as being at risk, although such use and the permissible uses within such areas are water compatible and appropriate. Flood defences are in place through the Brookville housing estate and are designed to the 100 year standard (Flood Zone A). Flows in excess of this standard still pose a risk to surrounding land, as indicated by the extent of Flood Zone B, and include for some undeveloped G1 '*Community Infrastructure*' lands which adjoin same.

Significant undeveloped/part developed areas of lands identified with an A2 '*New Residential*' land use zoning objective have the benefit of extant permissions, so the Justification Test has not been applied. The affected lands are concentrated primarily within the Killegland area to the west of the town centre. Proposed housing to the south of the GAA grounds in the Chrchfields estate is partly within Flood Zone B. Similarly, there is an extant planning permission for a residential care home to the east of the

Brookville housing estate on lands identified with a G1 'Community Infrastructure' land use zoning objective. These lands are impacted by Flood Zone B.

Should the areas with extant planning permissions lapse without any development occurring, any future planning applications on these sites should be subject to an appropriately detailed Flood Risk Assessment specific to the new site layout at development management stage.

Residual risk from culvert blockage is considered significant for the many culverts within Ashbourne and inspection and maintenance would help to reduce risk. This was recommended by the FEM FRAMS management plan which includes for a defence asset monitoring and maintenance programme, proactive maintenance of existing defence assets and a flood forecasting and warning system for the Broadmeadow River.

### Policies

In respect of flooding, it is the policy of Meath County Council:

- INF POL 29** To implement the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009), or their replacement, in the carrying out of development management functions and in the preparation of any Framework Plans required during the period of this Plan.
- INF POL 30** To manage flood risk and development in Ashbourne in line with policies WS 29 – WS 36 inclusive in Volume I of the County Development Plan.
- INF POL 31** Where existing development in the development envelop is at potential risk of flooding (A1 '*Existing Residential*', B1 '*Town Centre*' & G1 '*Community Infrastructure*' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
- INF POL 32** Any future planning applications lodged with respect to the sites identified on the land use zoning objectives map as having the benefit of an extant planning permission in the general Killeghland area to the south west of Ashbourne shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

**Objective**

In respect of flooding, it is an objective of Meath County Council:

**INF OBJ 17** To 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 Ashbourne Strategic Flood Risk Assessment recommendations.

**INF OBJ 18** To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Broadmeadow with particular regard to ensuring that the existing culverts of the river in Ashbourne are maintained and kept clear of obstructions at all times and that a defence asset monitoring and maintenance programme is undertaken.

**7.9 Telecommunications**

Satellite dishes and telecommunications apparatus, if badly sited, can be visually obtrusive and affect the character and appearance of historic buildings and townscapes. Therefore, it is important in the interest of the townscape to ensure that future telecommunications and related development does not have a detrimental impact on the appearance or character of the town. The erection of domestic antennae and satellite dishes is restricted by the Planning and Development Regulations, 2001-2013. However, exemptions exist under certain circumstances.

**Objective**

In respect of telecommunications structures, it is an objective of Meath County Council:

**INF POL 33** To have regard to the following in considering proposals for the development of telecommunications masts, antennae and ancillary equipment:

- (a) The visual impact of the proposed equipment on the natural, built and historic environment.
- (b) The removal or modification of features of architectural / archaeological importance.
- (c) The impact any such development may have on protected structures or their setting.
- (d) The potential for co-location of equipment on existing masts.
- (e) The Department of the Environment, Community and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996) and Circular Letter PL 07/12 issued on 19<sup>th</sup> October 2012.

## 7.10 Broadband

High speed broadband is an important asset in order to attract inward investment into Ireland. It is the intention of the Planning Authority to encourage the roll out of broadband services in the County and in this regard, it shall be an objective that all planning applications for significant new development shall provide for the delivery of broadband infrastructure in line with each phase of development.

### Policy

In respect of broadband, it is the policy of Meath County Council:

**INF POL 34** To implement the broadband strategy for Meath County Council as it relates to Ashbourne by supporting the roll out of broadband infrastructure in Ashbourne to serve the needs of business and residents.

### Objective

In respect of broadband, it is an objective of Meath County Council:

**INF OBJ 19** To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

## 7.11 Solid Waste Collection and Disposal

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 to submit a construction and waste management plan prior to the commencement of any proposed construction activities. All waste material generated during both the construction and operational phases of development must only be collected by appropriately licensed waste contractors and disposed of in licensed waste facilities.

Lands for a civic amenity facility have been identified in the expanded Ashbourne Business Park. The provision of this facility shall take cognisance of the need to protect the amenities of adjoining residential development.

### Policies

In respect of waste management, it is the policy of Meath County Council:

**INF POL 35** 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 county.

- INF POL 36** To implement the policies and objectives of the Waste Management Plan for the North East Region.
- INF POL 37** To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plans.
- INF POL 38** To have regard to the Dublin Waste Management Plan 2005-2010 (and subsequent plans) and its objectives of preventing and minimising waste, maximising recovery through recycling and ensuring that such waste that cannot be prevented is disposed of without causing environmental pollution.
- INF POL 39** To support the provision of a civic amenity facility to serve Ashbourne.

