



comhairle chontae na mí
meath county council

East Meath Local Area Plan 2014-2020

**Bettystown Laytown / Mornington East/ Donacarney/
Mornington**



Volume 1 Written Statement July 2014



VOLUME 1 WRITTEN STATEMENT

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1 INTRODUCTION

The Meath County Development Plan (CDP) 2013–2019 sets out the overall strategy for the proper planning and sustainable development of the county over a six year period. The plan has a critical role to play in ensuring that the needs of future population growth are planned for. The CDP settlement strategy has been informed by the Regional Planning Guidelines (RPGs) and the environmental sensitivities of the county. It is based on building strong urban centres while protecting the rural hinterlands. The plan also emphasises the need to protect the built heritage, unique landscape, natural heritage and biodiversity of the county for their intrinsic value and as a resource for the tourist economy of the future.

The designation of Bettystown-Laytown-Mornington East as a Small Town and Donacarney-Mornington as a Village is reinforced in the CDP settlement strategy with the towns and villages being targeted for consolidated growth. By consolidating development the towns and villages will develop in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of population and economic growth, while providing a full range of local services adequate to meet local needs.

Over the last 20 years, Bettystown-Laytown-Mornington East-Donacarney-Mornington have experienced unprecedented expansion in comparison with other settlements in the county. The majority of this development has been residential in nature, and comprising large housing estates. These estates reflect the role of towns and villages as dormitory settlements arising from improved rail and road links to Dublin City.

Bettystown-Laytown-Mornington East is designated as a town in the most recent census of population therefore the preparation of a local area plan for the area is a statutory requirement of Meath County Council. It is highlighted that Donacarney-Mornington are included within the definition of Bettystown-Laytown-Mornington East as a census town. The location of the LAP area within the context of the County is illustrated in Figure 1.1

This Local Area Plan (LAP) has been prepared to provide a statutory framework for the future growth and development of Bettystown-Laytown-Mornington East-Donacarney-Mornington. The purpose of the LAP is to guide future development within these towns and villages in a sustainable and equitable manner and to inform members of the public, the local community, stakeholders and developers of the policies and objectives that will shape development within the plan area. This LAP is consistent with the policies and objectives contained in the Meath County Development Plan 2013-2019, including the Core Strategy.

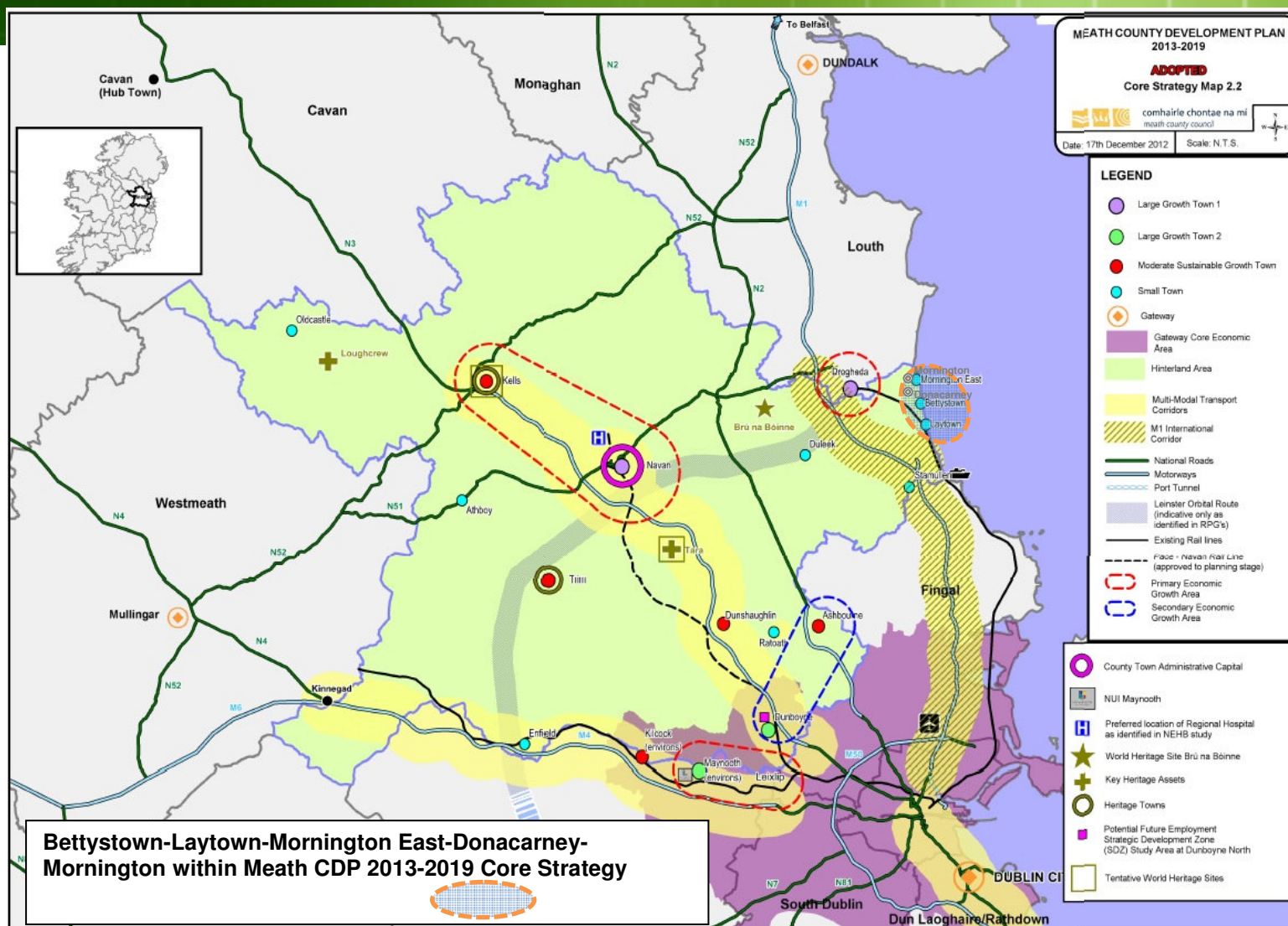


Figure 1.1: Location of Bettystown-Laytown-Mornington East-Donacarne-Mornington within Meath CDP 2013-2019 Core Strategy

1.1 STATUTORY CONTEXT

This LAP has been prepared under the provisions of Section 18, 19 and 20 of the Planning and Development Act 2000-2014 (the Planning Act). The Meath CDP, 2013-2019, designated that a LAP be prepared for Bettystown-Laytown-Mornington East within one year of its adoption. Section 19 of the Planning Act states:-

'1) (a) A local area plan may be prepared in respect of any area, including a Gaeltacht area, or an existing suburb of an urban area, which the planning authority considers suitable and, in particular, for those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan.

(b) A local area plan shall be made in respect of an area which -

(i) is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,

(ii) has a population in excess of 5,000, and

(iii) is situated within the functional area of a planning authority which is a county council.'

In this regard Bettystown-Laytown-Mornington East is designated as a town in the most recent census of population together with Mornington and Donacarney. This designation is reflected in Variation No. 1 of the Meath CDP 2013-2019.

The LAP process is subject to extensive public consultation and concludes by way of adoption by the Elected Members of Meath County Council. The Planning Act states that:-

'2) A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional planning guidelines that apply to the area of the plan and shall consist of a written statement and a plan or plans which may include -

(a) objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

(b) such other 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 the objective of development of land on a phased basis and, detail on community facilities and amenities and on standards for the design of developments and structures.'

The LAP must also be consistent with the planning guidelines issued by the Minister for the Environment, Community and Local Government under Section 28 of the Planning Act and with such national plans, policies or strategies as the Minister determines relate to the proper planning and sustainable development. These are listed in Appendix 2 of the Meath CDP 2013-2019.

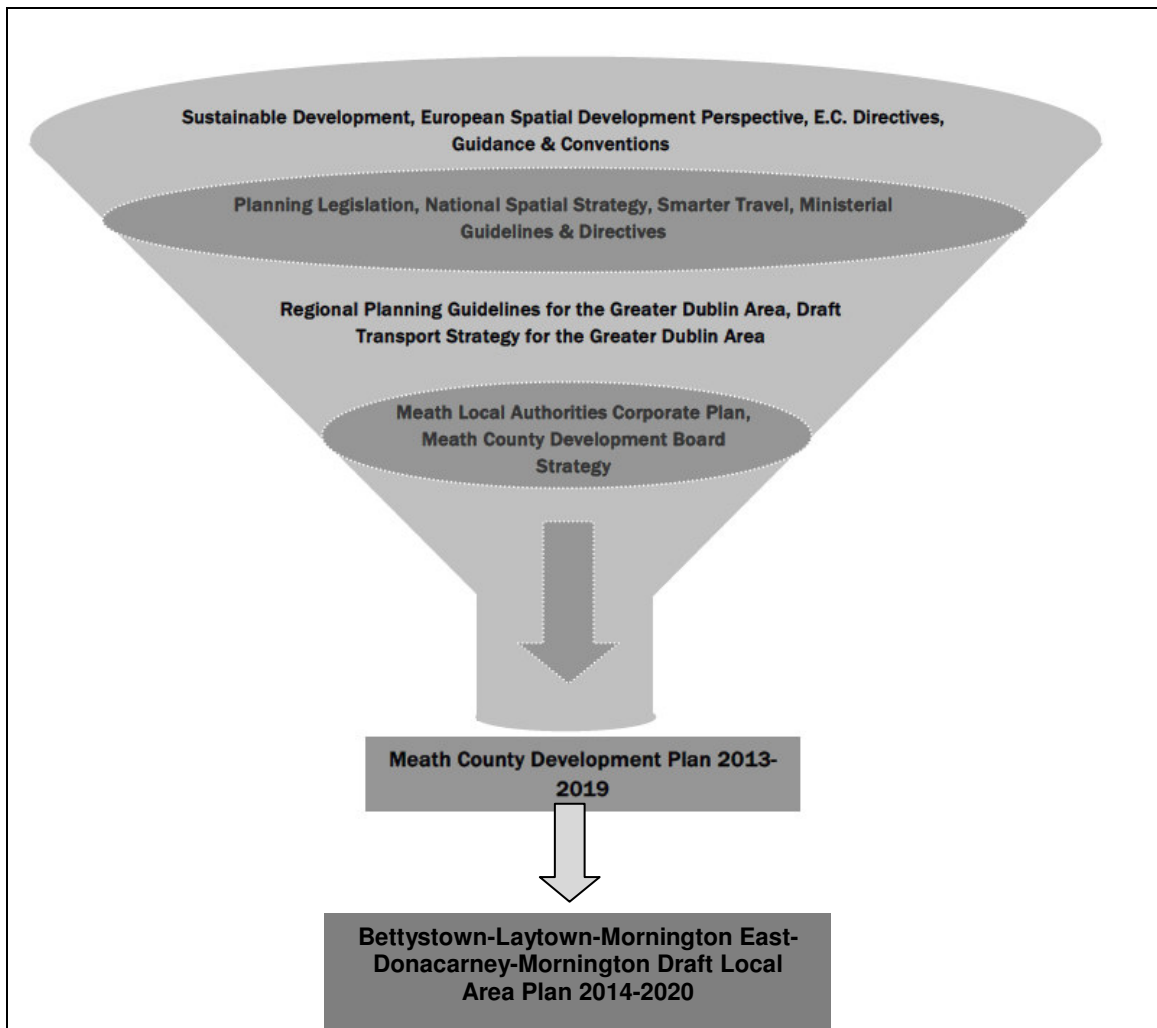


Figure 1.2: Strategic policy influences on the preparation of the LAP

The Planning Authority must have regard to the provisions of the LAP when determining any planning applications for sites located within the plan area. The LAP will remain in force for 6 years from the date it is adopted, unless otherwise amended or extended by Meath County Council. Development areas outside of the plan area boundary of the LAP will be regulated through the Meath CDP 2013-2019.

1.2 PUBLIC CONSULTATION

Public consultation is an important aspect of any plan-making process in order to address issues and concerns which relate to the plan area, and to ensure that the adopted LAP reflects public and community aspirations as well as government policies, strategies and guidelines. There have been a number of opportunities for members of the public to become involved in the LAP making process by making written submissions on the LAP, at Pre- draft stage, the Draft stage and at the Material Alterations stage, as appropriate. Meath County Council has taken great care to support and facilitate the local community's participation in the planning process as it relates to their local area and their daily lives.

Pre-Draft Non Statutory Public Consultation

The preparation of the Draft LAP included a number of opportunities for members of the public's involvement and input by making written submissions on the LAP. Section 20 of the Planning Act states that:-

'a Planning Authority shall take whatever steps it considers necessary to consult the Minister and the public before preparing'... 'a local area plan, including consultations with any local residents, public sector agencies, non-governmental agencies, local community groups and commercial and business interests in the area'.

The following measures were taken to consult with the public at this stage of the plan making process.

- An Issues Paper was prepared to stimulate, guide and encourage debate and discussion on the issues in the community and wider environs, to flag important factors and to encourage and assist the public in making submissions and observations to the Planning Authority in respect of the preparation of the Draft LAP.
- A public notice was placed in the Meath Chronicle stating that a non-statutory pre-draft consultation phase was taking place regarding the new LAP. The intention of this notice was to invite interested parties or individuals to make submissions, observations, suggestions or forward ideas in advance of the preparation of the Draft Local Area Plan. Submissions/observations were to be made either by post or e-mail over a 4 week period.
- A public information event took place in Coláiste na hInse to further engage the general public and other stakeholders in the consultation process. Representatives of the Council were in attendance to answer queries with respect to the LAP process and the specific LAP area.
- The posters from the public information event were available to view on the County Council's website.
- A pro-forma form was prepared for people to make submissions, for convenience.
- In advance of the public information open day, an informal briefing session was held with the Slane Area Councillors.

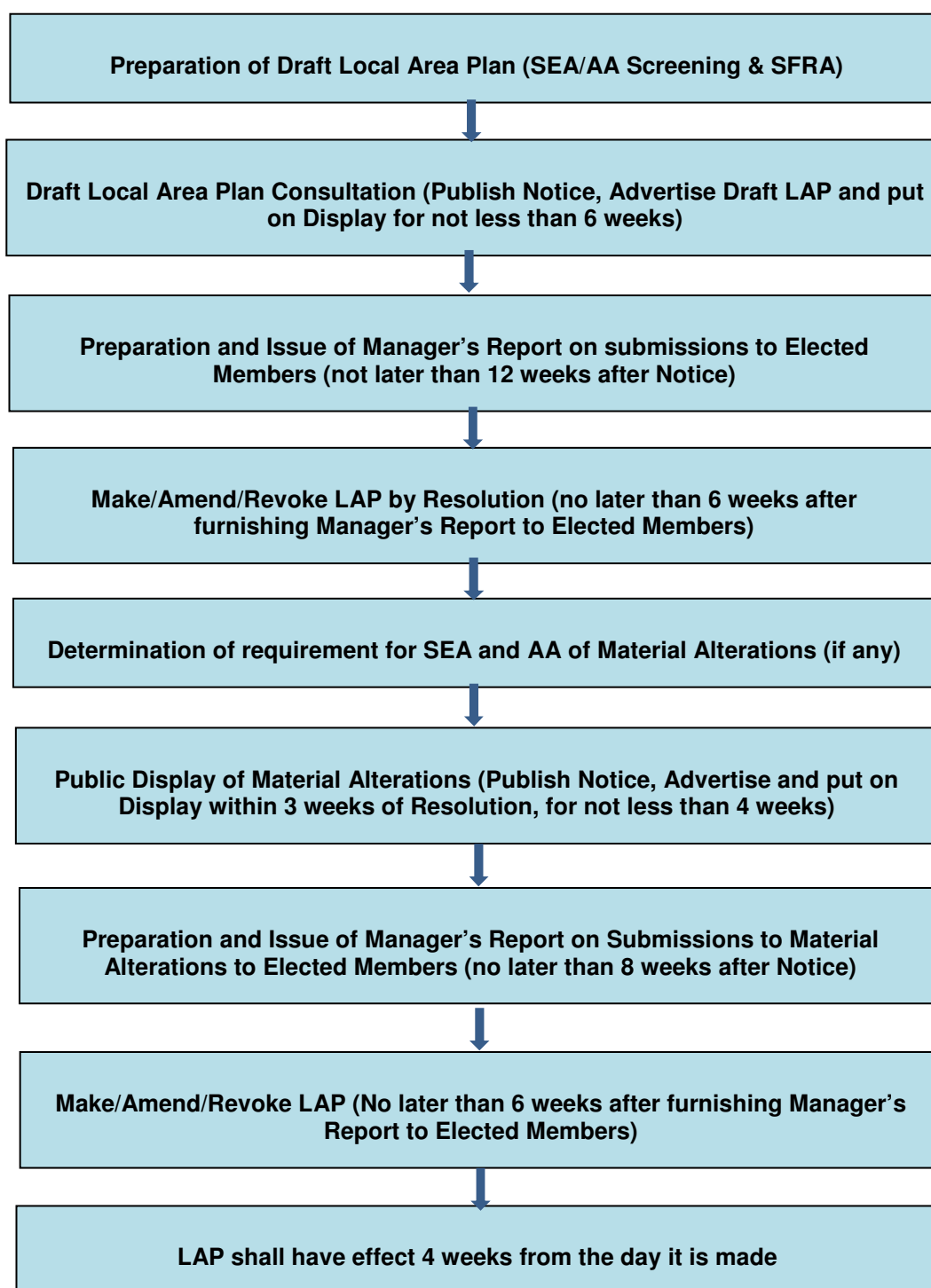
These measures assisted in providing insights into the local issues and helped to shape the Draft LAP for the area.

Draft Stage & Alterations to Draft LAP

The Draft LAP was published and placed on display for a minimum 6 weeks during which time submissions and observations were invited from the public and the interested parties. A report summarising the issues raised and the Manager's recommendation was presented to the Elected Members not later than 12 weeks after publication of the notice. The Elected Members considered the report and amended the Draft LAP. Material Alterations to the Draft LAP then went on public display for a further period of not less than 4 weeks. A report summarising the issues raised and the Chief Executive recommendations (formerly referred to as 'managers recommendations') was presented to the Elected Members and agreed by resolution at the council meeting on 07th July 2014. The LAP came into effect four weeks from that date.

A Strategic Environmental Assessment Environmental Report and Appropriate Assessment Natura Impact Report accompanied the draft LAP and amendments to the Draft LAP during the public display periods .

Figure 1.3: **Statutory Local Area Plan Process**



(NB: This statutory timeframe may be amended in accordance with the Planning and Development Act 2000 as amended, depending on the determination of the requirement for AA and/or SEA Assessments)

1.3 CONSERVATION & PROTECTION OF THE ENVIRONMENT

Strategic Environmental Assessment

The EU Directive on Strategic Environmental Assessment (SEA) as transposed into Irish legislation through the Planning and Development Strategic Environmental Assessment Regulations 2004, as amended, requires a systematic evaluation of likely significant environmental effects of implementing any plan or programme prior to its adoption.

Mandatory SEA of a LAP is required where the population or target population of the town is over 5,000 persons, or where the area covered by the plan is greater than 50 square kilometres, or where the LAP is being prepared for a town and its wider environs. The SEA informs the plan-making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations. The SEA was prepared in parallel to this LAP.

The SEA Environmental Report is a separate document which can be read in conjunction with this LAP. The relevant recommendations and mitigations measures from the SEA process and Environmental Report have been incorporated into the LAP. An SEA statement has also been completed.

Appropriate Assessment

The EU Directive on Habitats as transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulation 2011 and Part XAB of the Planning (Amendment) Act 2010 requires Meath County Council, as the competent authority, to undertake an assessment as to whether the implementation of the plan is likely to have any significant effect on the integrity of Natura 2000 site(s).

The LAP is consistent with the recommendations contained as mitigation measures in the Habitats Directive Assessment of the Regional Planning Guidelines for the Greater Dublin Area, Meath CDP 2013-2019 Natura Impact Report (NIR) and SEA.

All plans and projects that are proposed as a result of the LAP should be screened according to Article 6 of the Habitats and Birds Directive and an AA carried out where necessary. Policies and objectives in this LAP may help in determining if a Stage 2 AA is required.

1.4 STRATEGIC FLOOD RISK ASSESSMENT

Under Section 28 of the Planning Act statutory guidelines The Planning System and Flood Risk Management Guidelines for Planning Authorities were published by the DoEHLG¹ (November 2009). These guidelines require Planning Authorities to introduce flood risk assessment as an integral and leading element of the Development Plan process. A SFRA for County Meath was prepared by Meath County Council as part of the review of the Meath CDP 2013-19. An area specific SFRA was also prepared to guide the future development of Bettystown-Laytown-Mornington East and Donacarney-Mornington as part of this new LAP process. The approach to flooding is detailed in the Infrastructure and Utilities Section of the LAP. The SFRA report for the LAP is included in Appendix C.

¹ Now known as DoECLG

1.5 PLAN BASIS IN THE CONTEXT OF THE MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The proper planning and sustainable development of Laytown-Bettystown--Mornington East and Donacarney-Mornington encompasses a wide range of issues, considerations and challenges, many of which have been highlighted through the consultation process. The LAP seeks to balance the wide ranging, and sometimes competing needs of the local community, landowners and the environment, along with achieving the role of the towns and villages within County Meath, as established within the Meath CDP 2013-2019.

To ensure that development is co-ordinated with the provision of necessary public infrastructure and implementation of strategic planning policies such as the Regional Planning Guidelines for the Greater Dublin Area, the LAP must comply with the Core Strategy which is contained within the Meath CDP 2013-2019. In this regard, the LAP must contain a statement that clearly places the area in question within the settlement structure as established by the Meath CDP 2013-2019. This statement should outline the Planning Authority's aims and policies in relation to the LAP in terms of function, scale and population, future development priorities and how environmental and heritage protection factors influenced the approach. The key considerations included within the Meath CDP 2013-2019 upon which this LAP is based are outlined below:-

Key Objective:

These towns and villages have experienced significant growth patterns over the last two census periods. Ensuring sustainable settlement patterns, including the provision of the necessary planning framework to accommodate educational, community, leisure and recreational facilities to satisfactorily match the level of population growth is key to planning for the future. In this regard the Meath CDP 2013-2019 designates Bettystown-Laytown-Mornington East as a Small Town and Donacarney-Mornington as a Village in the County Settlement Strategy.

Core Strategy:

Reflecting the growth allocation to County Meath by the Regional Planning Guidelines and the County Settlement Strategy designation, the Core Strategy identified an additional household allocation of 80 households for Bettystown-Laytown-Mornington East resulting in the requirement for 3.2ha of land zoned to accommodate residential development. With regard to Donacarney-Mornington the Core Strategy allocated 20 additional households resulting in a need for 1.0ha of land zoned to accommodate residential development. These requirements will be met in the LAP. This LAP provides a detailed framework for the management and regulation of development and use of land that will guide day-to-day planning decisions. It also includes proposals for the development and use of land and to zone lands for specific purposes which will provide guidance and information for developers and the public.

Economy & Employment:

Laytown-Bettystown-Mornington East and Donacarney-Mornington occupy a strategic location on the east coast within close proximity to the National Gateway of Dublin, Dublin Airport, the Dublin-Belfast railway line, the M1 Dublin-Belfast Economic Corridor and Drogheda. Its location and outstanding accessibility place the area in a unique position to harness the potential for sustainable employment growth particularly through the tourism economy. In this regard, Bettystown-Laytown is designated as a Local Employment Centre in the County Economic Strategy.

Infrastructure & Utilities:

Working to ensure infrastructure keeps pace of serving future developments while ensuring compliance with the statutory obligations to achieve good water quality is a priority. The LAP seeks to ensure the optimum utilisation of State and Local Authority resources and identify development demands likely to arise over the period 2014-2020.

Transportation & Movement:

While public transport to the main centres of Dublin and Drogheda is well catered for by bus and rail, challenges exist in addressing deficiencies in the existing pedestrian/cycling network. Promoting walking/cycling and broader Smarter Travel initiatives which seek to reduce car dependency are key considerations of this plan-making process.



Heritage & Natural Assets:

Promoting and facilitating appropriate growth of the area while protecting the built, cultural and natural heritage in accordance with applicable legislation is paramount to the sustainable development of this coastal area.

Flooding:

Potential flood issues in the plan area are an important consideration in the preparation of the LAP. Zoning objectives for various land uses will be guided by the SFRA for the area. This is included in Appendix C.

The context within which the LAP sits within the Core Strategy for the County is illustrated on Figure 1.1.

1.6 STATUS OF THE LAP

The East Meath LAP was made by resolution at the Meath County Council meeting on 7th July 2014 and came into effect four weeks from that date. This LAP will be taken into account as a material consideration in the determination of applications for planning permission, either by Meath County Council or by An Bord Pleanála. The LAP will remain valid for six years, unless it is varied or reviewed. While the achievement of many of the objectives will depend on the availability of finance from the State and other sources, Meath County Council will seek to implement the LAP in a proactive manner and will engage with all relevant stakeholders.

1.7 PLAN STRUCTURE

The LAP has been structured into 4 Volumes as set out below:

Volume 1 consists of the Written Statement which is divided into the following 4 sections:

- Section 1: Introduction
- Section 2: Strategic Vision, Core Strategy & Themes
- Section 3: Development Management
- Section 4: Development Policies & Objectives

Volume 2 consists of Appendices A Zoning & Objective Maps and B Residential Evaluation Maps which should be viewed in conjunction with the Written Statement.

Volume 3 consists of the Appendix C which comprises Strategic Flood Risk Assessment.

Volume 4 consists of the Habitats Directive Assessment – Natura Impact Report and the Strategic Environmental Assessment – Environmental Report and SEA Statement.

2 STRATEGIC VISION, CORE STRATEGY & THEMES

2.1 VISION

The plan is underpinned by a strategic vision. This is intended to guide the future growth and development of the area in a sustainable manner, achieving the overall objectives as set out in the Meath CDP 2013-2019 in a way that reflects the existing character and amenity of the area, the surrounding landscape, heritage, environment and which improves the quality of life of the local residents, working and visiting communities. In this regard, the strategic vision for Bettystown-Laytown-Mornington East-Donacarney-Mornington is to create a place to live, work and visit which is appealing, distinctive and sustainable, with minimal impact on the environment and drawing on the unique coastal setting.

At the heart of the vision is a commitment that can create a real sense of place and harness the unique qualities of the East Meath area, to create a cohesive community with a strong identity and distinctive character.

2.2 CORE STRATEGY

Reflecting the development themes of the Meath CDP 2013-2019 and Variation No.1, the purpose of the Core Strategy is to provide a medium to longer term quantitatively based strategy for the spatial development of the towns and villages within the County. With regard to Bettystown-Laytown-Mornington East the strategy outlined in the Meath CDP 2013-2019 provide that this cluster should develop as a '*Small Town*'. Such towns should:

- Reduce the pattern of commuter led development.
- Cater for a greater proportion of local growth.
- Allow for a period of consolidation of local facilities and infrastructure to serve the local population.
- Facilitate more sustainable communities.
- Nurture small and local financed businesses.
- Support economic investment opportunities where sustainable and in keeping with the intended role and function of the town.
- No one proposal for residential development should increase the existing stock generally by more than 15% within the CDP period. In order to meet its Housing Allocation 3.2ha of residentially zoned land is required.

It is an objective of Meath County Council:

- To ensure that Small Towns develop to cater for locally generated development and that growth occurs in tandem with local services, infrastructure and demand. (Meath CDP 2013-2019 SS OBJ 12)
- To ensure that Small Towns grow in a manner that is balanced, self-sustaining and supports a compact urban form and the integration of land use and transport. (Meath CDP 2013-2019 SS OBJ 13)

- To ensure that in Small Towns, no proposal for residential development should increase the existing housing stock (including permitted units) of the town by more than 15% within the lifetime of the Development Plan. (Meath CDP 2013-2019 SS OBJ 14)

The Settlement Strategy outlined in the Meath CDP 2013-2019 for Donacarney-Mornington provides that this cluster should develop as 'Villages'. Such Villages should:

- Provide important local services with some small scale rural enterprise.
- Managed so as to cater for local need in line with existing services and infrastructure provision.
- Development should be in keeping with the character of the village.
- Future growth managed in order to safeguard against becoming a catalyst for unsustainable growth patterns.
- No one proposal for residential development should increase the existing stock generally by more than 15% within the County Development Plan period. In order to meet its Housing Allocation 1.0ha of residentially zoned land is required.

It is an objective of Meath County Council:

- To ensure that Villages in Meath cater for a local catchment for service provision. Future population growth in Villages shall be managed to ensure that they do not lead to unsustainable commuting patterns. (Meath CDP 2013-2019 SS OBJ 15).
- To ensure that Villages grow in a manner that is balanced, self-sustaining and supports a compact urban form and the integration of land use and transport. (Meath CDP 2013-2019 SS OBJ 16).
- To ensure that in Villages no proposal for residential development should increase the existing housing stock (including permitted units) of the village by more than 15% within the lifetime of the Development Plan. (Meath CDP 2013-2019 SS OBJ 17).

The strategy for the future development of Bettystown-Laytown-Mornington East-Donacarney-Mornington focuses on the principles established in the Core Strategy as contained in the Meath CDP 2013-2019. The role and function of the towns and villages in the plan area are illustrated in the Meath CDP 2013-2019 as illustrated in Figure 2.1.

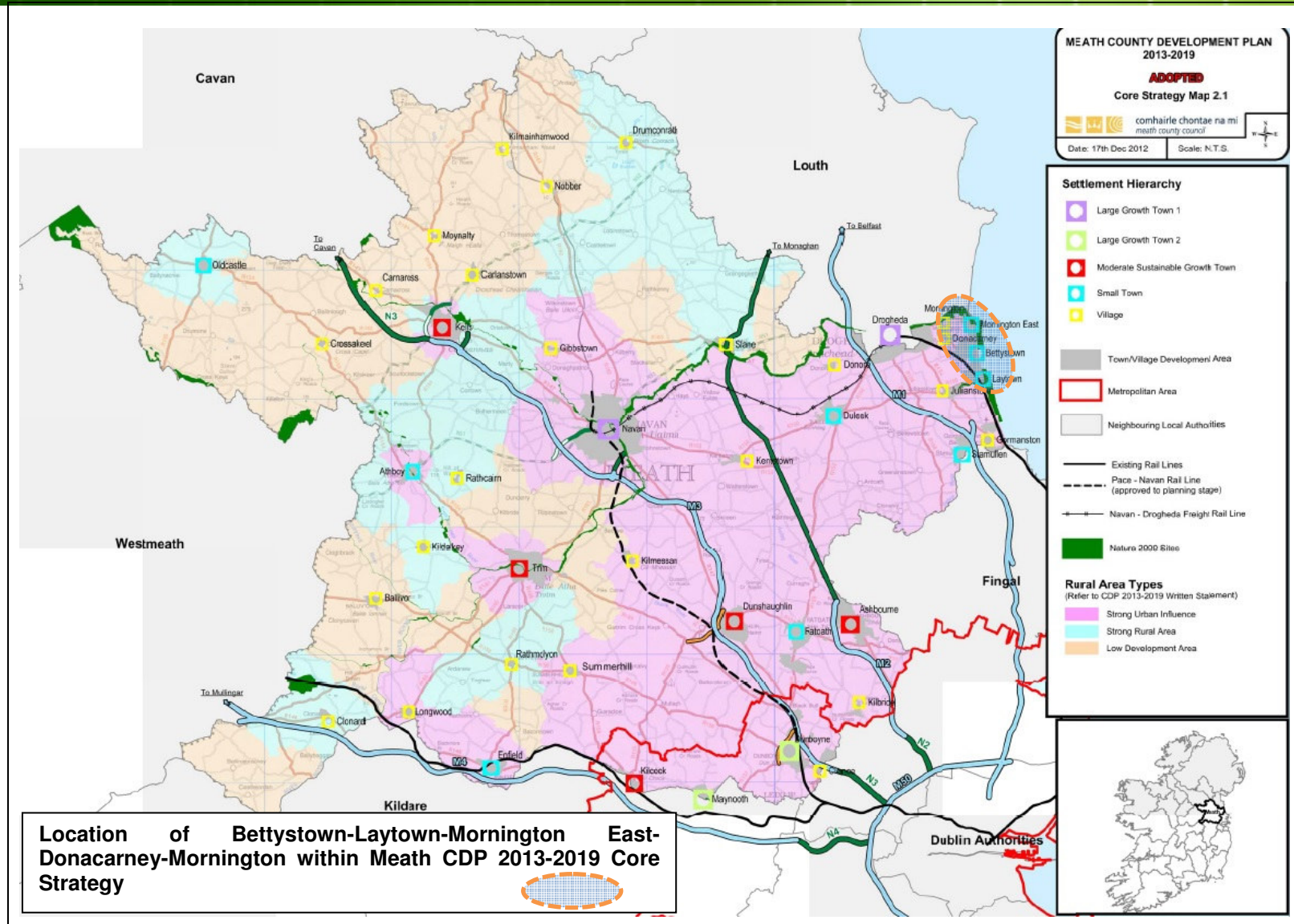


Figure 2.1: Location of Bettystown-Laytown-Mornington East-Donacarney-Mornington within Meath CDP 2013-2019 Core Strategy

2.3 DEVELOPMENT THEMES

This new LAP establishes the framework to guide the development of this area for the next 6 years. The Core Strategy map (Figures 1.1 and 2.1) presents the development strategy for the future development of this area, which focuses on the following development themes:-

Sustainable Communities

The level of zoned lands in the East Meath Local Area Plan 2005 significantly exceeded demand as provided for in the Core Strategy of the Meath CDP 2013-2019. The new LAP must be consistent with and adhere to the Core Strategy.

A strong emphasis is placed on the development of lands sequentially thereby encouraging the better use of under-utilised lands with options and opportunities for consolidation of the urban structure prioritised. This LAP identifies the required quantum of land to be released for residential development during the plan period. A Strategic Reserve is also identified as White Land to indicate the intention of the Planning Authority for the longer term beyond the life of this LAP. It is not envisaged that any lands identified as the Strategic Reserve will be developed within the life of the current plan.

The provision of community and recreational facilities to match the population demand of the plan area is paramount. It is acknowledged that the area benefits from the extraordinary natural asset of an uninterrupted stretch of tidal beach which lends itself to both passive and active non-intrusive leisure activities. East Meath has unique natural resources which result in a vast quantum of benefits to the local population that needs to be recognised and harnessed. Opportunities to restore amenities along the coastal and estuarine edges would assist in renewing the seafront and reinstating Laytown's character and tradition as a seaside resort. Potential which the beach presents to the area with respect to recreation and tourism will be explored in the context of the conservation objectives which apply to the coastal area.