### Objectives

In respect of waste management, it is an objective of Meath County Council:

- INF OBJ 20** To investigate and identify over the lifetime of the Local Area Plan an appropriate location for a civic amenity facility to service both Ratoath and Ashbourne.
- INF OBJ 21** To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new and extended shopping centre developments and commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by the local authority or its agents.

### 7.12 Energy

The Planning Authority support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources. New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc.

The Planning and Development Regulations 2007 and 2008 exempted a range of micro renewable technologies from the need to apply for planning permission. On top of this the Council will seek to promote all appropriate technologies through the development management process. Developments should strive to attain high standards of energy efficiency and environmental sustainability, including bioclimatic site design, water conservation, ventilation, energy efficient strategies for housing design, daylight analysis and high insulation standards.

**Policies**

In respect of energy, it is the policy of Meath County Council:

- INF POL 40** To promote energy efficient solutions to fulfil the energy requirements of development. In deciding applications of medium to large scale residential, commercial and industrial development the Council will require that all benign energy technologies are explored towards the achievement of increased sustainable energy use.
- INF POL 41** To support and facilitate the development of enhanced electricity supplies and associated networks to serve the existing and projected residential, commercial, industrial and social needs for Ashbourne.
- INF POL 42** To locate service cables, wires and piping, including electricity, telephone and television underground, where possible, and that existing overhead cables and associated equipment should be progressively located underground with future capacity considered and appropriate ducting put in place.





## CHAPTER 8 – IMPLEMENTATION AND MONITORING



### SECTIONS IN THIS CHAPTER

- 8.1 Introduction
- 8.2 Phasing
- 8.3 Contributions
- 8.4 Monitoring and Review

## **8.1 Introduction**

The function of this Local Area Plan is to guide development in Ashbourne over the next six years. The Council have a key role in ensuring that policies and objectives contained in the Local Area Plan are achieved. However the achievement of these is dependent on the financial and human resources of the Council and in many circumstances is also reliant on co-operation and provision of services and facilities from other state bodies and the private sector. While Meath County Council will make every effort in facilitating the provision of social, community and transport infrastructure and facilities, it is not in all instances the direct provider of such services. Meath County Council will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Other objectives, particular key physical infrastructural elements will require government funding and support.

It is the nature of Local Area Plans that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance. However, the Local Authority intends to exercise all their legal powers to ensure that objectives are implemented. This includes using compulsory acquisition powers where necessary to facilitate site assembly or to secure the realisation of objectives contained in this Local Area Plan.

## **8.2 Phasing**

It is an objective of the Planning Authority to promote the implementation of the Local Area Plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as water, road infrastructure, sewerage etc) are secured and in place concurrent with proposed development projects. The Local Authority reserves the right to refuse development on the grounds of incomplete infrastructure provision, including social infrastructure.

## **8.3 Contributions**

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. A development contributions scheme for the County has been prepared and adopted by Meath County Council and will be applied in respect of applications for development in this area.

## **8.4 Monitoring and Review**

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

## **APPENDIX 1**

### **APPROPRIATE ASSESSMENT SCREENING REPORTS ASHBOURNE LOCAL AREA PLAN**



# Appropriate Assessment Screening Report

of the

Draft Ashbourne Local Area Plan 2009 – 2015

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

February 2009



comhairle chontae na mí  
*meath county council*

## 1.0 Introduction

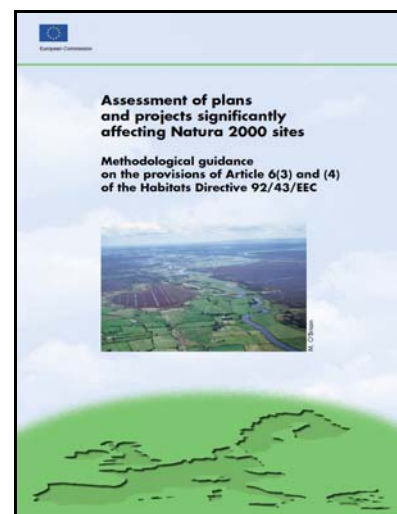
Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, hereafter referred to as the Habitats Directive, compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary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

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

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

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

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



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

## 2.0 Overview of Proposed Local Area Plan

It is an objective of the current Meath County Development Plan (2007- 2013) to designate Ashbourne as a 'Moderate Growth Town' and to prepare a Local Area Plan for the settlement. It is a further objective of the Meath County Development Plan that all

Local Area Plans will be prepared within the immediate two years following the adoption of the County Plan (March 2007).

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

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

The draft Local Area Plan is based on the household projections contained in the Meath County Development Plan. These envisage an additional 2,600 households in Ashbourne over the lifetime of the County Development Plan. According to the County Development Plan, Ashbourne constitutes a strategic location for additional growth on the basis of its proximity to Dublin, its economic and employment base and its location on the N2 Finglas to Ashbourne Dual Carriageway.