Both community and recreational facilities within the plan area are limited. This plan seeks to facilitate the development of additional facilities within the plan area. In this regard, it is considered appropriate to cluster facilities in a central location between Bettystown Town Centre and the Educational Campus in order to achieve a critical mass for their sustained use and operation. Such facilities which are considered appropriate at this location include library, health facilities and playing pitches. It will be important to ensure that the movement strategy throughout the plan area supports the land use objectives for this location. It is the policy of Meath County Council:-

SC POL 1:	To facilitate the development of new housing in accordance with the targets set out in the County Settlement Hierarchy and Core Strategy in the Meath CDP 2013-2019.
SC POL 2:	To ensure the availability of community services, recreation and amenity facilities for the existing and future population within the development envelope and to resist the future provision of such services at a remove from central sites.
SC POL 3:	To encourage development in a sequential manner in accordance with role and function.
SC POL 4:	To promote a strong sense of community spirit and civic pride.

Sustainable Economies

Tourism is identified as being of critical importance to the future economic development of the area and relies on capitalising on the area's natural heritage appeal. This coastal area has a significant tourism potential which must be harnessed. A number of specific actions are required:

- Optimising the potential of the strategic location in close proximity to the M1 Economic Corridor and airport.
- Investigating opportunities to develop a sustainable tourism product for the area in conjunction with the relevant stakeholders.
- Undertaking an agreed programme of public realm enhancement to continue to improve the appearance of the towns and villages.
- Reducing the dominance of car movements and improving pedestrian and cyclist facilities. The need to dedicate road space to other users and traffic calming measures is integral to the movement within and through land uses, the quality of life and integration within the plan area.
- Developing a strategy to tackle the considerable extent of vacancy on sites particularly within and adjacent to Bettystown's central area.
- Expanding the range of tourist accommodation offer in the area and retain and enhance the tradition of the area as a holiday rental, caravanning and camping / motor home holiday destination.

The LAP provides employment generating use zones within each of the towns and villages seeking to ensure that employment uses are retained and protected.

- The existing town centre and town centre expansion area in Bettystown are identified for higher density uses to accommodate predominantly retail, commercial and office use. These uses are located adjacent to public transportation linkages reflecting the principles of sustainable land use and transportation planning.
- Adjacent to the Laytown Rail station has been identified for employment uses together with park and ride facilities.
- Mornington East lacks a defined central area. In its absence the LAP identifies a site where this type of activity could take place. Development of this site will require a concept master plan to illustrate how the layout and form will link with the existing area, its character and setting.
- The development of centrally located sites within Donacarney will be welcomed where their use and function reflect the role of this village in the settlement and economic hierarchies. It is an objective of the LAP to secure safe pedestrian and cyclist linkages between Donacarney and Mornington and the coastal area to ensure access to town centre functions catering for local needs and social inclusion.

It is the policy of Meath County Council:-

SE POL 1: To strengthen the economy of each Small Town and Village through attracting new investment in employment, services, administration, retail and tourism uses appropriate to their economic role in the Economic

Strategy for the County.

- SE POL 2:** To strengthen the role of Laytown/Bettystown as a Level 3 retail centre thereby sustaining its ability to attract new businesses and meeting the retail and service needs of the area in addition to facilitating a high quality of urban design to encourage diverse building styles reflecting the character and setting of the coastal location thereby providing a pleasant environment for shopping, visiting and doing business.
- SE POL 3:** To address the extent of commuting from the area by the resident workforce by facilitating the creation of sufficient local employment opportunities to cater for the existing and future resident population.
- SE POL 4:** To unlock infrastructural constraints and ensuring maximum utilisation of publicly funded infrastructure.
- SE POL 5:** To capitalise on the presence of the railway station at Laytown and bus corridors throughout the plan area. Developing and implementing a cycle and pedestrian strategy to facilitate pedestrian and cyclist movements throughout the plan area.

Sustainable Heritage

The presence of our heritage is all around us. It is our countryside, our rivers, our woodlands, our seas, our ancient sites and monuments, our villages and townscapes and the buildings that make these. It is our history, our language, folklore and our customs. It is those special elements of our landscape that connect us to our home place, our parish, our town. The responsibility of Meath County Council in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan in addition to other statutory functions as set out in the Planning Act, environmental legislation and EU Directives.

Areas within the plan area have been designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. Such sites form part of the EU network of ecologically important sites known as Natura 2000. Natura 2000 Sites within and adjacent to the plan area include Boyne Estuary SPA, Boyne Coast and Estuary cSAC, River Nanny Estuary and Shore SPA, River Boyne and Blackwater cSAC and River Boyne and Blackwater SPA. These environmental designations located within such close proximity to the population will be explored in terms of education, health, tourism, recreation and leisure opportunities.

The coastal location of the plan area places it in a unique position to all other urban centres in the County. Strategically located between large urban centres the plan has a comparative advantage that needs to be explored to benefit the local and visiting population. Bettystown, Laytown and Mornington strands are superb beaches which have considerable tourism potential. However the coastline is susceptible to pressure for development which has the potential to encroach on sensitive sites and cause pollution. The coastal waters off County Meath provide an important resource, supporting and generating employment and recreational activities. It will be important to ensure that measures are provided in the Plan to protect this important resource. It is the policy of Meath County Council:-

- SH POL 1:** To promote the examination of how the area can capitalise on the significant natural heritage appeal and developing specific niche tourism products so as to create sustainable job growth in the tourism sector for

	the East Meath area and entice greater numbers of visitors to stay and spend.
SH POL 2:	To ensure adequate water and wastewater infrastructure in the area thereby facilitating the development of the area whilst safeguarding the water quality and qualifying interests of the Boyne River and River Nanny and impacts on European environmental designated sites.
SH POL 3:	To protect the importance of the Natura 2000 and environmentally designated sites within the plan area with particular reference to the coastline, beaches and connecting waterbodies and to ensure that any proposals for development or uses which could compromise the conservation objectives of these natural assets are carefully considered and subject to AA as required.

The new LAP will seek to provide the building blocks for the implementation of the Core Strategy at the local level and the framework is detailed in the policies and objectives contained within the individual sections of the plan.

2.4 EVALUATION OF RESIDENTIALLY ZONED LANDS

The Planning Act and associated Ministerial guidance require a more evidence-based planning system in which decisions are made based on the needs of communities. This requires the reconsideration of certain aspects of the East Meath Local Area Plan 2005.

The overall population of the area increased steadily between the period 2002 and 2011. The most recent census information indicates that the current population of the plan area is 10,889 persons which presents an increase of 21% since the 2006 census results. It is notable however that the population of the area has nearly doubled over the last decade. The overall growth rates reflect the strong supply of housing during the economic boom period.

Table 2.1: Population 2002 – 2011

Year	Population	% change 02-06	% change 06-11	% change 02-11
2002	5,597			
2006	8,978	60%		
2011	10,889		21%	95%

Source: CSO 2011

The population and household projections for the lifespan of the Meath CDP 2013-2019 were prepared in the context of the Regional Planning Guidelines for the Greater Dublin Area targets. The County Core Strategy sets out the housing requirement including headroom (as recommended in the Development Plan Guidelines for Planning Authorities 2007 headroom is the expected residential demand arising within the development plan period of six years and for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect).

Table 2.4 of the Meath CDP 2013-2019 provides the housing allocations and zoning land requirements for each settlement in the County between the period 2013 and 2019. The

main figures listed for Bettystown-Laytown-Mornington East-Donacarney-Mornington are set out in Table 2.2.

Table 2.2: Housing Allocation and Zoned Land Requirements

	Laytown-Bettystown-Mornington East	Donacarney-Mornington
Housing Allocation	80 Units	20 units
Average Density unit/ha	25 units/ha	20 units/ha
Quantity of Residential Land required	3.2 ha	1.0 ha
Available Land zoned for Residential Use	106.4ha	28.2 ha
Available Land Zoned for Mixed Use incl. residential	7.4 ha	0.8 ha
Total Available Zoned Land:	113.8 ha	29.0 ha
Deficit/Excess Zoning:	110.6 ha	28.0 ha

Source : Meath CDP 2013-2019

The Core Strategy allocates 100 residential dwellings to the plan area (80 unit housing allocation to Bettystown-Laytown-Mornington East and 20 unit housing allocations to Donacarney-Mornington) to be developed over its lifespan for the years 2013 – 2019 based on their designation within the County Settlement Hierarchy. This 100 residential dwelling allocation includes the 50% headroom.

The Core Strategy also states that the extent of committed units (i.e. units for which planning permission has been granted but which have not yet been built) must also be taken into account. With the adoption of Variation No. 1 to the Meath CDP 2013-2019 this includes all extant planning permissions for multiple residential development from the date of publication of the new Local Area Plan for Bettystown-Laytown-Mornington East-Donacarney-Mornington (Meath CDP 2013-2019 CS OBJ 8). 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 Meath CDP 2013-2019.

The Core Strategy notes that 1,077 housing units were committed in Bettystown-Laytown-Mornington East and 420 housing units were committed in Donacarney-Mornington. It is notable that since the Meath CDP 2013-2019 was adopted and Variation No.1 was made the majority of these extant permissions have secured an extension of duration of the planning consent with the exception of one site (3.1 ha) in Bettystown containing 83 no. units. Variation No. 1 confirms that lands which have the benefit of current planning consent shall remain zoned for residential development. Within the next review period those lands which are zoned for residential development, but remain undeveloped, will undergo a residential evaluation reflecting the new County Core Strategy in place.

There are currently 146 ha of available land zoned in the 2005 East Meath LAP at Bettystown-Laytown-Mornington-East-Donacarney-Mornington which allows for residential development. Given that the Core Strategy of the Meath CDP 2013–2019 allocates an additional 100 housing units over the period of this Plan in addition to the extant planning permissions (1,414 no. units), it is evident that there is a significant excess of land zoned to accommodate residential development within the plan area.

The average residential density considered appropriate in this context is 25 units per hectare in Bettystown-Laytown-Mornington East and 20 units per hectare in Donacarney-Mornington. Applying the average density per hectare results in a requirement of 3.2 hectares in Bettystown-Laytown-Mornington East and 1.0 hectare in Donacarney-Mornington being available to accommodate the allocated number of units. After these units have been

provided for there is a resultant excess zoning of 113.7 hectares in Bettystown-Laytown-Mornington East and 28.0 hectares in Donacarney-Mornington remaining. In order to align with the Core Strategy, it will be a requirement to reduce the quantity of land zoned to accommodate residential development.

An evidence based approach has been applied which has been informed by the Core Strategy. This included an evaluation of the remaining available sites to enable residential development proposals to be advanced. Both the planning policy context and the evaluation of the development areas have formed the basis for prioritising appropriate lands within the phasing strategy. The evaluation of the development areas therefore excluded:

- Sites identified within the SFRA which are located with flood zones A & B (corresponding with the 1:100 year and 1:1,000 year flood event) and are considered inappropriate for vulnerable development. The SFRA for the LAP is included in Appendix C of this plan which was prepared by JBA Consulting on behalf of Meath County Council.
- Those sites less than 0.5 hectares in extent as it is not considered necessary to include sites which could bring forward less than 10 no. units in the same manner as it has not been considered necessary to include small scale brownfield sites in the town centre/edge of town centre. It is not considered that a Core Strategy needs to be prescriptive to this minute level of detail.
- Sites containing existing uses which are unlikely to change over the course of the next plan.
- All sites with the benefit of an extant permission.

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

- Proximity to the Bettystown town centre and Donacarney village centre;
- Proximity to the schools;
- Availability of Public Transport - to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 400m walking distance of a bus stop and proximity to the rail station (800m);
- Regeneration/Renewal of residential areas or other brownfield opportunity sites;
- Proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;
- Proximity to and potential for impact on flood risk sites;
- The need to provide new roads infrastructure to facilitate development. Consideration as to whether a site could be considered an infill opportunity as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably.

The locations of the various sites capable of accommodating residential development under the East Meath LAP 2005 land use strategy with Bettystown-Laytown-Mornington East are identified in each of the maps presented in Appendix B (Residential Evaluation Maps).

Table 3.1: Evaluation of Residentially Zoned Lands Bettystown-Laytown-Mornington East

Site Name	1	2	3	4	5	6	7
Proximity to Bettystown Town Centre	5	3	3	1	2	4	1
Opportunity Site	5	5	3	1	3	3	1
Proximity to Environmental Sites	2	2	3	2	2	4	2
Proximity to Flood Risk Sites	3	3	2	3	3	3	3
Proximity to Schools	3	3	3	1	1	2	2
Serviced by Public Transport Corridor	1	3	1	1	3	1	1
New Road/Junction Required	3	5	3	5	5	2	1
Infill Opportunity	5	5	3	3	5	5	1
Total	27	29	21	17	24	24	12
Rank	5	6	3	2	4	4	1

Table 3.2: Yield of Residential Lands Bettystown-Laytown-Mornington East

Site	Zoning	Land Area	Density	Yield	Rank
1	A2	0.7	25	17.5	5
2	A2	4.9	25	122.5	6
3	A5*	5.0	10	50.0	3
4	B2**	4.8	25	120.0	2
5	A2	21.5	25	537.5	4
6	A4***	35.0	25	875.0	4
7	A2	3.1	25	77.5	1
Total		75.0	-	1,800.0	
Notes: * Density is 10 units per hectare reflecting the low density figures cognisant of the setting and visual qualities of these lands.					
** Figure entered represents 30% of total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.					
*** Figure entered represents 70% of total available residential community land zoning, reflecting that mixed uses would be subsidiary use in these zoning categories.					

Strategy for Residential Lands Bettystown-Laytown-Mornington East

Following the evaluation of available sites capable of accommodating residential development under the East Meath LAP 2005 land use strategy, sites were selected to meet the needs of the housing allocation as set out in the Core Strategy. The land use strategy for each site is set out in Table 3.3.

Table 3.3: Strategy for Residential Lands Bettystown-Laytown-Mornington East

Site	Rank	2005 Zoning	Action	Proposed Zoning 2014	Density	Land Area	Yield
7	1	A2	<p>This site performed well in the evaluation. This is a centrally located and is well served by public transport. This site is surrounded by residential development and is the logical location sequentially to meet the housing need within the Bettystown-Laytown-Mornington East area.</p> <p>Action: Retain the A2 zoning objective.</p>	A2	25	3.1	77.5
4	2	B2	<p>This is centrally located between the town centre and the educational campus. The site is not required to satisfy the housing need within the LAP area however scope to enable the expansion of town centre/tourism services/employment uses is required as part of the overall strategy for the area.</p> <p>Action: Retain 4.4 ha of B1 zoning at this location to enable new commercial uses to locate adjacent to central sites. Alter remaining B1 zoning to Open Space (F1)</p>	B1*/F1	25	1.3	32.5
3	3	A5	<p>This site accommodates Betaghstown House, a protected structure, (MH021-117). This is a periphery site and is not required to satisfy the housing need within the LAP area.</p> <p>Action: The A5 zoning objective is removed from this site and rezoned D1 (Tourism)</p>	D1	0	0	0

Site	Rank	2005 Zoning	Action	Proposed Zoning 2014	Density	Land Area	Yield
6	4	A4	<p>This site is strategically located close to Laytown Train Station but is not required to meet the housing need in the LAP area. The County Economic Strategy states that employment uses should be located within 800m from the station.</p> <p>Action: The A4 zoning objective is removed from this site and part of the site (5ha) is rezoned E2 (Employment).</p>	E2	0	0.0	0
5	4	A2	<p>This site is centrally located but is not required to meet the housing need in the LAP area.</p> <p>Action: The A2 zoning objective is removed from this site. Part of the site is rezoned F1 (Open Space) and WL (White Land) as a strategic reserve to enable the sustainable development and expansion of the area in the future.</p>	F1/WL	0	0.0	0
1	5	A2	<p>This is a periphery site and is not required to satisfy the housing need within the LAP area.</p> <p>Action: The zoning objective for this site is removed.</p>	NA	0	0.0	0
2	6	A2	<p>This is a periphery site and is not required to satisfy the housing need within the LAP area.</p> <p>Action: The zoning objective for this site is removed.</p>	NA	0	0.0	0
Total						4.4	110
Notes: * Figure entered represents 30% of total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.							

The locations of the various sites capable of accommodating residential development under the East Meath LAP 2005 land use strategy within Donacarney-Mornington are identified in each of the maps presented in Appendix B (Residential Evaluation Maps).

Table 3.4: Evaluation of Residentially Zoned Lands Donacarney-Mornington

Site Name	8	9	10	11	12	13	14	15	16	17	18
Proximity to Donacarney Village Centre	4	3	3	1	2	1	1	1	1	3	3
Opportunity Site	5	5	5	5	5	3	3	1	2	5	5
Proximity to Environmental Site	4	2	3	1	2	1	1	1	1	3	3
Proximity to Flood Risk	3	2	3	1	2	1	2	1	1	3	4
Proximity to Schools	3	2	2	1	1	1	1	1	1	3	3
Serviced by Public Transport Corridor	5	5	5	1	4	1	1	1	1	5	5
New Road/Junction Required	5	5	5	5	5	5	5	4	5	5	5
Infill Opportunity	5	5	5	5	5	2	2	1	2	5	5
Total	34	29	31	20	26	15	16	11	14	32	33
Rank	11	7	8	5	6	3	4	1	2	9	10
Notes: The town centre is Taken as Donacarney Village Centre											

Table 3.5: Yield of Residential Lands Donacarney-Mornington

Site Name	Zoning	Land Area	Density	Yield	Rank
8	A2	3.0	20	60	11
9	LO***	1.7	20	34	7
10	A2	3.7	20	74	8
11	LO***	2.3	20	46	5
12	LO***	2.5	20	35	6
13	A2	3.8	20	76	3
14	A2	6.4	20	128	4
15	B1**	0.2	20	4.8	1
16	A4***	6.9	20	137	2
17	A3*	9.1	10	91	9
18	A3*	0.9	10	9	10
Total		40.5		695	
Notes: *Density is 10 units per hectare reflecting the low density figures cognisant of the setting and visual qualities of these lands..					
** Figure entered represents 30% of total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites					
*** Figure entered represents 70% of total available residential community land zoning, reflecting that mixed uses would be subsidiary use in these zoning categories.					

Strategy for Residential Lands Donacarney-Mornington

Following the evaluation of available sites capable of accommodating residential development under the East Meath LAP 2005 land use strategy, sites were selected to meet the needs of the housing allocation as set out in the Core Strategy. The land use strategy for each site is set out in Table 3.6.

Table 3.6: Strategy for Residential Lands Donacarney-Mornington

Site Name	Rank	2005 Zoning	Action	Proposed 2014 Zoning	Density	Land Area	Yield
15	1	B1	This site performed well in the evaluation. This is a centrally located site and is well served by public transport. This site is the logical location sequentially to meet the housing need within the Donacarney-Mornington area. Action: The land use zoning objective has been retained on this site to meet the housing need identified in the Core Strategy.	B1*	20	0.2	4
16	2	A4	The entire site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed. 2.5 ha of B1 lands are zoned on this site between existing B1 lands and the proposed distributor route.	B1*	20	0.8	16
13	3	A2	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
14	4	A2	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
11	5	LO	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
12	6	LO	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed and rezoned to F1 (Open Space) due to the location between Mornington and Donacarney. This site will form part of a Framework Plan with adjoining lands.	F1	NA	0.0	0
9	7	LO	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0

Site Name	Rank	2005 Zoning	Action	2014 Zoning	Density	Land Area	Yield
10	8	A2	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
17	9	A3	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	-NA	NA	0.0	0
18	10	A3	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
8	11	A3	This site is not required to satisfy the housing need within the LAP area. Action: The zoning objective for this site is removed.	NA	NA	0.0	0
Total							20
Notes: * Figure entered represents 30% of total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.							

2.5 PRIORITISING LANDS FOR DEVELOPMENT

This LAP identifies the required quantum of land to be released for residential development during the plan period. In accordance within the Core Strategy and evaluation of land zoned to accommodate residential development it is proposed to remove the land use zoning objective from lands which were zoned for residential purposes in the previous LAP which are in excess of the plan areas requirements as there is no quantifiable or justifiable basis to retain such zonings.

Laytown/Bettystown is identified as a Level 3 Town Centre in the County Retail Strategy. It is also identified as a Small Town in the Core Strategy and has strong links with Dublin and Drogheda being on the same multi-modal corridor. While the Bettystown Expansion Area has stagnated, Meath County Council will continue to direct Retail, Enterprise, Tourism and Community Uses to this area.



While there is some provision of recreational and leisure facilities within the plan area, it is recognised that these are deficient to cater for the existing population. It is an objective of Meath County Council to support and encourage the development of facilities to cater for the need which exists. In this regard, Meath County Council is committed to co-operating with NTA in the provision of pedestrian and cycle networks, Bus Éireann and private transport operators in the provision of bus transport, HSE in the provision of health care facilities and local groups in provision of community facilities.

A strategic reserve is identified as White Land (WL) to indicate the intention of the Planning Authority for the longer term beyond the life of this LAP. It is not envisaged that any lands identified as WL will be developed within the life of the current plan.



This land use strategy provides a sustainable approach to development up to and including 2020. It is a positive framework approach that will allow greater certainty among stakeholders as to where the focus of expansion is to be. This approach demonstrates where the funding priorities will be directed, to ensure that the settlements are consolidated and that the plan area's growth is directed to those areas that can best accommodate and facilitate sustainable growth over the plan period.

It is the policy of Meath County Council:-

- | | |
|------------------|--|
| RE POL 1 | To ensure that 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 CDP 2013-2019. |
| RE POL 2: | To consider planning applications for new residential development only in accordance with Table 3.3, Table 3.6 and the land use zoning objectives maps whereby residential development, other than infill, brownfield or as part of a mixed use/commercial development (the latter within B1 lands only), shall only be permitted within the life of this plan. The Council shall continually monitor the release of the identified lands for residential purposes and take corrective action if required. |
| RE POL 3: | To require that planning applications for residential development submit a Phasing and implementation Statement to ensure compliance with the development objectives of this LAP. |
| RE POL 4: | To promote development of brownfield/infill sites of less than 0.5 hectares in extent by excluding such sites from the requirement to comply with the land use strategy of this LAP. |

3 DEVELOPMENT MANAGEMENT

Key Aims for Development Management include:-

To ensure a high quality and standard of design for all new and extended developments.

To provide for sustainable residential communities along with providing for and maintaining a satisfactory community and business environment.

3.1 INTRODUCTION

Development management is one of the main implementation tools of this LAP. The purpose of development management guidelines and standards is to supplement the policies and objectives given in the other chapters of the LAP regarding appropriate form of new development and to ensure that new development is of a high quality and satisfactorily relates to the character, scale, layout and form of the area in question. Meath County Council will be guided by national ministerial planning guidance on best practice where available on achieving sustainable development in line with national policy. All standards and guidelines may be subject to review from time to time in light of alterations in national or other standards.

3.2 MINISTERIAL GUIDELINES

The Department of the Environment, Community and Local Government (DoECLG) has issued a number of planning guidance documents to assist planning authorities in their functions, with the majority of these being relevant to the development management process. Under the Planning Act, as amended, Planning Authorities are required to comply with any such ministerial directives in the performance of their functions. It will be a requirement for all planning applications to be consistent with the core principles set out in all ministerial guidelines.

3.3 DEVELOPMENT MANAGEMENT STANDARDS

Chapter 11 of the Meath CPD 2013–2019 set outs development management standards for new planning applications in County Meath. For the purposes of the LAP and to ensure consistency with the county standards. Please refer to Chapter 11 of the Meath CDP 2013-19 for development management requirements.

Land Use Zoning Objectives

The purpose of land use zoning is to identify the:

- Quantity of land for designated land uses needed over the plan period;
- Best locations for such land, and;

- Acceptability or otherwise of the various classes of land use within any particular zone.

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

The Meath CP 2013-2019 has determined the overall zoning objectives to be applied at the county wide level whilst the location of the zoning objectives as relevant to and located within this area will be determined in this LAP.

Zoning Strategy

The overall zoning strategy is based on the following principles:

- Adequate lands should be zoned to meet the anticipated development needs of the economy and society in the county within the lifetime of the plan.
- Zoned land should be provided at appropriate locations in the towns and villages and serviced to accommodate the expected growth in population over the plan period.
- Zoning should be designed to promote particular classes of land uses in appropriate locations to give residents, businesses and developers a degree of certainty.
- Development should generally be encouraged in established centres promoting concepts of brownfield redevelopment, sequential approach and ensuring efficient use of urban lands.
- More intensive development should be permitted within centres in the upper tiers of the settlement and economic hierarchies adjacent or close to public transport nodes and corridors to maximise the use of public transport, minimise trip generation and distribution and to promote sustainable development. The zoning strategy advocates the movement to mixed use zones and away from the use of single or mono zoning in such circumstances.

The land use zonings of this LAP will be consistent with those set out in Table 2 Chapter 2 of the Meath CDP 2013-19, along with permissible and open for consideration uses for each type of zoning. These are repeated in the remainder of this chapter.

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

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

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

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

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

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

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

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

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

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

WL White Lands: To protect strategic lands from inappropriate forms of development which would impede orderly expansion.

Permissible & Non Permissible Uses

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.

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

Relaxation of Zoning Objectives for Protected Structures

The Planning Authority 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

The LAP zoning objectives map outlines the boundaries between different zoning objectives. Whilst the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundaries of adjoining land use zones. In dealing with development proposals in contiguous zoned 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 within Chapter 2 of Meath CDP 2013-2019.

Primary Land Use Zoning Categories

A1 - Existing Residential

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

Guidance – In A1 zones, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight and aspect in new proposals. In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

Permitted Uses

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

Open for Consideration Uses

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

A2 New Residential

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

Guidance - The appropriate density will be determined on a site by site basis having regard to the DoECLG Guidelines on Sustainable Residential Development in Urban Areas and the positioning of the urban centre in the Settlement Hierarchy provided in the Core Strategy.

Local objectives may be included which seek to conserve and protect the character and setting of institutional complexes and 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.

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, 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 in towns and villages within B1 lands identified for B1 land use zoning objective.

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 2001-2013.

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.

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

Permitted Uses

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

Open for Consideration Uses

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, 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 as identified in the Core Strategy).

D1 Tourism

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

Guidance - D1 zones have 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. Note: * A convenience outlet and/or shop use will only be considered as part of an integrated tourism facility

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 - These centres should cater primarily for small scale enterprise and manufacturing which focus on incubator units, workshops, creative industries, small businesses, repairs, warehousing, distribution, open storage and transport operating centre type activities. The development of inappropriate uses such as office based industry and retailing will not be accommodated in lower tier centres. It shall be a requirement of an applicant to demonstrate the suitability of a proposed heavy industrial use within such land use zoning objective to Meath County Council.

Permitted Uses

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

Open for Consideration Uses

Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Motor Sales, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

E3 Warehousing & Distribution

Objective - To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require food access to the major road network

Permitted Uses

Bring Banks, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Distribution & Supply Chain Management, Domestic Fuel Depot, Energy Installation, Fuel Depot, Heavy Vehicle Park, Logistics, Plant Storage, Recycling Facility (Civic & Amenity), Telecommunication Storage Depot, Transport Depot, Warehousing, Water Services / Public Services, Wholesale Warehousing / Cash and Carry.

Open for Consideration Uses

Agri – Business, Childcare Facility, Garden Centre, Industry – Light, Restaurant / Café, Waste Recycling / Transfer / Sorting Centre.

F1 Open Space

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

Permitted Uses

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

Open for Consideration Uses

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

G1 Community Infrastructure

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

Permitted Uses

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

Open for Consideration Uses

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

H1 High Amenity

Objective To protect and improve areas of high amenity

Permitted Uses:

Cycleways/greenways/trail development, land and water based recreational activities, open space, cultural activities

Open for consideration

Kiosk, restaurant, tea room

WL White Lands

Objective - To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre.

Guidance - These are strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area.

Local Zoning Objectives

Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where, notwithstanding the overall zoning of the area, the Council is seeking to achieve a special objective. This LAP will identify specific local objectives, as necessary.

4 DEVELOPMENT POLICES & OBJECTIVES

4.1 EMPLOYMENT & ECONOMIC DEVELOPMENT

Key Aims for Employment & Economic Development include:-

To maximise the number of local job opportunities created over the life of the plan befitting the Small Town and Village status of the designated towns.

To maximise the economic opportunities arising from the synergies which can be developed between natural heritage and tourism

Introduction

The 2011 Census indicated that 72% of the population within the plan area were part of the labour force. Approximately 54% of the labour force within the plan area indicated that they were 'at work' while 12% indicated that they were 'looking for their first regular job' or 'unemployed'. The AIRO-CSO POWECAR Place of Work Catchment indicates that between 30%-50% of the population are commuting to Dublin.

According to the 2011 Census there is a higher than average proportion of the population in the associate professional and technical occupations than the State but a lower than average proportion of the population in skilled trades occupations. A comparison of occupations held at the plan level and State level is illustrated in Figure 4.1.

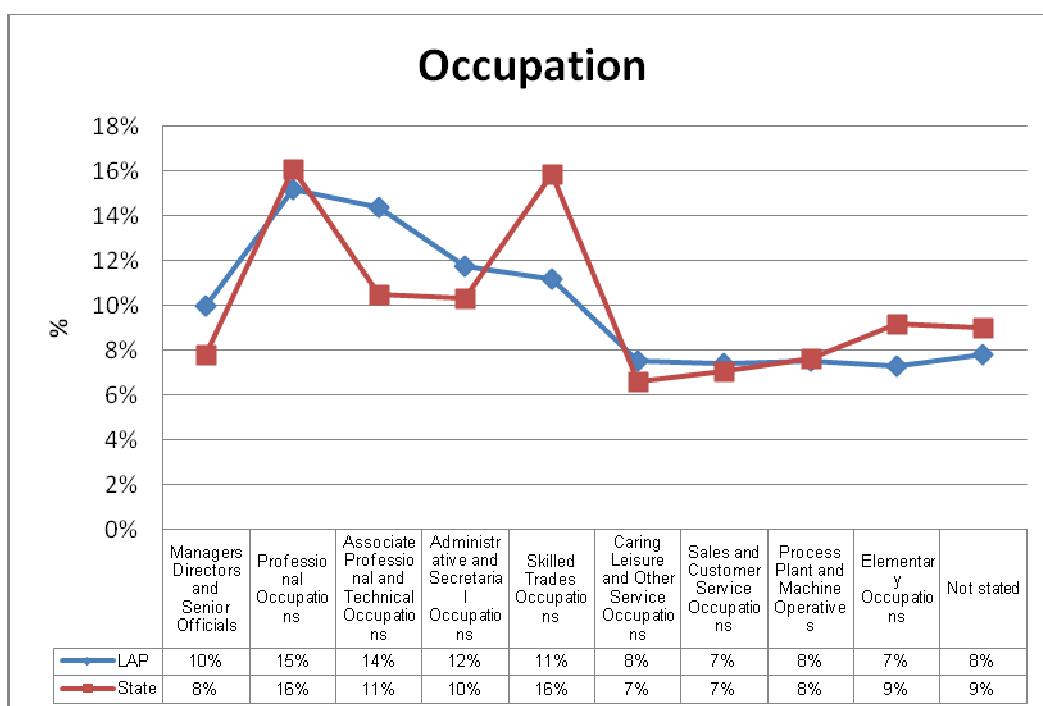


Figure 4.1: Comparison of Occupations at the Plan Level and State Level

The expansion of the population, albeit a commuter population to date, is considered to be an important resource in the economic development of the plan area. The plan area is located within the Dublin-Belfast Economic Corridor and is well placed in terms of transportation and access with the M1 Motorway from junctions 7 and 8 and the Dublin-Belfast rail at Laytown

Station. The area's proximity to Drogheda Port, Dublin Port and Dublin Airport also makes it an attractive location for inward investment.

Employment Lands

Employment within the LAP area is provided within the retail, hospitality and educational services sector. The majority of the population commute to their place of employment.

The Meath CDP 2013-2019 reviewed the appropriateness of employment generating uses throughout the County. There are 32.34 hectares of land zoned to accommodate E2 land uses in Laytown at Minnistown Road. These lands have been zoned since the East Meath Development Plan 2000 with no meaningful attempt to develop said lands in the intervening period. Following analysis of the extent of available employment lands, the population of the area and the towns and villages role within the County Economic Strategy, it was considered that the quantum of employment lands to be in excess of what is required.

Within the County Economic Strategy Bettystown/Laytown is designated as a Local Employment Centre. In this regard the strategy targets tourism as a potential economic driver for employment and enterprise opportunities within the LAP area. The Meath CDP 2013-2019 indicates that the lands immediately adjoining the rail station in Laytown could accommodate people intensive enterprise should such a demand arise in lieu of the lands on the Minnistown Road. The land use zoning objectives included within the LAP reflect this strategy.

Objective E2 provides for the creation of enterprise and facilitates opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment. The towns and villages within the LAP area are contained within Category 3 of the E2 zoning objective – Lower Tiered Settlements (Small Towns and Villages) as provided for in the Core Strategy of the Meath CDP 2013-2019. These centres should cater primarily for small scale enterprise and manufacturing which focus on incubator units, workshops, creative industries, small businesses, repairs, warehousing, distribution, open storage and transport operating centre type activities. The development of inappropriate uses such as office based industry and retailing will not be accommodated in lower tier centres. It shall be a requirement of an applicant to demonstrate the suitability of a proposed heavy industrial use within such land use zoning objective to Meath County Council. The designation of the E2 General Enterprise and Employment zoning focuses on the targeted sectors as set out in the Meath CDP 2013-2019.

Economy & Employment Strategy

It is clear that the way forward is to establish a mix of employment and business opportunities appropriate to the role of Bettystown/Laytown in the County Economic Strategy. This will assist in reducing some of the commuting numbers from the area and encourage the resident population to become active in the local economy of the area. The analysis of the Census of Population Small Area Population Statistics (SAPS) would confirm that the appropriate sectors have been targeted in the County Economic Strategy which focuses on building on tourism and other types of employment that requires good links between Dublin and Drogheda, as facilitated by Laytown Train Station and the M1 Motorway.

The LAP supports the tourism sector and focuses on how to capitalise on this invaluable asset in the years ahead. The Tourism, Retail and Heritage, Natural Assets and Green Infrastructure sections of this LAP contain policies and objectives to provide guidance to potential developers and investors and to the local community on how to maximise the tourism potential of the area, in particular highlighting the potential of the natural assets, character and setting. The synergy between the tourism, retail and heritage sector shall be maximised for the economic benefit of the residents and business owners within the area.