The Local Area Plan is comprised of a written statement which is divided into 8 chapters, namely:

1. Introduction
2. Ashbourne in Context
3. Settlement Strategy and Housing
4. Economic Development Strategy
5. Built and Natural Heritage
6. Social Strategy
7. Infrastructure
8. Implementation and Monitoring

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

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

HER POL 5: To encourage the retention of existing natural features in development proposals.

HER POL 12: To protect and conserve the natural, built and archaeological heritage of Ashbourne, which contribute to the character of the village and its landscape setting.

HER OBJ 2: To promote appropriate forms of development within Ashbourne in order to minimize adverse visual impacts within the landscape.



INF POL 1: To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the sustainable structure identified in this Plan and as finances permit.

INF POL 2: To promote public awareness and involvement in water conservation measures by households, businesses and industries.

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

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

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

There are no Natura 2000 sites within the boundary of the Local Area Plan or abutting the boundary.

The closest Natura 2000 site to Ashbourne is the Broadmeadow/Swords Estuary SPA, approximately 15 kilometres away. Other sites of indirect relevance to Ashbourne include the River Boyne and River Blackwater SAC (as the Boyne provides part of the water supply to Ashbourne), the Malahide Estuary cSAC (where the Broadmeadow River, which passes through Ashbourne, enters the sea) and South Dublin Bay SAC, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (as treated wastewater from Ashbourne is ultimately discharged to Dublin Bay via the treatment plant at Ringsend). Details of these are outlined below. The full site synopses are available on the National Parks and Wildlife Service's website.

**Site Name:** Broadmeadow/Swords Estuary SPA

**Site Code:** 004025

**Description:** This site is situated in north Co. Dublin, between the towns of Malahide and Swords. Broadmeadow/Swords Estuary SPA is a fine example of an estuarine system, providing both feeding and roosting areas for a range of wintering waterfowl. The lagoonal nature of the inner estuary is of particular value as it increases the diversity of birds which occur. The site is of high conservation importance, with an internationally important population of Brent Goose and nationally important populations of a further 12 species. Three of the species which occur regularly (Golden Plover, Bar-tailed Godwit and Ruff) are listed on Annex I of the E.U. Birds Directive.

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

**Site Code:** 002299

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

**Site Name:** Malahide Estuary SAC

**Site Code:** 000205

**Description:** Malahide Estuary is situated immediately north of Malahide and east of Swords. It is the estuary of the River Broadmeadow. This site is a fine example of an estuarine system with all the main habitats represented. The site is important ornithologically, with a population of Brent Geese of international significance.

**Site Name:** South Dublin Bay SAC

**Site Code:** 000210

**Description:** This site lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive.

**Site Name:** North Dublin Bay SAC

**Site Code:** 000206

**Description:** This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head.

**Site Name:** South Dublin Bay and River Tolka Estuary SPA

**Site Code:** 004024

**Description:** The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

#### Environmental Protection Agency

The Environmental Protection Agency (EPA) is an independent public body established under the Environmental Protection Agency Act, 1992. Its sponsor in Government is the

Department of the Environment, Heritage and Local Government. It is the statutory body responsible for protecting the environment in Ireland. It regulates and polices activities that might otherwise cause pollution. It also ensures that there is solid information on environmental trends to inform government policy.

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

Broadmeadow Water: This is classified as eutrophic. Water quality in the Broadmeadow River at Ashbourne was recorded as being of poor status.

Dublin Bay: The estuarine and coastal water quality is considered unpolluted. The Liffey Estuary is classified as intermediate.

Malahide Bay: This is classified as intermediate.

### 3.0 Screening Matrix

#### Assessment criteria

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

The Ashbourne Local Area Plan 2009-2015 has been drafted to provide a framework for the proper planning and sustainable development of this area over the lifetime of the plan. The Plan provides for the orderly expansion of the town in terms of additional population, industrial, commercial development, social facilities and protection of heritage. The policies of the plan are unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects).

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

*- size and scale:*

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

*- land-take:*

The draft Ashbourne Local Area Plan provides for residential lands to meet the household projections for the town set out in the Meath County Development Plan 2007 – 2013. The proposed LAP zones limited additional lands for employment and commercial development and community facilities. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from land take shall be permitted

on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

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

The closest Natura 2000 site is approximately 15 kilometres from Ashbourne. Given the distance involved, development in the area, subject to the policies of the Plan (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives.

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

Water is abstracted from the River Boyne to serve Ashbourne as part of the East Meath Regional Scheme. The allocation of water services to Ashbourne will be considered as part of the overall water supply requirements in the East Meath and South Louth areas. It is not proposed under this LAP to increase the rate of abstraction from the River Boyne. Any such development by the Local Authority would be subject to an appropriate assessment in the form an Environmental Impact Assessment.

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

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

*- excavation requirements:*

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

*- transportation requirements:*

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

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

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

*- other:*

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

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

*- reduction of habitat area:*

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

*- disturbance to key species:*

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

*- habitat or species fragmentation:*

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

*- reduction in species density:*

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

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

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

*- climate change.*

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

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

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

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

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

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

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

- *loss:*

N/A

- *fragmentation:*

N/A

- *disruption:*

N/A

- *disturbance:*

N/A

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

N/A

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

N/A

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

##### Name of project or plan

Draft Ashbourne Local Area Plan 2009-2015

##### Name and location of Natura 2000 site

There are no Natura 2000 sites within the Local Area Plan boundary. The closest Natura 2000 site is Broadmeadow/Swords Estuary SPA, situated approximately 15 kilometres from Ashbourne. Other sites of indirect relevance to Ashbourne include the River Boyne and River Blackwater SAC (as the Boyne is part of the source of water supply to Ashbourne), the Malahide Estuary cSAC and (where the Broadmeadow River, which passes through Ashbourne, enters the sea) and South Dublin Bay SAC, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (as treated wastewater from Ashbourne is ultimately discharged to Dublin Bay via the treatment plant at Ringsend).

##### Description of the project or plan

The draft Local Area Plan has been prepared in order to set out a comprehensive framework for the proper planning and sustainable development of Ashbourne over the period of 2009 to 2015. It is an objective of the current Meath County Development Plan (2007- 2013) to designate Ashbourne as a 'moderate growth town and to prepare a

Local Area Plan for the settlement to assist it to development in a self-sufficient, sustainable manner.

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

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

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

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

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

The assessment of significance of effects

*Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.*

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

*Explain why these effects are not considered significant.*

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

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

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



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

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

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

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

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

*Response to consultation.*

Two submissions were received from the Department of the Environment, Heritage and Local Government. The submission dated 19<sup>th</sup> September 2008 notes that the River Broadmeadow which is within the Plan area enters the Malahide Esuary cSAC and Broadmeadow/Swords Estuary SPA and therefore the Plan should be subject to appropriate assessment of its implications. The submission also raised the issue of architectural heritage and its treatment in the Local Area Plan. The submission dated 1<sup>st</sup> September 2008 relates to archaeological recommendations. A number of factors are listed which the assessment of impacts on archaeological impacts should have regard to.

The response from the Environmental Protection Agency included an SEA pact to assist in the carrying out of the Strategic Environmental Assessment. The EPA's web based geographical information system, ENVision, was also highlighted as a source of information. The submission advised of other statutory bodies to be consulted.

The submission from the Department of Communications, Marine and Natural Resources advised that development in the area should not have a deleterious effect on aquatic life in the Broadmeadow River and associated surface water channels. It highlighted that the Broadmeadow River is currently of unsatisfactory biological and physico-chemical quality with macro invertebrate diversity being significantly reduced. The submission lists a number of issues which should be taken into consideration when assessing potential significant impacts of the LAP. The impact of development on watercourses should be handled with sensitivity to the relevant aquatic and riparian habitats and preparation of the LAP should facilitate the utmost priority for protection and conservation of salmonid systems in the area. The submission notes that the protection of habitats outside designated areas and a Council commitment to reject proposals that would interfere with natural floodplains would greatly benefit aquatic and riparian features in Ashbourne and its surrounds. Policies and recommendations made under the Greater Dublin

Strategic Drainage Study should be applied in development of a drainage strategy for the LAP.

*Data collected to carry out the assessment*

Who carried out the assessment?

Meath County Council.

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

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

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

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



# Appropriate Assessment Screening Report

of the

Ashbourne Local Area Plan 2009 – 2015

Proposed Amendments

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

June 2009



comhairle chontae na mí  
*meath county council*

## 1.0 Introduction

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

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

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

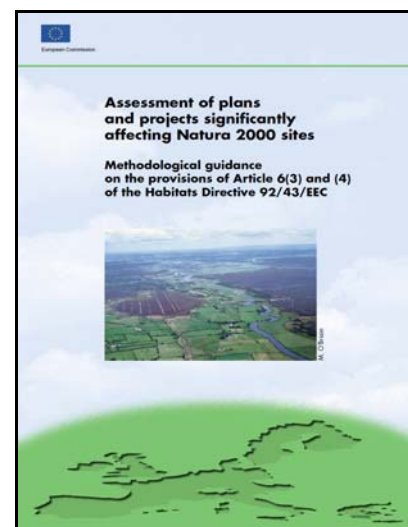
Meath County Council is preparing a Local Area Plan for Ashbourne as required by the Meath County Development Plan 2007 – 2013, the parent policy document to the Local Area Plan.

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

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

## 2.0 Overview of Proposed Local Area Plan

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



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

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

The draft Local Area Plan is based on the household projections contained in the Meath County Development Plan. These envisage an additional 2,600 households in Ashbourne over the lifetime of the County Development Plan. According to the County Development Plan, Ashbourne constitutes a strategic location for additional growth on the basis of its proximity to Dublin, its economic and employment base and its location on the N2 Finglas to Ashbourne Dual Carriageway.