In this regard land adjacent to the Laytown Train Station has been identified for employment uses together with park and ride facilities. Development of park and ride facilities at this location or to the south of the station on the former sewerage treatment works site will enable car parking to be removed from the coastal area thereby enabling the re-creation of a quality public realm along Laytown's seafront thus increasing the areas attractiveness to the tourist economy and inward investment/expenditure.



The East Meath LAP 2005 also made provision for the expansion of Bettystown town centre westward. The existing town centre and town centre expansion area in Bettystown remain identified for town centre functions and are intended to accommodate predominantly retail, commercial, office and community uses. These uses are located adjacent to the existing central area and close to public transportation linkages reflecting the principles of sustainable land use and transportation planning. It is highlighted that all new development will be expected to make a positive contribution to the public realm and reflect the character and setting of this coastal resort. A strategic reserve has also been identified in this area for the future development of this key centrally located area.



Mornington East lacks a defined central area. In its absence the LAP continues to identify a site where retail, local services and community facilities could take place. Development of this site will need to demonstrate how the layout and form will link with the existing area, its character and setting. The development of this area is subject to the preparation of an approved framework plan.

The development of centrally located sites within the villages of Mornington and Donacarney will be welcomed where their use and function reflect the role of these villages in the settlement and economic hierarchies. It is an objective of the LAP to secure safe pedestrian and cyclist linkages between these villages and the coastal area to enable access to town centre functions which cater for local needs and social inclusion.



In all centre start-up businesses including the reuse of vacant or under-utilised buildings for the development of business incubation units will be considered favourably subject to their compatibility with adjoining land uses and residential amenity.

Economy & Employment Policies & Objectives

In order to facilitate the appropriate growth of employment opportunities in the plan area it is the policy of Meath County Council:

- | | |
|-------------------|--|
| EED POL 1: | To ensure that adequate lands and services are available to facilitate employment generating uses in suitably identified locations within the plan area subject to relevant environmental considerations. |
| EED POL 2: | To continue to work with other bodies and organisations to increase the level of investment in enterprise initiatives within the plan area. |
| EED POL 3: | To seek to reduce the need for those who live in the plan area to commute to access employment. |
| EED POL 4: | To promote and provide for employment and enterprise creation opportunities and initiatives, befitting the designation of Bettystown/Laytown as a Local Employment Centre in locations within or close to the town centre and within 800m of the Laytown rail station. |
| EED POL 5: | To promote and facilitate synergy between natural heritage, retail and tourism developments that lead to employment creation and investment in the plan area at appropriate locations. |
| EED POL 6: | To continue to support and promote, in a sustainable manner, existing and new employment generating uses (including the social economy) at appropriate locations and supported by necessary infrastructure. |
| EED POL 7: | To encourage entrepreneurial start-up businesses, incubator units and employment generating activities, where it can be demonstrated that the proposed uses in appropriate locations or where such activities would have minimal impact on adjoining uses. |
| EED OBJ 1: | To support Tidy Towns, Pride of Place and similar initiatives in carrying out environmental improvements and public realm enhancements which will assist in generating a positive ambience thus creating a positive impact on potential employers/employees locating in, and for shoppers/tourists visiting, the area. |

4.2 TOURISM DEVELOPMENT

Key Aims for Tourism Development include:-

To recognise the importance of the coastal area as a tourist destination and its potential for growth.

To promote the plan area as more than solely a seaside resort.

Introduction

Tourism is important to the County as a whole and this is reflected in the appointment of the Boyne Valley Tourism Development Officer.

The potential of East Meath's numerous natural and built assets have not been fully realised with tourism operating on a rigid seasonal basis. There are a number of identified factors that are key for the success or failure of a tourist destination, including the built and natural environment, infrastructure and public facilities alongside core elements such as accommodation and entertainment. The existing resources in the form of the built heritage and amenity locations can be enhanced through the improvement of ancillary facilities and a general upgrading of the built environment. Some of these improvements may be achieved through community based initiatives such as Tidy Towns and Pride of Place and through community development programmes managed through Meath Partnership.

National Tourism Development Strategy 2010-2012

Tourism Ireland and Fáilte Ireland marketing strategies for international and national markets seek to develop, promote and market the key destinations within the country as the main attractors to entice visitors. Fáilte Ireland, through the Discover Ireland marketing campaign, is implementing a strategy to develop up to 10 world class tourism destinations in Ireland. The Boyne Valley has been identified as one of these 10 destinations. Given the excellent linkages to tourist access points from Drogheda Port and Dublin from the M1 Motorway and Laytown Train Station this places Bettystown-Laytown-Mornington East in particular, in an advantageous position to attract visitor numbers.

Louth and Meath – Tourism Development Study 2010

Fáilte Ireland commissioned the Louth and Meath – Tourism Development Study (2010) which examined the performance of tourism in each county, the strength and depth of its tourism products and infrastructure, and highlighted the potential for further tourism development. The Study provides a series of recommendations for the future development of the tourism product, marketing and investment to maximise the economic returns from tourism. The Boyne Valley is identified as the project with the greatest opportunity and potential to drive significant new tourism business to the counties of Meath and Louth.

Meath Tourism Strategy Ireland's Heritage Capital – Marketing Tourism 2005-2010 (amended and updated to include a marketing blueprint for 2011-2013)

Meath Tourism and Meath County Council commissioned the tourism strategy with the objective of guiding tourism development, inward investment and marketing for the county to 2013 and beyond. The strategy included an extensive programme of consultation and research with the tourism trade in the County, overseas industry, Tourism Ireland staff and the Irish Tour Operators Association (ITOA).

A marketing recommendation within the Strategic Plan includes Meath Tourism to become involved in attracting accommodation investment, retail investment suitable to the tourist, promote and lobby for better coastal awareness in Meath, twinning with new emerging markets for Meath. The update also noted that most people are unaware that Meath has a coastline with an ideal walking and safe bathing beach. A number of issues are highlighted in the review with regard to this valuable asset. These include:-

- Blue Flag status must be achieved and maintained.
- Cars should be removed from the Beach.
- A heart/square needs to be established for both Bettystown and Laytown.
- Adequate car parking to be investigated for both areas.
- Pride of Place/Tidy Towns initiatives need to be investigated.
- Support for the International Laytown Beach races should come from Meath Tourism and Meath Festivals Committee.
- Investigation, amongst the local community, for another festival should be considered for the area.
- Environmentally designated sites must be considered in all proposals.

Tourist Infrastructure

Managing the provision of tourist accommodation is essential to ensuring the delivery of a sustainable tourism strategy. The provision of new tourist facilities should respect the outstanding quality and variety of the natural and built environment and should not damage the resource or prejudice its future tourist value in any way. The provision of such accommodation can contribute to economic performance.

The Planning Authority recognises that in a sensitive landscape such, where development must be carefully managed, there may be a need, exceptionally, for a 'one-off' unique facility to meet a particular tourist need. Such unique proposals will be considered on their merits taking into account need, location, siting, the need for an AA and an assessment of potential environmental impacts. In assessing such proposals regard will be had to the Landscape Character Assessment for the County as it relates to the coastal area.

The plan area offers a wide range of tourist activities to seasonal visitors. The greatest attraction is undoubtedly the long sandy strand which is used for sand yachting and kitebuggying in addition to water based activity sports such as surfing and kite surfing. Complementary uses such as Funtasia, an amusement park with a variety of attractions, Laytown and Bettystown Golf Club and a dive centre offering a range of courses, trips to local dive sites and organised trips further afield. Although located outside the plan area Sonairte The National Ecology Centre also attracts a number of visitors to the coast. Heritage is also a significant attraction with a number of Natura 2000 sites within and adjacent to the plan area. Laytown also hosts the annual race meeting on the beach which is recognised as an international sporting event.



Angling is a popular recreational pastime. Opportunities for angling within the angling waters and the provision of associated facilities will be supported, subject to the need for an AA and an assessment of potential environmental impacts.

Town Enhancement

Meath County Council will seek to continue to improve the overall appearance of the plan area through public realm improvement schemes such as Tidy Towns and Pride of Place together with policies contained in the LAP. The proposed Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns across the County and which includes Laytown. It is anticipated that the development of the park and ride facilities and opportunities to reinstate Laytown seafront will be undertaken during the lifetime of the plan.

Improving the Public realm

Public realm refers to all areas to which the public has open access including streets, public parks, civic buildings and facilities. The plan area has extensive public roads, pavements and tracks. During the lifetime of this plan, it is an objective of the Council to undertake a Public Realm Enhancement Programme that will improve these facilities (TVC OBJ 1). These improvements will primarily seek to improve amenities for cyclists and pedestrians but will also enhance the built environment and linkages between Bettystown town centre expansion area and the coast. Taken together these interventions will improve the appearance and accessibility of the area and the interface between the built and natural environment.



Hotels & Accommodation

It is an objective of Fáilte Ireland to increase overnight stays in Meath and the wider Boyne Valley. At present the plan area caters for the accommodation of tourists through the provision of a number of bed & breakfast establishments, self-catering accommodation and mobile home parks. The Council recognises that the provision of sites for caravans, motorhomes and camping is an important element in the overall accommodation provision of all holiday makers satisfying all price ranges and for a variety of lifestyles. There are no operating hotels within the plan area. The operation of a good quality hotel would assist efforts to promote the area as a family friendly, year round tourist destination. The provision of a conference centre could also attract large numbers of business people and may create a spin off effect for the area in general.

Tourist Signage

Once tourists leave the motorway network tourist related signage must be clear. It will be important to ensure that approach roads to the area signal the gateway to the Meath Gold Coast. This may be achieved through appropriate signage, lighting and public realm enhancements.

An integrated signage strategy throughout the area would assist in informing visitors about the local tourist product, local tourist attractions, local heritage and historical events. This should not necessarily mean a proliferation of signage as these can detract from the natural character of the area. The feasibility of this initiative will be examined in conjunction with Meath Tourism and the Boyne Valley Tourism Development Officer.

Walking & Cycling Routes

The flat topography of the East Meath area makes it ideal for both a pedestrian and cyclist network. It is desirable to integrate any future cycling network into the regional and national cycling networks. Cycling tourism is one of the fastest growing sectors of tourism in Ireland, and the Boyne region, with its numerous tourist attractions, has the potential to become one of the main development areas. The Dundalk to Wexford Corridor is highlighted in the National Cycle Network Scoping Study as a potential for cycle corridor investment. Part of this corridor, Drogheda to Balbriggan, will benefit the plan area. This route also forms part of Fáilte Ireland long distance route around the country. Such investment is welcomed by Meath County Council and it will endeavour to secure funding to create this corridor as it becomes available.

The enhancement of the pedestrian environment will improve the enjoyment of the area for residents and visitors alike. At present there is a 5km Slí na Sláinte route running from Laytown Train Station northwards through Bettystown and onto Mornington. Clearly marked with signposts at 1km intervals, the Slí na Sláinte route has the potential to be significantly expanded throughout the area with the objective of creating a circular route. The potential of this route will be examined within the Cycle and Walkways Strategy being prepared by the Council.

Tourism Development Strategy

This area has strong tourism potential and a long standing reputation as the premier seaside resort on the east coast. Indeed, the long sandy beach facing onto the Irish Sea is an enormous asset that is difficult to measure. However, sole dependency on the beach as the tourism product limits the tourism potential of the area. To remain as an attractive tourist destination the area must provide the range of services and facilities that holidaymakers now expect. Such facilities could include a high quality hotel and associated conference centre, a range of all-weather activities, a variety of quality restaurants and holiday packages.

The plan area has an extensive tourism product that has been largely unexploited. There are great opportunities for walking tours, kitebuggying, sand yachting, surfing, golfing holidays, horse riding etc. The close proximity to Dublin Airport and Dublin is an advantage as it provides for good transport networks and linkages making it an accessible location within the East Region.

Meath County Council will work with the tourist industry and the local community to improve the experience of visitors. The need to promote the plan area as more than solely a seaside resort is imperative to its future success. Exclusive dependency on the attractive beach is not conducive to the expansion of a tourism product. Promotion and marketing are core components to the future development as a quality tourist and activity location.



The tourist strategy will seek to conserve the amenity value of the coast, promote renewal where appropriate, facilitate the provision for required ancillary facilities, and in general, support the improved range of services available to tourists. This will focus on supporting:

- Investment in the range of tourist activities, products and services;
- Improved interpretation of the area; and
- Development of amenities.

It is considered that in order to capitalise on the tourism potential the following areas should be explored with Fáilte Ireland, Meath Tourism and the Boyne Valley Tourism as part of delivering a more diversified tourism product in the area:

- Promotion of heritage tourism, walking trails and marine tourism;
- Improved promotion and marketing as a sea sports destination;
- Promotion of new activities, attractions and festivals;
- Build upon the physical setting and history of the area as the backdrop for spa retreat type holidays, walking holidays and weekend breaks;
- Improved public realm creating a café culture supporting boutique and niche style retailing in the town centre;
- Promote the area as a family friendly resort; and
- Improved linkages to the town centre from the seafront.

Tourism Development Policies & Objectives

In order to facilitate development and the growth of tourism it is a policy of Meath County Council:

TD POL 1:	To support the development of the area as a significant tourism destination guided by the Boyne Valley Tourism Development Officer.
TD POL 2:	To co-operate with Fáilte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, Boyne Valley and any other relevant bodies in the implementation of the Boyne Valley Tourism Plan 2012-2014 and diversification of the range of tourist facilities and attractions in the area, while protecting the surrounding natural environment.
TD POL 3:	To improve the visitor experience to the coastal area and to cooperate with all stakeholders and appropriate agencies in promoting tourism and securing tourist based enterprises and facilities in the plan area.
TD POL 4:	To support the Boyne Valley Tourism Development Officer in preparing a signage strategy for the plan area.
TD POL 5:	To protect and conserve the natural, built and cultural heritage features that form the principal tourism assets and in particular, to protect the beach from inappropriate or visually intrusive development.

- TD POL 6:** To ensure that new tourism facilities, including accommodation and other facilities, are provided where they can best support the provision of services and the general economic vitality.
- TD POL 7:** To co-operate with the NTA in the implementation of the Walking and Cycleway Strategy for North East Meath and in the creation of the range of tourist activities and attractions in the area, while protecting the surrounding natural environment.
- TD POL 8:** To facilitate the development of tourist accommodation such as hotels, hostels, B&Bs/Guesthouses, self-catering holiday rentals, caravan, camping and motorhome sites at suitable locations and in keeping with the character of the area.
- TD POL 9:** To encourage the development of proposals tourism based on local resources, skills and initiatives.
- TD POL 10:** To integrate the cycling and walking policies and objectives as indicated within the Green Infrastructure and Transport and Movement sections of the plan and how these strategies can optimise the inherent tourism potential of the plan area.
- TD POL 11:** To develop the coast as a nature/tourist resource by improving the approach to the Meath Gold Coast and creating a way marked trail/drive along the coastal strip, providing clear links with the main tributaries and adequate parking and visitor facilities in conjunction with Fáilte Ireland, Tourism Ireland, Meath Tourism, Boyne Valley Tourism and any other relevant bodies in appropriate locations that will not have any adverse effects on the ecological sensitivities of the area.
- TD POL 12:** To develop the east coast rail line as a valuable tourist resource creating ease of access from North and South to a variety of attractions and recreational activities associated with the coastline.
- TD POL 13:** To promote the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of designated environmental sites and areas identified as sensitive landscapes in the Landscape Character Assessment in the Meath CDP 2013-2019.
- TD POL 14:** To protect and conserve those natural, built and cultural heritage features that form the basis of the East Meath area's tourism attraction and seek to manage and restrict development which would be detrimental to scenic and identified natural and cultural heritage assets.
- TD OBJ 1:** To facilitate and guide the development of additional attractions within the plan area in order to diversify the tourism product and increase tourism generated expenditure in the area.

4.3 TOWN & VILLAGE CENTRES

Key Aims for Town and Village Centres include:-

To facilitate the consolidation and enhance the physical appearance and attractiveness of Bettystown town centre over the period of this development plan.

To support proposals to create and sustain appropriately scaled top-up shopping and local service provision at centrally located sites within Laytown, Mornington East and Donacarney.

To address the significant retail expenditure leakage from the area by providing the means to strengthen the range and quality of its retail offer in Bettystown in line with its status as a Level 3 Retail Centre serving a large urban and rural hinterland.

Introduction

Laytown/Bettystown, along with Ashbourne, Kells, Dunboyne, Dunshaughlin, Trim and Enfield are identified as Level 3 Sub-County Town Centres in the County Retail Strategy. This designation as a Level 3 Sub County Town, and together with its tourism attraction, represents an opportunity for Bettystown to grow in retail terms to meet its function. In this regard, the Bettystown Town Centre development can accommodate larger floorplates and has the potential to be a particularly attractive shopping precinct. There are also a number of vacant/derelict town centre properties which could be utilised for new retail or tourism based services.

Meath County Retail Strategy

Shopper Surveys

The household surveys undertaken to inform the County Retail Strategy found that the Bettystown survey area retains just 52% of convenience expenditure. The survey results demonstrated that Drogheda acts as a significant attraction for convenience expenditure with over 37% of respondents from the Bettystown catchment area travelling to Drogheda for their main food and grocery shopping. This figure excludes respondents who carry out their main food shopping in Drogheda Environs (Meath). The survey found that 18% of respondents from the Bettystown area travel to the Drogheda Environs area for their main food and grocery shopping. Respondents stated that their main reasons for shopping where they carry out their main food and grocery shopping were “close to home”, “good value for money” and “wide choice of goods”. Just under 90% of respondents within the Bettystown survey area undertook their top up shopping within the County.