The Local Area Plan is comprised of a written statement which is divided into 8 chapters, namely:

9. Introduction
10. Ashbourne in Context
11. Settlement Strategy and Housing
12. Economic Development Strategy
13. Built and Natural Heritage
14. Social Strategy
7. Infrastructure
  
8. Implementation and Monitoring

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

The draft plan was placed on public display from the 23<sup>rd</sup> of February to the 6<sup>th</sup> of April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by the members of Meath County Council at a Council meeting on the 8<sup>th</sup> of June 2009. As a result of this, a number of material amendments have been proposed to the draft plan on foot of this. These include the zoning of additional lands for employment generating and residential uses.

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

HER POL 5: To encourage the retention of existing natural features in development proposals.

HER POL 12: To protect and conserve the natural, built and archaeological heritage of Ashbourne, which contribute to the character of the village and its landscape setting.

HER OBJ 2: To promote appropriate forms of development within Ashbourne in order to minimize adverse visual impacts within the landscape.

INF POL 1: To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the sustainable structure identified in this Plan and as finances permit.

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

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

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

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

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## 2.0 Overview of Applicable Natura 2000 Site

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The closest Natura 2000 site to Ashbourne is the Broadmeadow/Swords Estuary SPA, approximately 15 kilometers away. Other sites of indirect relevance to Ashbourne include the River Boyne and River Blackwater SAC (as the Boyne provides part of the water supply to Ashbourne), the Malahide Estuary cSAC (where the Broadmeadow River, which passes through Ashbourne, enters the sea) and South Dublin Bay SAC, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (as treated wastewater from Ashbourne is ultimately discharged to Dublin Bay via the treatment plant at Ringsend). Details of these are outlined below. The full site synopses are available on the National Parks and Wildlife Service's website.

**Site Name:** Broadmeadow/Swords Estuary SPA

**Site Code:** 004025

**Description:** This site is situated in north Co. Dublin, between the towns of Malahide and Swords. Broadmeadow/Swords Estuary SPA is a fine example of an estuarine system, providing both feeding and roosting areas for a range of wintering waterfowl. The lagoonal nature of the inner estuary is of particular value as it increases the diversity of birds which occur. The site is of high conservation importance, with an internationally important population of Brent Goose and nationally important populations of a further 12 species.



Three of the species which occur regularly (Golden Plover, Bar-tailed Godwit and Ruff) are listed on Annex I of the E.U. Birds Directive.

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

**Site Code:** 002299

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

**Site Name:** Malahide Estuary SAC

**Site Code:** 000205

**Description:** Malahide Estuary is situated immediately north of Malahide and east of Swords. It is the estuary of the River Broadmeadow. This site is a fine example of an estuarine system with all the main habitats represented. The site is important ornithologically, with a population of Brent Geese of international significance.

**Site Name:** South Dublin Bay SAC

**Site Code:** 000210

**Description:** This site lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive.

**Site Name:** North Dublin Bay SAC

**Site Code:** 000206

**Description:** This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head.

**Site Name:** South Dublin Bay and River Tolka Estuary SPA

**Site Code:** 004024

**Description:** The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

#### Environmental Protection Agency

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

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

Broadmeadow Water: This is classified as eutrophic. Water quality in the Broadmeadow River at Ashbourne was recorded as being of poor status.

Dublin Bay: The estuarine and coastal water quality is considered unpolluted. The Liffey Estuary is classified as intermediate.

Malahide Bay: This is classified as intermediate.

### 3.0 Screening Matrix

#### Assessment criteria

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

The Draft Ashbourne Local Area Plan 2009-2015 and proposed amendments has been drafted to provide a framework for the proper planning and sustainable development of this area over the lifetime of the plan. The Draft Plan with the proposed amendments provides for the future development of the town in terms of additional population, industrial, commercial development, social facilities and protection of heritage. The plan does not concern the management of any Natura 2000 sites and the plan area does not abut or contain any Natura 2000 sites. The policies of the Draft Plan with the proposed amendments are unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects). In this regard, please also refer to the relevant policies contained in the Meath County Development Plan 2007-2013 namely HER POL 3, HER POL 8, HER POL 9, HER POL 10, HER POL 11, HER POL 12 & HER POL 13 as detailed below:

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

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

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

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

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

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

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

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

*- size and scale:*

No projects which would give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, arising from the size or scale of the project, shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects). In this regard, please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- land-take:*

The draft Ashbourne Local Area Plan with proposed amendments provides for residential lands to meet the household projections for the town set out in the Meath County Development Plan 2007 – 2013. With the exception of the proposed amendment to the west of the N2 (proposed amendment no. 6 refers), the plan with amendments generally represents a restrained extension to the existing development boundary of the town. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from land take shall be permitted on the basis of this Local Area Plan or the proposed amendments (either individually or in combination with other plans or projects). In this regard, please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

The closest Natura 2000 site is approximately 15 kilometres from Ashbourne. Given the distance involved, development in the area, subject to the policies of the Plan with the proposed amendments (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives. In this regard, please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

Water is abstracted from the River Boyne to serve Ashbourne as part of the East Meath Regional Scheme. The allocation of water services to Ashbourne will be considered as part of the overall water supply requirements in the East Meath and South Louth areas. It is not proposed under the Draft LAP or amendments to the Draft LAP to increase the rate of abstraction from the River Boyne. Any such development by the Local Authority would be

subject to an appropriate assessment in the form an Environmental Impact Assessment. In this regard, please also refer to the following policies and objectives contained in the LAP:

INF POL 20: 'To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the sustainable structure identified in this Plan and as finances permit',

INF POL 21: 'To promote public awareness and involvement in water conservation measures by households, businesses and industries',

INF POL 22: 'To implement the Water Conservation Programme, in order to conserve valuable resources by reducing wastage',

INF POL 23: '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 24: 'To ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended,

INF OBJ 14: 'To implement the Water Services Investment Programme 2007-2009',

INF POL 25: 'To continue the development and upgrading of the waste water system servicing Ashbourne to ensure that an adequate treatment capacity is available for the sustainable development of Ashbourne as finances permit',

INF POL 26: 'To ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters,

INF OBJ 15: 'To require all large scale developments to provide "Sustainable Urban Drainage Systems" (SuDS) as part of their development proposals',

INF OBJ 16: 'To ensure that development on newly zoned land is kept at an appropriate distance from stream and river banks and adequate protection measures put in place to protect the ecological value and water quality of watercourses'.

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

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from their emissions (disposal to land, water or air), shall be permitted on the basis of this Draft Plan or amendments to the Draft Plan (either individually or in combination with other plans or projects). In this regard, please refer to the following policies and objectives contained in the LAP:

INF POL 34: '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 county',

INF POL 35: 'To implement the policies and objectives of the Waste Management Plan for the North East Region',

INF POL 36: 'To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plan,

INF POL 37: 'To have regard to the Dublin Waste Management Plan 2005-2010 (and subsequent plans) and its objectives of preventing and minimising waste, maximising recovery through recycling and ensuring that such waste that cannot be prevented is disposed of without causing environmental pollution',

INF POL 38: 'To support the provision of a civic amenity site to serve Ashbourne',

INF OBJ 19: 'To investigate and identify over the lifetime of the Local Area Plan an appropriate location for a civic amenity site to service both Ratoath and Ashbourne',

INF OBJ 20: 'To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new and extended shopping centre developments and commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by the local authority or its agents.

Please refer to the following policies contained in the Meath County Development Plan: Please note the following policies contained in the Meath County Development Plan 2007-2013:

INF POL 84: 'To support national and international initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which makes use of the natural resources of the county in an environmentally acceptable manner, where it is consistent with proper planning and sustainable development of the area',

INF POL 86: 'To support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.

*- excavation requirements:*

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

*- transportation requirements:*

The transportation policies of the draft Local Area Plan (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from transportation requirements shall be permitted on the basis of the basis of the Draft Plan or the proposed amendments to the Draft Plan. Please note that the LAP seeks to promote sustainable modes of transport such as walking and cycling:

INF POL 11: 'To promote and facilitate the development of cycling and walking facilities in Ashbourne',

INF POL 12: 'To require that all new significant developments provide pedestrian and cycle facilities including secure parking for cycles',

INF POL 13: 'To provide cycle ways, where appropriate, as part of all road improvement/redesign schemes',

INF POL 14: 'To prioritise the movement of pedestrian and cyclists in proximity to public transport nodes',

INF OBJ 11: 'To ensure the development and link up of cycling and walking facilities throughout the town'.

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

The Ashbourne Local Area Plan shall be adopted in mid/late 2009 and will remain in effect until 2015. The duration of the plan is not applicable to the ongoing protection of any Natura 2000 site. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from duration of construction, operation, decommissioning etc., shall be

permitted on the basis of the Draft Plan or the proposed amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- other:*

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from other considerations, shall be permitted on the basis of this Plan or the proposed amendments to the draft plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

*- reduction of habitat area:*

No projects giving rise to a reduction of habitat areas in any Natura 2000 site shall be permitted on the basis of the provisions of the Draft Plan or the proposed amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- disturbance to key species:*

No projects giving rise to significant disturbance of key species in any Natura 2000 site shall be permitted on the basis of the provisions of the Draft Plan or the proposed amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- habitat or species fragmentation:*

No projects giving rise to habitat or species fragmentation in any Natura 2000 site shall be permitted on the basis of the provisions of the Draft Plan or the proposed amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- reduction in species density:*

No projects giving rise to a reduction in species density in any Natura 2000 site shall be permitted on the basis of the provisions of the Draft Plan or amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

No projects giving rise to significant changes in key indicators of conservation value in any Natura 2000 site shall be permitted on the basis of the provisions of the Draft Plan or amendments to the Draft Plan (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

*- climate change.*

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

plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

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

No projects giving rise to significant interference with the key relationships that define the structure of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of the Draft LAP or the proposed amendments to the Draft LAP (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

No projects giving rise to significant interference with the key relationships that define the function of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of this Plan or the proposed amendments to the Draft LAP (either individually or in combination with other plans or projects). Please refer to the previously stated policies contained in the Meath County Development Plan 2007-2013.