With regard to comparison shopping 1% of respondents within the Bettystown survey area undertake their comparison shopping within the County. Nearly 80% of respondents stated that they did this type of shopping in Drogheda.

The shopper survey undertaken as part of the County Retail Strategy included a survey point in Bettystown. The survey results revealed that shoppers in Bettystown were all from the Bettystown area and undertook their convenience shopping in Bettystown. Of those surveyed 70% travelled by car and 30% walked. The main reasons cited for shopping in Bettystown included proximity to home (98%), easing to get to by car (52%) and ease of parking (30%). Measures suggested to improve Bettystown included more shops (90%).

Definition of Core Retail Area

Bettystown effectively has two distinct core areas; the traditional town centre and the Bettystown Town Centre.

- The traditional town centre is concentrated on Strandview Terrace and Golflinks Road along the seafront and also The Anchorage and the Narrowway² leading west towards the Bettystown Town Centre development. The traditional town centre includes uses such as a Centra convenience store, an independent convenience store in The Anchorage development, a public house, a take-away, a restaurant, a café, a video rental shop, a pharmacy, a health and beauty shop, a post office, a leisure centre and a party and household shop.
- The Bettystown Town Centre, located to the west of the traditional town centre, is anchored by Tesco, and includes circa 177 no. apartments, a 84 no. bedroom hotel, and a number of ground floor retail units. With the exception of the Tesco supermarket no other ground floor retail units are occupied, the hotel is no longer operating and the apartment complex remains unfinished. The total retail floorspace permitted was circa 13,000 sq. m. net. The core area is identified in Appendix 5 of the Meath CDP 2013-2019.

Retailing in Laytown is concentrated in two areas, one at Alverno Terrace adjacent to the train station, which provides a convenience supermarket, a restaurant, a bookmakers and a take-away. The Alverno Hotel, which operates as a public house, is located adjacent to this centre also, removed from the street frontage. The second area of retailing is on the Strand Road leading towards Bettystown where there is a general goods store/comparison supermarket, a take-away and a pharmacy.

Accessibility

Bettystown traditional town centre is compact and easy to negotiate by foot. However connections with the Bettystown Town Centre development by way of The Narrowway are of relatively poor quality. Due to the absence of an appropriate range and level of retail offer, Bettystown fails to retain expenditure resulting in leakage to Drogheda. The proximity of the M1 Motorway, Laytown Train Station and a quality bus service improves accessibility to the town but also allows residents to travel to competing centres such as Drogheda, Balbriggan and Swords in less time. There is a notable absence of pedestrian/cycle linkages between Donacarney-Mornington and the coastal area preventing ease of access to local services.

Environmental Quality

The town centre area generally would benefit from improved hard and soft landscaping. The low occupancy levels within the town centre have led to a poor quality environment.

Traffic congestion can be experienced at peak hours, principally associated with movements to and from the educational school campus and the Laytown Train Station. There is a need to reduce the level of through traffic in the town, thus creating the potential for a higher quality retail location and pedestrian environment.

There is a significant quantum of commuter based parking concentrated in Laytown. This takes place within the seafront car park, along the Julianstown Road and outside the local shops at Alverno Terrace. It is considered appropriate to investigate measures which would deter long

² The Narrowway is also known as Triton Road, but the local name references i.e 'the Narrowway' or 'Narrowway Road' have been used within this LAP.

term parking within close proximity to the shopping area thereby facilitating short term parking and top-up shopping activity.

Diversity of Uses & Multiple Representation

There is relatively good provision of convenience retail and retail services in Bettystown, however comparison offer is weak. There are no fashion or clothing outlets, and with the exception of a party and household/home decor outlet, there is no notable comparison retailing in the town. Only basic retail services are provided in Laytown and Mornington East. Retailing needs, save for basic convenience needs, are served by Bettystown and beyond.

Rates of Vacancy

The vacancy rate in Bettystown is high given the level of unoccupied units in the Bettystown Town Centre development. Only one vacancy was recorded in the traditional town centre. No vacant units were noted in Laytown.

Significant Changes to the Retail Environment Since 2003

The Retail Planning Strategy for the Greater Dublin Area (2008) indicates that 2,450 sq. m of net convenience floorspace and 450 sq. m. of net comparison floorspace in Bettystown. Significant retail development has taken place in Bettystown since 2003 in the form of the Bettystown Town Centre development which permitted 13,000sq.m net floorspace. There is no other significant retail development in Bettystown since 2003.

The Retail Planning Strategy for the Greater Dublin Area (2008) indicates that 585 sq. m. of net convenience floorspace and 40 sq. m. of net comparison floorspace in Laytown. There is no evidence of any retail developments in Laytown since 2003.

Urban Form

The traditional town centre and the expansion area in Bettystown would benefit from a detailed urban analysis focusing on how to develop linkages between the old and the new centre. This study would also examine the existing movement strategy at Bettystown Village Square and determine an appropriate on street parking strategy which would remove any potential traffic hazards at peak times.

A similar analysis has been undertaken in Laytown under the auspices of Meath Partnership and the Laytown Renaissance Group. Meath County Council is cognisant of the commitment made by the local community in preparing a village design statement and will endeavour to cooperate with the group in the delivery of those projects that will improve the public realm and enhance the overall attractiveness of the seafront.

The built form, scale and mass of development proposals on town and village centre sites should contribute to a high standard of urban design and quality in the built environment. Prospective applicants shall demonstrate, in an urban design statement, how the urban form of any proposed development reflects the character and setting of the centre within which it is located. Well-designed elevations, shop fronts, signage and active ground floor uses will be required to ensure that the development contributes to the vitality and viability of each centre. The Retail Design Manual provides guidance to prospective applicants in this regard.

The Planning Authority will encourage the appropriate redevelopment of vacant and under-utilised sites within the Bettystown Town Centre site and centrally located sites in Laytown, Mornington East and Donacarney which are appropriate to the rank, role and function of each centre.

Public Realm

The development of the central sites will present the opportunity to provide well-designed open spaces which contribute to the quality of the public realm. The Retail Design Manual advises that successful urban spaces have regard for adjacent building lines and heights and contribute to the continuity and enclosure of the streetscape in their locations.

Surface and boundary treatments should be of a high quality, avoiding leftover spaces and the exposure of the unsightly backs of adjacent development. This is particularly important within Bettystown Village Square and Laytown seafront where streets face or back onto the seafront.

Public art can assist in developing a sense of place and provides an identity and character to a community that is distinctive and unique. Public art has many advantages such as increasing environmental quality, enhancing the built environment/public realm, creating a sense of place, nurturing civic pride, promoting tourism and providing additional employment opportunities for artists. Opportunities to commission such installations will be investigated by the planning authority.

Town & Village Centres Strategy

Bettystown is performing relatively poorly in terms of its role as a Level 3 Sub-County town in conjunction with Laytown. In order for Bettystown to function in accordance with its role, there will need to be a considerable strengthening of the town's retail offer, particularly its comparison offer. There are a number of opportunities in the town centre for retail development, particularly on sites which are currently vacant which should be investigated as a priority. There is a need to identify the constraints associated with these sites and how they can be overcome.

Bettystown Town Centre is somewhat dislocated from the main tourist attractions. Existing linkages along The Narrows are relatively weak. Improved linkages and signage are required to encourage pedestrian footfall from the seafront area and between the core areas which will assist in improving the vitality and vibrancy of the Town Centre. In terms of enhancing the character of the Town Centre, improvements to the public realm such as street furniture, landscaping and paving would also make an important contribution. Opportunities to enhance the environment of the town centre, remove potential traffic hazards and improve movement and circulation should be pursued over the period of the plan.

A key opportunity site within Bettystown is located at The Anchorage, where a short street connects Strandview Terrace with The Narrows. This site currently comprises a one-storey pitched roof building, a temporary vacant portakabin and associated yard. This site is in a prominent position and its development for retail purposes would assist with providing a physical link between the traditional town centre towards Bettystown Town Centre.

In this regard the Council will, subject to available funding and resources, undertake a Public Realm Enhancement Programme which will consider streetscaping and pedestrian linkages from the beach area to around the Town Centre. It is anticipated that the resultant urban form (e.g. articulated streets and other spaces) will facilitate residents and visitors which should enhance the vitality and viability of the Town Centre.

The retail offer of the town would benefit from being expanded and upgraded, and additional tourist related facilities such as restaurants, cafes, gift shops and sports equipment sales/rental outlets need to be provided. It is considered that owing to its tourism potential, there is potential to attract boutique and niche type retailers. As can be seen from the vacancy survey extracted from the County Retail Strategy, there are a number of opportunities for retailers to locate in Bettystown. Every effort will be made to encourage the use of these vacant premises.

Adequate lands have been identified within the commercial land use zoning objectives which include the Bettystown Town Centre development to accommodate convenience and comparison floorspace requirements identified in the County Retail Strategy. Town centre zoning has been identified in Laytown, Mornington East and Donacarney to facilitate the development of services to cater for local needs, however retail growth will be primarily directed towards Bettystown.

Town & Village Centres Policies & Objectives

In order to facilitate development and the town and village centres within the plan area it is a policy of Meath County Council:

- TVC POL 1:** To promote the improvement of the pedestrian linkages between the traditional town centre and the Bettystown Town Centre development in order to promote increased linkage between the traditional town centre and the Bettystown Town Centre development.
- TVC POL 2:** To seek to alleviate traffic congestion through the Bettystown Village through the completion of the North South Spine Route.
- TVC POL 3:** To encourage the development of the retail and service role of Laytown/Bettystown as a Level 3 Sub County Town Centre in accordance with the County Retail Strategy.
- TVC POL 4:** To encourage and work with landowners, retailers and developers to realise the considerable potential of existing vacant premises in Bettystown core areas and the identified Opportunity Site to enhance linkages between the old and new centre.
- TVC POL 5:** To promote and facilitate the provision of additional cafés, bars, restaurants, gift/tourist shops and beach sports equipment rental in the town centre, in order to attract tourists to the town centre area.
- TVC POL 6:** To encourage and facilitate the development of independent / individual speciality or niche retail outlets in the town centre that will create a strong and unique sense of character and shopping experience for visitors.
- TVC POL 7:** To assess all planning applications for large retail developments in accordance with the criteria set out in the County Retail Strategy.
- TVC POL 8:** To continue to consolidate the centre of Bettystown as the focal point of the East Meath Area for cultural, social, retail and commercial facilities.
- TVC POL 9:** To support the development and provisions of arts and cultural facilities in the area and to work closely with local agencies and community groups in exploring the development potential for such installations.
- TVC OBJ 1:** To prepare a Bettystown Public Realm Enhancement Programme seeking to improve the public realm, movement in the traditional town centre and pedestrian linkages between Bettystown Town Centre and the coast, subject to available resources.
- TVC OBJ 2:** To enhance and create pedestrian and cyclist linkages between Bettystown Town Centre and the town centre expansion area with the rest of the plan area as set out in the Walking and Cycleway Study.

TVC OBJ 3: To encourage innovative temporary uses within vacant properties.

TVC OBJ 4: To encourage the measures for improvement to the public realm in Laytown as supported by the Meath Partnership Renaissance Village Initiative, Tidy Towns and Pride of Place.

TVC OBJ 5: To work closely with the local communities in implementing village design plans that have been prepared in a public consultation process and which are consistent with the policies of the LAP.

TVC OBJ 6: To ensure that development of the site at Mornington East takes place in accordance with an approved Framework Plan which identifies appropriate uses at specific locations compatible with the zoning objectives and the Flood Zones A and B as set out in the SFRA.

4.4 RESIDENTIAL DEVELOPMENT

Key Aims for Residential Development include:-

Promote the development of sustainable residential communities to cater for a range of housing needs and tenures and avoiding social segregation.

Promote residential uses on upper floors of buildings within the town and village centres.

Promote the consolidation of the town and village centres by facilitating high quality appropriate infill development.

Protect the amenities of existing residential areas and ensure new development has access to appropriate amenity space so as to ensure that these areas are attractive places to live.

Introduction

This chapter sets out the main policy issues relating to the provision of housing along with the development of sustainable communities in the context of the Council's role being a Housing Authority in addition to a Planning Authority.

Housing Function

- i) The Council has a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the projected housing requirements over the period of this Plan. The Council is also in a position to influence the location, nature and quality of new housing development within their administrative areas and have a statutory obligation to ensure such development complies with government guidelines.
- ii) As the Housing Authority, the Council's functions include the provision/management of rented Local Authority housing for those unable to provide housing from their own resources; promotion of home ownership through tenant purchase schemes for those who fulfil certain criteria and facilitating approved voluntary or non-profit housing organisations in the provision of rented accommodation and facilities within the town.

Future Population Growth & Availability of Land

As detailed in the Core Strategy for Bettystown-Laytown-Mornington East-Mornington-Donacarney, population growth in the town for the period 2013 – 2019 is estimated to require 100 household units, in addition to the 1,497 no. of units provided through extant planning permissions.

Supply of Residential Land

In terms of future housing provision, a number of sites are available that should be capable of delivering a significant portion of the target 100 housing units over the lifetime of this plan either as residential development or as part of a mixed use scheme. These areas are indicated on the Zoning Objectives Maps for the plan area.

Housing Strategy

A Housing Strategy for County Meath has been prepared as part of the Meath CDP 2013– 2019. The Housing Strategy intends that those who can afford to do so should provide housing for themselves through the range of options available to them, and those unable to do so should have access to social housing/accommodation provided by Meath County Council. There are 5 principal options to deal with the demand for, and delivery of, social housing. These are:-



- Provision of Social Housing under Part V of the Planning & Developments Acts 2000-2013.
- Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment.
- Provision of Social Housing in partnership with Voluntary Bodies and Housing Co-operatives.
- Casual Vacancies.
- Purchase of New or Second Hand Dwellings.

Details of these options are provided in the County Housing Strategy. It is highlighted that the Council will require a 16% quota of social/affordable housing to be provided from each housing development, on lands zoned for residential use or a mixture of residential and other uses. This is based on identified social and affordable housing requirements. This requirement will be included as a condition on planning consents, where appropriate.

Traveller Accommodation

Meath County Council adopted a Traveller Accommodation Programme 2009-2013 in March 2009. Meath County Council plans to operate a comprehensive accommodation programme for travellers involving a range of integrated measures to meet their accommodation needs and includes direct provision of standard local authority housing. There is no identified need to provide specific traveller accommodation within the plan area.

Older People

The national trend towards an ageing population in Ireland poses strategic challenges for society in general and more specifically for the development of responsive health and social policies. As a key social policy area, the provision of suitable housing for older people to meet their specific needs, will inform the provision of housing noting the demographic analysis contained in the Core Strategy.

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

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

Special Needs Housing

In considering housing for people with special needs, location is critical, particularly to those with a mobility related disability. The importance of access to public transport, local community services, and facilities is a significant factor for a mobility-impaired person in improving quality of life.

In terms of house design, compliance with Part M of the Building Regulations expands options available to people with a disability.

Design of Residential Development

Over the lifetime of the East Meath LAP 2005 much of the residential development that has taken place within the plan area consists of low-density suburban type housing estates comprising of mostly semi-detached and detached housing units.

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

The LAP identifies the potential of pedestrian and cycle linkages between established and future developments, which will improve connectivity and provide for more permeable urban structures. These will be further confirmed with the publication of the Walkway and Cycle Strategy currently being prepared by Meath County Council. New developments should generally be designed with the aim of creating walkable neighbourhoods which facilitate as a priority travel for pedestrians and cyclists.

At the level of individual house, the Guidelines on Sustainable Residential Development in Urban Areas outline design considerations regarding the home and its setting, including daylight, sunlight and energy efficiency; privacy and security; car and bicycle parking; private and communal open space; residential density; access for all and communal services. In planning for its own development and in assessing future development proposals through pre-planning consultations and the development management system, the Council will seek to implement the recommendations of the “Guidelines on Sustainable Residential Development in Urban Areas” and accompanying Urban Design Manual.

In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines/Urban Design Manual, Design Statements will be required with applications which include housing. The design statement should be a relatively short document comprising of text and graphics and should be tailored to reflect the complexity and importance of the site in question. As a general guide, design statements should include the following;

- A character appraisal of the local area including any heritage issues;
- Consideration of all relevant development plan policies and objectives (and specifically those in relation to protecting the amenities of the area);
- House types and mix and public realm/safety issues,

- Relevant government guidance - relating them to the site, consideration of the requirements of any design brief prepared for the site;
- An explanation of the design approach adopted and why it is appropriate for this site, etc.

Residential Development Policies & Objectives

In order to facilitate good quality residential development to cater for the population within the plan area it is a policy of Meath County Council:

HD POL 1:	To encourage and foster the creation of attractive mixed use sustainable communities which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.
HD POL 2:	To require a high standard of design in all new residential schemes that are built in a style and scale that is appropriate to the landscape setting.
HD POL 3:	To promote residential developments which; <ul style="list-style-type: none"> a) Support public transport, walking and cycling b) Provide for well-designed neighbourhoods of high architectural quality with dwelling sizes and layouts which provide good quality liveable homes, c) Ensure that open space, health and recreation needs are met. d) Maximum use should be made of the opportunities presented by existing landscape features.
HD POL 4:	To recognise the need for people with special needs to enjoy a decent living environment and to support local communities, health authorities and other agencies involved in the provision of facilities to people with special needs including supporting the voluntary sector in the development of housing.
HD POL 5:	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.
HD POL 6:	To promote social inclusion and take account of the needs for older people and people with disabilities in the design of new residential developments.
HD POL 7:	To permit the suitable extension of an existing dwelling to accommodate older people or people with a disability in the family home, subject to normal planning requirements.
HD POL 8:	To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner, with regard to the Lifetime Homes guidance contained in Section 5.2 of the Ministerial Guidelines 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes for Sustaining Communities, (2007)'.
HD POL 9:	To require as part of all new residential and commercial developments, and in existing developments, where appropriate, provision to be made for facilities including local/neighbourhood shops, childcare facilities, schools and

recreational facilities and to seek their provision concurrent with development.