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

*- loss:*

N/A

*- fragmentation:*

N/A

*- disruption:*

N/A

*- disturbance:*

N/A

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

N/A

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

N/A

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

Name of project or plan

Draft Ashbourne Local Area Plan 2009-2015 with proposed amendments.

Name and location of Natura 2000 site

There are no Natura 2000 sites within the Draft LAP boundary or the lands which are the subject of the proposed amendments. The closest Natura 2000 site is Broadmeadow/Swords Estuary SPA, situated approximately 15 kilometres from Ashbourne. Other sites of indirect

relevance to Ashbourne include the River Boyne and River Blackwater SAC (as the Boyne is part of the source of water supply to Ashbourne), the Malahide Estuary cSAC and (where the Broadmeadow River, which passes through Ashbourne, enters the sea) and South Dublin Bay SAC, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (as treated wastewater from Ashbourne is ultimately discharged to Dublin Bay via the treatment plant at Ringsend).

#### Description of the project or plan

The draft Local Area Plan and proposed amendments has been prepared in order to set out a comprehensive framework for the proper planning and sustainable development of Ashbourne over the period of 2009 to 2015. It is an objective of the current Meath County Development Plan (2007- 2013) to designate Ashbourne as a 'moderate growth town and to prepare a Local Area Plan for the settlement to assist it to development in a self-sufficient, sustainable manner. Amendments have been proposed to the draft LAP which was prepared; the most significant of which include proposed new industrial and residential zoning.

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

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

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

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

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

#### The assessment of significance of effects

*Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.*

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

*Explain why these effects are not considered significant.*

The Draft Plan with proposed amendments has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to



significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

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

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

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

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

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

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

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

*Response to consultation.*

Two initial submissions were received from the Department of the Environment, Heritage and Local Government. The submission dated 19<sup>th</sup> September 2008 notes that the River Broadmeadow which is within the Plan area enters the Malahide Estuary cSAC and Broadmeadow/Swords Estuary SPA and therefore the Plan should be subject to appropriate assessment of its implications. The submission also raised the issue of architectural heritage and its treatment in the Local Area Plan. The submission dated 1<sup>st</sup> September 2008 relates to archaeological recommendations. A number of factors are listed which the assessment of impacts on archaeological impacts should have regard to.

The response from the Environmental Protection Agency included an SEA pact to assist in the carrying out of the Strategic Environmental Assessment. The EPA's web based geographical information system, ENVision, was also highlighted as a source of information. The submission advised of other statutory bodies to be consulted.

A submission was also received from the Department of Communications, Marine and Natural Resources advised that development in the area should not have a deleterious effect on aquatic life in the Broadmeadow River and associated surface water channels. It highlighted that the Broadmeadow River is currently of unsatisfactory biological and physico-chemical quality with macro invertebrate diversity being significantly reduced. The submission lists a number of issues which should be taken into consideration when assessing potential significant impacts of the LAP. The impact of development on watercourses should be handled with sensitivity to the relevant aquatic and riparian habitats

and preparation of the LAP should facilitate the utmost priority for protection and conservation of salmonid systems in the area. The submission notes that the protection of habitats outside designated areas and a Council commitment to reject proposals that would interfere with natural floodplains would greatly benefit aquatic and riparian features in Ashbourne and its surrounds. Policies and recommendations made under the Greater Dublin Strategic Drainage Study should be applied in development of a drainage strategy for the LAP.

Following the publication of the Draft Plan two further submission was made by the Department of Environment Heritage and Local Government (dated 6<sup>th</sup> & 7<sup>th</sup> of April 2009) and one by the Department of Communications Energy and Natural Resources (dated 3rd of April, 2009).

The submission from the Spatial Policy Unit of the Department of Environment, Heritage and Local Government questions if Appropriate Assessment screening was carried out for the LAP. The section submission from the Department of Environment Heritage and Local Government is from the Architectural Heritage Section of the Spatial Policy Unit and refers to HER POL 3.

A second submission was also received from the Department of Communications and Science (Engineering Division) following the publication of the Draft Plan. The submission advises that in terms of the protection of water quality and fishery status of the receiving water, the status objectives set out in the Water Framework Directive should not be comprised as a result of the LAP. It is also stated that any future development proposed on foot of the LAP should be considered premature until suitable sanitary services are in place. The submission notes that the Ashbourne waste water treatment plan is operating at capacity and expresses support for the views of the Eastern Regional Fisheries Board.

Who carried out the assessment?

Meath County Council.