HD POL 10: To ensure that new developments are permeable for walking and cycling and that parking or servicing arrangements do not compromise walking or cycling.

HD POL 11: To require that developers comply with Part V of the Planning & Development Acts, 2000-2014, through the following options or by a combination thereof at the discretion of Meath County Council:

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

HD POL 12: To provide and facilitate the provision of accommodation to meet the needs of older people and to encourage the provision of a range of housing options for older people in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible.

HD POL 13: To implement a range of powers available to it under planning, building control and other relevant legislation in an integrated way and work proactively with developers, financial institutions and local communities in securing the satisfactory resolution of unfinished housing developments.

HD POL 14: To assess and monitor unfinished developments and play a key role in the coordination of Site Resolution Plans with other key stakeholders.

HD OBJ 1: It is an objective, on lands zoned for residential use or lands zoned for a mixture of residential/housing and other uses, to require 16% of all new residential developments, to be reserved for social and affordable housing in accordance with the principles, policies and programmes for action set out in the Housing Strategy. This figure may be modified in line with any revision of the Housing Strategy carried out during the period of this plan.

HD OBJ 2: To conserve and protect the character and setting of heritage buildings in development and redevelopment proposals in accordance with an approved Framework Plan and subject to the necessary physical infrastructure.

HD OBJ 3: To provide for a new residential community on the basis of a mixture of house tenures subject to the preparation and agreement of a framework plan to include the delivery of sporting facilities, semi-private open space, children's play area, passive recreational areas close to people's homes and all necessary physical infrastructure.

4.5 COMMUNITY INFRASTRUCTURE

Key Aims for Community Infrastructure include:-

Pursue a policy of appropriately locating services with regard to the needs of the community.

Ensure that new developments meet requirements for the provision of community infrastructure.

Implement policies with regard to the provision of childcare, educational and healthcare facilities.

Introduction

Community infrastructure is an all-embracing term that should be taken to include buildings and other facilities, which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public. It includes facilities and services that are publicly provided and those which are privately funded and developed.

The proper provision of community infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all age groups and sectors of society and is an essential component of building sustainable and properly planned communities. This is the approach advocated in the Planning Guidelines on Sustainable Residential Development in Urban Areas. Facilities should also be capable of adapting to changing needs over time, where appropriate. The timely delivery of such facilities to meet the needs of communities is a key priority of this plan.

Community Infrastructure Policies & Objectives

In order to facilitate the provision of adequate community infrastructure to meet the needs of the population it is a policy of Meath County Council:

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| CI POL 1: | To ensure that all developments make adequate provision for community, recreational and amenity facilities that are located where they can best meet the needs of the entire community that the facility is intended to serve and to seek their provision concurrent with development. |
| CI POL 2: | To ensure that provision is made for such community facilities as the Council deems appropriate in consultation with relevant 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. |
| CI POL 3: | To encourage and support the work of community groups in the plan area. |
| CI POL 4: | To utilise the Council's powers under the Development Contribution Scheme to fund investment in community facilities, which will form a basis for the improvement of existing facilities and the funding of new community facilities. |

Childcare Facilities

In terms of pre-school services, there are currently eight registered childcare service providers within the plan area according to the Meath County Childcare Committee website. Meath County

Childcare Committee developed a strategy Meath County Childcare Plan 2007 – 2010 to ensure the balanced provision of quality childcare facilities throughout the county. Their strategy covers services for children aged 0-12 years incorporating day-care facilities and services for pre-school children and school going children out of school hours, including services offering care, education and socialisation opportunities for children to the benefit of children, parents, employers and the wider community.

The provision of childcare facilities, in various forms, is recognised as a key component of social infrastructure, integral to economic and social well-being. Government Policy seeks to increase the number of places available and to improve the quality of childcare services for the community. The provision of childcare facilities should be implemented in a sustainable manner, compatible with land-use and transportation policies contained in this plan and in appropriate locations as advocated within the Childcare Facilities Planning Guidelines for Local Authorities.



The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. The conversion or loss of childcare facilities to other uses will be resisted unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities, the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required.

Childcare Facilities Policies & Objectives

In order to facilitate the provision of childcare facilities to meet the needs of the population it is a policy of Meath County Council:

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| CI POL 5: | To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines. |
| CI POL 6: | To permit childcare facilities in existing residential areas provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbances. Where proposed facilities relate to properties which have been designed and built as dwellings, and are surrounded by other houses, a significant residential element should be retained. |
| CI POL 7: | To require the provision of childcare facilities of an appropriate type and scale in suitable locations within the plan area. |
| CI POL 8: | To monitor and assess in conjunction with the Meath County Childcare Committee, the continuing needs of children and related facilities and review progress on the provision of same. |
| CI POL 9: | To include a condition of planning that allows for the flexible expansion of childcare numbers at the childcare facility commensurate to its size, where appropriate. |
| CI POL 10: | To continue to comply with the Ministerial Guidelines Childcare Facilities Planning Guidelines for Local Authorities with the provision design and location of childcare facilities. |

Healthcare Facilities

Healthcare and medical facilities are provided by public, private and voluntary agencies within County Meath. The Health Service Executive (HSE) – North Eastern Area is the primary body responsible for the management and delivery of health and personal social services. The increased role of the private sector in the provision of health services is also recognised.

Acute hospital services for the study area are currently provided in Navan and Drogheda. Patients are also referred to specialist services in Dublin hospitals. A publically run nursing home facility, St Ursula's, is located within the plan area. There are a number of private medical practitioners and privately operated retirement homes in the area. Local healthcare for the entire East Meath area is provided at Laytown Health Centre. The site restricts future expansion of healthcare services at this location.

Having regard to the existing and projected population of the designated settlements, and having due regard to the limited services currently available, there is a need for new and expanded healthcare facilities – particularly primary health care services. Through the objectives of this plan, the Council will seek to facilitate the provision of built facilities to meet the operational requirements of the agencies that provide healthcare services in the plan area. The first choice of location for future health care facilities, including nursing homes, is where facilities can be integrated within existing communities and can be readily accessed, preferably by public transport, in conjunction with other services. A number of sites within the plan area have been zoned for community facilities to fulfil this objective.

Healthcare Facilities Policies & Objectives

In order to facilitate the provision of healthcare facilities to meet the needs of the population it is a policy of Meath County Council:

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| CI POL 11: | To encourage the integration of healthcare facilities with new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly from persons with disabilities, older people and children. |
| CI POL 12: | To encourage, support and facilitate the provision of services for the aged population. The Council is committed to accommodating the needs of older people by the facilitation of nursing home developments in appropriate locations. |
| CI POL 13: | To ensure that high standards of design and layout are achieved in new healthcare facilities and in the change of use of existing premises to health care facilities. |
| CI OBJ 1: | To co-operate with the Health Service Executive and other statutory and voluntary agencies in the provision of health and community social facilities. |
| CI OBJ 2: | To ensure that adequate lands and services are available for the improvement, establishment and expansion of healthcare services. |

Education

There are three primary schools and one post primary school operating within the plan area serving the educational needs of pupils from both the urban settlements and the rural hinterland. With the existing and projected increases of population, pressure will continue to be placed on

these educational facilities, most of which have been developed or are in the process of being redeveloped.

Reált na Mara National School is located approximately 300m south of the Colpe/Church Road/Garra Road junction in the village of Donacarney. A separate boys and girls primary school operate from the one site and serves the educational needs of a total of 757 children in the 2012/13 school year. The new school received planning permission in 2012 consisting of the demolition of the existing school buildings and the construction of new 2 storey and part 3 storey school building, consisting of 48 classrooms, associated teaching spaces, offices, general purpose hall, special needs units, associated car and bus parking, off street drop-off and collection area, and service area. The school is currently under construction and is due to open in 2014.

Scoil an Sprioraid Naoimh located on the Coast Road approximately half way between the town centres of Bettystown and Laytown, caters for 329 primary school pupils primarily from the Bettystown/Laytown catchment area. There are two prefabricated structures providing temporary classroom accommodation. The physical constraints of the site prevent any further significant development and expansion of the existing school facility. The school is experiencing problems with traffic congestion due to the lack of available car-parking and a dedicated bus lay-by. Meath County Council recognises that lands were zoned under the previous plan on the opposite side of the Coast Road from the existing school site for community facilities, some of these lands have been developed. In this regard Meath County Council will facilitate the Board of Management and the Department of Education and Skills in the provision of school facilities at this emerging education campus.

Scoil Oilibhéir Naofa is located within the education campus area between Laytown and Bettystown. This primary school was officially opened in 2012. There are 399 children attending the school. Facilities associated with the school include a playground and ball courts.

Coláiste na hInse is the only post primary school in the plan area. Opening in 2012, the Meath VEC operated school is located in the south of Bettystown. The school has the capacity to cater for 1,000 pupils. Facilities associated with the school include an indoor gym and outdoor ball courts. There are no outdoor pitches associated with the school.

Access to both Scoil Oilibhéir Naofa and Coláiste na hInse is from the Coast Road (R150). It is an objective of the plan to facilitate the delivery of the north south spine route between the Coast Road (R150) and the Eastham Road roundabout to improve traffic circulation, facilitate alternative modes of transport and enhance the permeability throughout the plan area.

Education Policies & Objectives

In order to facilitate the provision of educational facilities to meet the needs of the population it is a policy of Meath County Council:

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| CI POL 14: | To ensure that adequate land and services are reserved to cater for the establishment, improvement or expansion (where possible) of primary and post primary educational facilities. The Council continues to support the concept of multi campus educational facilities. |
| CI POL 15: | To ensure that high standards of design and layout are achieved in new educational facilities. |
| CI POL 16: | To encourage, in consultation with the relevant school authorities and Boards of Management the development of sustainable means of transport for school |

going children, to include walking, cycling, bus and car-pooling.

- CI POL 17:** To continue to work closely with the Department of Education and Skills to identify existing and future educational requirements, identify and reserve suitable sites for educational purposes, if required, for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.
- CI POL 18:** In identifying new sites for educational needs, regard shall be had to the Guidelines on Sustainable Residential Development in Urban Areas as they relate to education provision and the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).
- CI POL 19:** To encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.
- CI OBJ 3:** To facilitate the provision of associated outdoor sports facilities on lands adjacent to the educational campus.

Library Facilities

There is currently no public library facility within the plan area. Sites have been identified for community facilities within the LAP. Meath County Council recognises the need for new modern library facilities in the East Meath area and is actively seeking to locate a new library within the Bettystown Town Centre development and will continue to work closely with the managers of this site and the Library Council in delivering a modern and accessible library facility.

Library Facilities Policies & Objectives

In order to facilitate the provision of library facilities to meet the needs of the population it is a policy of Meath County Council:

- CI POL 20:** To facilitate the development of a branch library to meet the needs of the entire East Meath study area, subject to the availability of finance.
- CI OBJ 4:** To investigate and, if feasible, provide a new library in the Laytown/Bettystown area, subject to available funding (Refer to Meath County Development Plan 2013-2019 SOC OBJ 11)

Age Friendly Strategy

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



The Meath Age Friendly County Strategy has highlighted challenges that face older members of society. The age friendly approach will also benefit those people with impaired mobility including those with physical disabilities, parents with young children and children themselves. From a planning and land use perspective the study has provided a guide of a broad range of

characteristics of the urban landscape and the built environment that contribute to age-friendliness.

This LAP seeks to make Bettystown-Laytown-Mornington East-Donacarney-Mornington age friendly towns and villages and to embrace the age-friendly concept.

Age Friendly Strategy Policies & Objectives

In order to facilitate the Age Friendly Strategy it is a policy of Meath County Council:

CI POL 21: To embrace the Age Friendly Initiative and assist in developing age-friendly towns and villages within the LAP boundary having regard to the Age Friendly Strategy.

Arts & Culture

Meath County Council recognises the importance of the arts in the areas of personal development, community development, employment and tourism. In terms of public art within the plan area features include 'Voyager' by Linda Brunker at Laytown and 'Flying a Kite' by Jarleth Daly at Bettystown. Funding for a Per Cent for Art in Mornington East project has recently been confirmed. The type of project to be realised is currently being assessed.

Meath County Council acknowledges the valuable work undertaken by local artists in the East Meath area and their contributions to arts activities. In recognition of this, Meath County Council will continue to support the efforts of local groups and endeavour to provide a balanced cultural provision to the plan area.

Meath County Council Arts Office are currently preparing the next County Arts Development Plan which will continue the policies of increasing access to, participation in and awareness of the arts across all sectors of the community.

Arts & Culture Policies & Objectives

In order to facilitate the Arts and Culture within the plan area it is the policy of Meath County Council:-

CI POL 22: To support the development and provisions of centrally located arts and cultural facilities in the plan area.

CI POL 23: To liaise with the County Arts Officer on any development proposal that is likely to have a significant impact on the Arts in the plan area.

Fire Service

Fire fighting and other rescue services is an important public safety service provided by the Local Authorities. The first response to a fire emergency within the plan area is the fire service at Drogheda followed by Ashbourne and Balbriggan.

Burial Grounds



Local Authorities have a statutory responsibility to provide for burial facilities, although the majority of facilities in Meath are provided by religious bodies. Under the Planning Act, the Council can include objectives to reserve land for burial grounds. Meath County Council is preparing an assessment on the need and appropriate location of burial grounds at a county level.

Burial Grounds Policies & Objectives

In order to facilitate the provision of burial grounds to meet the needs of the population it is a policy of Meath County Council:

CI POL 24: To facilitate the provision of new (non-denominational) burial grounds to cater for the needs of the LAP area subject to the outcome and recommendations contained within the on-going assessment for future burial grounds throughout the County.

4.6 RECREATION & OPEN SPACE

Key Aims for Recreation and Open Space include:-

Develop a comprehensive recreation and open space strategy which will seek to protect and enhance existing recreational facilities and to seek to develop facilities where possible.

Introduction

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

Recreation & Open Space Infrastructure

The largest and most accessible area of public open space within the plan area is the beach area, which stretches from the Boyne estuary in the north to the Nanny estuary at Laytown in the south. At present the beach is accessible by car at several points along the coast and is used for informal recreational use such as swimming, kiting, walking, horse racing sand yachting, kitebuggying and general watersports. By-laws concerning the proper use of the beach are set out in Foreshore By-Laws 2010.

There is a large number of sporting and recreational clubs within the plan area offering golf, badminton, basketball, bowls, cycling, soccer, Gaelic and many more activities. There are currently two community halls within the plan area at Donacarney and Laytown. There is a children's playground at Laytown seafront and another playground and outdoor gym at Bettystown. The existing East Meath Soccer Club and St. Columille's GAA pitches are located at Seafield playing fields where there are also pitch and putt facilities. While there is no direct vehicular access to the playing fields from Laytown, a foot-bridge that bridges the mouth of the River Nanny provides a pedestrian and cyclist route to these facilities. St. Columille's GAA Club also has pitches and facilities at Piltown. Laytown and Bettystown Golf Club provide an 18-hole links course together with tennis facilities and a club house. There is a privately run swimming pool and fitness centre within the plan area operating from the Neptune Leisure Complex.

Recreation & Open Space Strategy

Recreation, leisure and sport are important components of a good quality of life and major land use and transportation implications. For this reason, adequate and accessible provision of open space, sport and recreational facilities is an important consideration in assessing the quality of life in a town or area. Meath Council recognises that while lands were zoned to provide for such uses under previous plans much of the recreational and community facilities have failed to materialise. As such there is a noticeable deficit of public open space provision to serve the existing and future population of the plan area which needs to be addressed in this LAP.

The location of land for recreational purposes must be at the very centre of the plan area and offer the potential for new and improved recreational facilities within easy walking distance of existing and future residential communities and community facilities. Policies and objectives in the LAP seek to address this matter by facilitating the release of suitably zoned land for recreational and community use. Meath County Council will actively seek to work with the relevant bodies in delivering these much needed facilities in appropriate locations. Meath County Council will also work with local groups and relevant bodies in improving the recreational amenity value of the seafront particularly in locations close to Laytown and Bettystown village squares.

From a natural amenity viewpoint, the area benefits from its location on the coast and on the Boyne and Nanny Estuaries. Opportunities to develop these amenities needs to be explored in the context of creating attractive coastal and river walkways and trails. Any proposals will be screened for the need to undertake AA according to Article 6(3) of the E.C. Habitats Directive. Where development is proposed, opportunities to create linear parks, walkways and cycleways, which link into the wider open space network and are accessible to the general public will be sought. The criteria used for selecting the preferred locations should include avoiding disturbance to birds, preservation of natural landscaping features, accessibility and gradient. Suitable pedestrian linkage between open spaces should be identified and where appropriate cycle lanes also be provided. The policies and objectives of Meath County Council relating to natural assets and recreational amenity are set in the Cultural Heritage, Natural Assets and Green Infrastructure section of the plan.