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

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

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










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

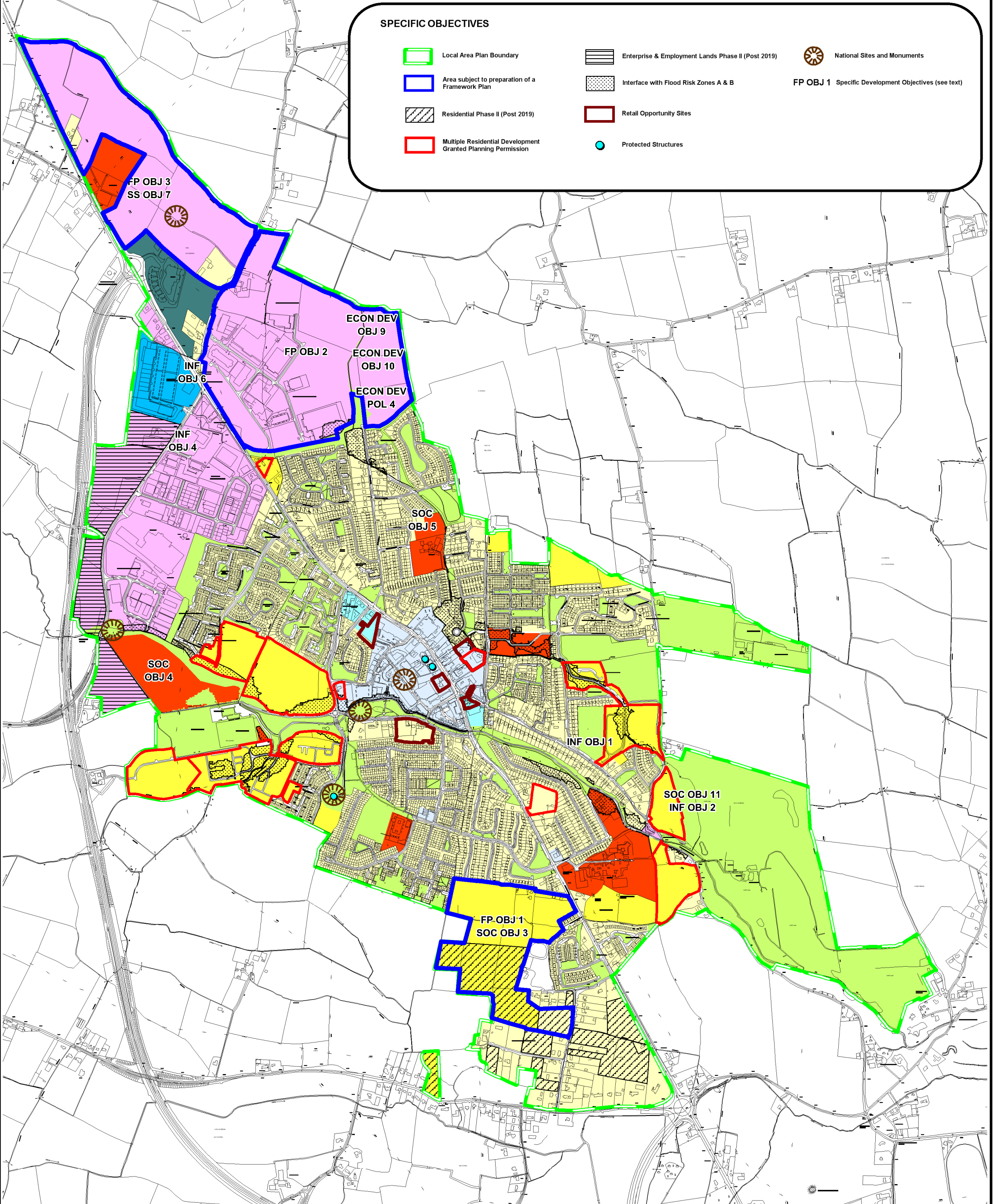


**Land Use Zoning Objectives Map**












**SPECIFIC OBJECTIVES**

-  Local Area Plan Boundary
-  Area subject to preparation of a Framework Plan
-  Residential Phase II (Post 2019)
-  Multiple Residential Development Granted Planning Permission
-  Enterprise & Employment Lands Phase II (Post 2019)
-  Interface with Flood Risk Zones A & B
-  Retail Opportunity Sites
-  Protected Structures
-  National Sites and Monuments
- FP OBJ 1** Specific Development Objectives (see text)



**LAND USE ZONING OBJECTIVES**

- |  |   |
|--|---|
| <p><b>A1</b>  To protect and enhance the amenity of developed residential communities.</p> <p><b>A2</b>  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.</p> <p><b>B1</b>  To protect, provide for and / or improve town and village centre facilities and uses.</p> <p><b>B2</b>  To provide for the development of a retail warehouse park.</p> <p><b>C1</b>  To provide for and facilitate mixed residential and business uses.</p> <p><b>D1</b>  To provide for appropriate and sustainable visitor and tourist facilities and associated uses.</p> | <p><b>E2</b>  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.</p> <p><b>F1</b>  To provide for and improve open spaces for active and passive recreational amenities.</p> <p><b>G1</b>  To provide for necessary community, social and educational facilities.</p> |
|--|---|

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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Scale -  
 Not to scale

Mapinfo File:  
 O:\Mapdata\Planning\Forward\_Planning\Development\_Plans\Adopted County Development Plan 2013\Local Area Plans

Produced By: S.K[10/14]



**ASHBOURNE**  
**Local Area Plan 2009-2015**  
**Land Use Zoning Objectives Map**

Incorporating Amendment Number 1  
 made on the 2nd of March 2015