The Planning Act (Section 10(2) (o)) states that a Development Plan shall include an objective for:-

‘the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and indicating their location on a list appended to the development plan’.

Meath CDP 2013–2019 identifies public rights of way providing access to the beach within Appendix 14 as S1 to S9 within this plan area. All policies and objectives with regard to Rights of Way are included in the CDP together with Maps 9.4.1 – 9.4.9 defining their location. The locations of these rights of way are illustrated on the maps accompanying this LAP.

Recreation & Open Space Policies & Objectives

In order to ensure the provision of quality useable recreational areas and open spaces it is the policy of Meath County Council:

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| ROS POL 1: | To encourage a balance in the location and types of open space provided within the plan area and to ensure the development of high quality open space areas, for both active and passive use, and formal and informal activities. |
| ROS POL 2: | To resist the loss of existing public open space, unless alternative recreational facilities are provided in a suitable location. |
| ROS POL 3: | To encourage the provision of indoor sporting/community facilities in co-operation with local community groups and relevant bodies. |
| ROS POL 4: | To facilitate the greater use of existing school sporting facilities by the public and of existing private sporting facilities by school children. The construction and maintenance of community and sporting facilities can be both costly and demand a lot of resources. Meath County Council will promote a partnership approach between clubs, social groups and the school boards to facilitate such initiatives. |
| ROS POL 5: | To work with disability groups to ensure that recreational and sporting facilities provided are user friendly. |
| ROS POL 6: | To ensure that developers make provisions for sport and recreational infrastructure commensurate with the needs of the development as an integral |

element of their proposals.

ROS POL 7: To maintain free from development lands that are identified in a planning permission as open space to ensure the availability of community and recreational facilities for the residents of the area.

ROS POL 8: To seek opportunities to improve the quality and capacity of existing recreation and amenity facilities, through initiatives with both the public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate, the Council will use its powers under Section 48 of the Planning Act (as amended) to require development levies to achieve the enhancement of these facilities and the provision of new facilities.

ROS POL 9: To ensure that existing and proposed residential developments and amenity areas link effectively with each other through the provision of safe pedestrian links, footpaths and appropriate lighting. All lighting proposals within 100m of a Natura 2000 site, or those deemed to have potential to result in adverse impacts, must undergo AA Screening.

ROS POL 10: To require the provision of a hierarchy of open space both for active and passive recreational use in new residential developments.

ROS POL 11: To preserve and protect for the common good, existing public rights of way which give access to the coast as identified in the Meath CDP 2013-2019.

ROS OBJ 1: To relocate commuter parking from the Laytown seafront and from Alverno Terrace to the west of Laytown Train Station to enable the reinstatement of the public amenity lands at Laytown, subject to available funding. All aspects of the proposal will undergo screening for AA in the context of impacts on the River Nanny and Shore SPA.

ROS OBJ 2: To facilitate the provision of playground and sports facilities within established areas of public open space.

ROS OBJ 3: To reserve sufficient land to provide for necessary recreational facilities. These facilities shall be located at central or accessible locations in the interest of sustainable development

ROS OBJ 4: To support local groups and community groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate.

ROS OBJ 5: To investigate & identify a suitable location for the development of a bird watch facility in the coastal area in conjunction with the review of the Meath County Biodiversity Plan. Consultation with the National Parks & Wildlife Service on such a proposal will be required having regard to the coastal area being within a Natura 2000 site. Any bird watch development proposal shall be screened for the need to undertake an Appropriate Assessment

4.7 WATER SERVICES & UTILITIES

Key Aims for Water Services & Utilities include:-

Develop, protect, improve and extend water, wastewater, surface water and flood alleviation services and to provide these services to facilitate the sustainable development of the LAP area in line with the County core, settlement and economic strategies.

Ensure that the provision of water, wastewater treatment and waste management are available to serve the needs of Bettystown-Laytown-Mornington East-Mornington-Donacarne.

Ensure that the provision of water and sewerage investment is related to the sequencing of residential lands and integrated with the provision of transport, schools, community and leisure facilities.

Ensure new development complies with the requirements of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009.

Facilitate the development of a modern, cost effective, high quality telecommunications system.

Promote energy efficiency through appropriate land use, siting, design and building standards

Encourage and promote renewable energy through supporting the development of renewable energy facilities in line with proper planning and sustainable development.

Support the expansion and reinforcement of the energy networks serving East Meath.

Introduction

A number of EU, Departmental, OPW and EPA policy documents have been published which will have an impact on the development and delivery of environmental and water services in County Meath. Irish Water, the new national public utility, is to acquire statutory responsibility for water services, ownership of assets, operations and capital investment from 2014.

The Regional Planning Guidelines identify key areas of investment in public water supply and wastewater from the Greater Dublin Area to enable future growth in a sustainable integrated manner. Together with the continuation of investment in pipeline rehabilitation and water conservation across all growth GDA towns and investment in improved water demand management for all users, improvement of the East Meath, Drogheda and South Louth Water Supply Scheme is included as a priority area.

Water Supply

The LAP is served from the East Meath, South Louth and Drogheda Water Supply Scheme. The main water source for the East Meath Water Supply Scheme is the abstraction from the River Boyne at Roughgrange, which is treated at Stalleen Water Treatment Plant. This plant serves an area of approximately 600sq.km with storage provided at Stalleen, Windmill Hill, Kiltrough, Donore, Balloy, Carnes and Rath and caters for East Meath, Drogheda Environs, Duleek, Ratoath and Ashbourne. While the water treatment plant at Stalleen is located in County Meath, it is operated by Louth County Council. There is an agreement between Louth County Council and Meath County Council to allocate 47% of the capacity of that plant to Meath. The capacity allocation to Meath equates to approximately 15,000 cu.m. per day. Meath currently uses c11,000 cu.m. per day of that allocation. It is noted that this allocation caters for areas other than the users within the LAP area.

The Stalleen Water Treatment Plant is aging and has limited spare capacity. An evaluation of the existing water supply and proposals for a future water supply scheme to supply the East Meath, South Louth and Drogheda region was undertaken by Consulting Engineers McCarthy/Tobin JV for Meath County Council. The Preliminary Report for the new East Meath, South Louth and Drogheda Water Supply Improvement Scheme, July 2009, indicated that to meet projected needs it will be essential to maximise the use of existing sources together with the development of new sources. Future demands will be met through the conjunctive use of surface and groundwater sources. While the existing River Boyne abstraction at Roughgrange will be maintained as a primary source, the potential for additional abstraction from the River Boyne is limited. The report recommends therefore, that potential yield from groundwater sources to serve East Meath should be developed.

The new East Meath, Drogheda and South Louth Water Supply Scheme will cater for the water services needs of East Meath, Drogheda and South Louth up to at least the year 2030. This will include the development of substantial groundwater sources in the East Meath Area to meet the projected water supply needs of East Meath and the Meath environs of Drogheda.

In 2010 Meath County Council completed Phase 1 of the Kiltrough Augmentation Scheme which provides an additional 3,000 cubic metres per day of water to East Meath from boreholes at Kiltrough water tower. This, together with recent new water sources and treatment plants developed by the Council at Rath and Dunshaughlin as well as substantial gains made through water conservation, through active leakage control, pressure management and water conservation awareness campaigns, has reduced substantially the reliance on Stalleen Water Treatment Plant and will play a major role in contributing towards meeting the needs of the existing and future population for potable water.

Water Supply Policies & Objectives

In order to ensure the provision of adequate potable water to cater for the population of the plan area it is the policy of Meath County Council:

- WSU POL 1:** 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.
- WSU POL 2:** To continue to cooperate with Louth County Council in relation to the supply water to the East Meath region.
- WSU POL 3:** To work with Irish Water and Louth County Council in implementing the key findings and recommendations of the East Meath, South Louth and Drogheda Water Improvement Scheme Report (July 2009), for a water supply scheme to meet the anticipated water requirements to serve this area. All such plans or projects will be subject to SEA and AA, as required.
- WSU POL 4:** To work with Irish Water in the development, protection, improvement and extension of the water supply system to facilitate the sustainable development of the LAP area in line with the County core, settlement and economic strategies.
- WSU POL 5:** To work with Irish Water in the protection and sustainable development of existing groundwater sources and aquifers to cater for the needs of the East Meath Area.
- WSU POL 6:** To work with Irish Water to protect existing and potential water sources in accordance with County Meath Groundwater Protection Scheme and the East Meath Water Management Plan.

- WSU POL 7:** To promote awareness and involvement in water conservation measures by households, businesses and industries.
- WSU POL 8:** To protect existing and potential water resources in accordance with relevant European Directives, relevant European Regulations, their transposition into Irish legislation and their subsequent updates and amendments.
- WSU OBJ 1:** To reduce Meath County Council's dependence on the water services infrastructure of adjoining local authorities to cater for the projected development needs of East Meath urban centres. (Refer to Meath CDP 2013-2019 WS OBJ 1)
- WSU OBJ 2:** To work with Irish Water to seek enhanced capacity to service East Meath in conjunction with Fingal County Council and Louth County Council including where necessary the exploration of alternative options.
- WSU OBJ 3:** To continue the commitment to water conservation and reduction of leakage and wastage from the water supply system.

Wastewater

Wastewater from the settlements of Mornington East-Bettystown-Laytown-Donacarney-Mornington is currently pumped to the Drogheda Wastewater Treatment Plant for treatment and final disposal.

Following the approval of upgrade proposals by the DEHLG the capacity of the plant increased to 101,000 PE. As a result of this upgrade Meath's allocation was increased from 7,000 pe to 27,500 pe. The current Meath loading is approximately 17,000 pe. However, with the addition of pending load (i.e. development granted permission but not yet developed and occupied) the existing committed loading from Meath is c22,000 pe.

Further options exist to increase Meath's capacity allocation significantly in a relative short timeframe, should the need arise.

Wastewater Policies & Objectives

In order to ensure the provision of adequate wastewater infrastructure to cater for the population of the plan area it is the policy of Meath County Council:

- WSU POL 9:** To utilise the capacity allocated to East Meath from the Drogheda Wastewater Treatment Plant in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.
- WSU POL 10:** To work with Irish Water and with adjoining planning authorities of Drogheda Borough Council and Louth County Council to increase the capacity of the Drogheda Wastewater Treatment Plant to service the settlement of North East Meath and to provide for a long term solution for waste water treatment in the north east region.
- WSU POL 11:** To work with Irish Water to ensure that adequate wastewater treatment facilities are in place prior to development approval.

WSU POL 12: To facilitate the provision of adequate wastewater collection and treatment systems to serve the existing and planned future populations in accordance with the County core, settlement and economic strategies.

WSU OBJ 4: To require new developments to provide for the separation of foul and surface water draining networks within the application site.

Surface Water Drainage

It is the policy of Meath County Council that all large and medium scale developments incorporate SUDS as part of development proposals. The overall principle of this system is to minimise runoff. Therefore the extent of impermeable surfaces should be minimised by careful attention to site layout and the specification of porous surface materials where practicable. The management of storm water drainage should emphasise retentions and infiltration at source thereby reducing runoff volumes and providing partial treatment. In general, new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

There are a number of important drainage channels and rivers in East Meath for which the OPW is responsible. In dealing with applications for development in the vicinity of such channels, Meath County Council will consult with the OPW and will in general, retain a strip of 10 metres on either side of the channel, to allow for access and maintenance.

Surface Water Drainage Policies & Objectives

In order to ensure the provision of adequate Surface Water Drainage infrastructure to cater for the population of the plan area it is the policy of Meath County Council:

WSU POL 13: To require all new large and medium scale developments in the plan area to provide SUDS as part of the development proposals.

WSU POL 14: To consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible. The Planning Authority will, in general, retain all vegetation within a strip of 10 metres on either side of such channels and other watercourses which flow into the Natura 2000 sites in order to help protect the water quality in these channels.

Flood Risk Management

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, 2009, aim to ensure a rigorous assessment of flood risk at all levels to provide a consistency of approach throughout Ireland. Development at all levels will be required to comply with the recommendations of these guidelines. In achieving the aims and objectives of the guidelines, Meath County Council must:-

- Ensure that development is not permitted in areas of flood risk except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.
- Adopt a sequential approach to spatial planning which aims to avoid flood risk, where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible.

- A precautionary approach should also be applied to flood risk management to reflect uncertainties in flooding datasets and risk assessment techniques and the ability to predict the future climate, the performance of existing flood defences and the extent of future coastal erosion.

The Council will assess planning applications for development in accordance with the provisions of these guidelines.

Meath County Council in co-operation with the OPW commissioned Kirk McClure Morton, Consulting Engineers, in 2004 to prepare a report on options for flood alleviation in the lower Boyne Estuary and the Mornington River catchment. The Mornington District Surface Water & Flood Protection Scheme – Final Preliminary Report contained a number of recommendations. This report was updated in 2007.

The EU Floods Directive 2007 sets out how member states must have a plan for the management of flood risk. This directive requires member states to undertake a national preliminary flood risk assessment by 2011 at river catchment level to identify areas where significant flood risk exists or likely to occur. They are also required to prepare catchment based Flood Risk Management Plans by 2015. The directive recognises the importance of land use zonings at the LAP stage and in the preparation of development zoning objectives for urban centres to be subsumed into the CDP any potential issues between zoning and flood risk assessment will be required to be addressed by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/or phasing pending mitigation.

Meath County Council, Fingal County Council and the OPW recognised the high levels of existing flooding risk in the Fingal/East Meath area. In response to this and in recognition of the requirements of the Flood Directive, the Fingal/East Meath Flood Risk Assessment and Management Study (FEM FRAMS) was commissioned. It is a catchment based flood risk assessment and management study of twenty three rivers and their catchment, including the Broadmeadow River, the Nanny River and their tributaries. The Report was published in December 2012.

The Eastern Catchment Flood Risk Assessment and Management (CFRAM) study commenced in the Eastern district in June 2011. It is anticipated that this study will be completed by the end of 2015. The Eastern CFRAM study has been commissioned in order to meet the requirements of the Floods Directive, as well as to deliver on core components of the 2004 National Flood Policy, in the Eastern district.

Flood Risk Management Plans (FRMPs) will be developed by 2015. FRMPs will include measures in relation to flood prevention, protection and preparedness. Emergency response to flooding, recovery from flooding and incorporating lessons learned will be important elements of the FRMPs. Issues such as climate change, land use practices and future development will also be addressed in the FRMPs.

In order to comply with the Flood Directive 2007 and the Flood Guidelines 2009 an assessment of flood risk in the LAP area has been formally taken into account. This assessment utilised the FEM FRAMS and the SFRA undertaken as part of the CDP. The SFRA for the LAP is included in Appendix C of this plan which was prepared by JBA Consulting on behalf of Meath County Council.

The Flood Zone Maps produced (see Appendix C) provide information on two main areas of flood risk:

Zone A: High probability of flooding (coinciding with the 1:100 year flood occurrence). Most types of development in this zone would be considered to be inappropriate. Development in this

zone should be avoided and/or only considered in exceptional circumstances. Only water compatible development, that require a waterside location, amenity open space, outdoor sports and recreation would be considered in this zone.

Zone B: Moderate probability of flooding (coinciding with the 1:100 year flood occurrence). Highly vulnerable development in this zone, such as hospitals, residential care homes, Garda, Fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities, and water compatible development might be considered appropriate in this zone.

Elsewhere, localised flooding from sources other than rivers/streams can still occur and may need to be taken into account at the planning application stage.

Development Management

The SFRA included with Appendix C sets out the key requirements relating to the management of development and flood risk within the plan area. Prospective applicants should refer to Section 5.2 of the SFRA for guidance on items that will be required as part of proposals for development within the plan area.

Flood Mitigation Measures at Site Design

Any development proposal in an area at moderate or high risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.

Applications for Planning Permission in Areas at Risk of Flooding

Development proposals in areas which are identified as being at risk of flooding on the SFRA Maps will need to comply with the provisions of the Ministerial Guidelines – The Planning System and Flood Risk Management, and in particular, a Site Specific Flood Risk Assessment will be required.

Minor Developments in areas of Flood Risk

Applications for minor development, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk area or entail the storage of hazardous substances. However, a commensurate assessment of the risks of flooding still needs to be undertaken and should accompany such applications for development in order to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals follow best practices in the management of health and safety for users and residents of the proposal.

Flood Risks & Zoning Objectives

Any proposal in an area at risk of flooding that is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place such that residual risks can be managed to acceptable levels.

The Guidelines for Planning Authorities The Planning System and Flood Risk Management require Planning Authorities to ensure that development is not permitted in areas of flood risk,

particularly floodplains, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development. Where such development has to take place, in the case of urban regeneration for example, the types of development has to be carefully considered and the risk should be mitigated and managed through location, layout and design of development to reduce flood risk to an acceptable level.

Having regard to the approach to flood risk set out in the Guidelines and the extent of the areas shown to be at risk in the SFRA mapping for LAP area, a number of areas which were zoned for development in the 2005 East Meath LAP are no longer zoned to accommodate highly vulnerable uses in this plan because the lands have been identified as being at risk of flooding. This change of zoning does not alter the validity of any existing planning permissions on these lands but will be a material consideration in the assessment of any future planning applications.

Within Mornington East it has been considered appropriate to retain the zoning objective of some lands, notwithstanding the fact that they have also been identified as being at risk of flooding. These zonings have been retained subject to the requirement for more detailed assessment at project stage, on the basis that they are located where development is generally desirable and necessary to facilitate the creation of a local centre (TVC OBJ 6).

It has also been considered appropriate to retain the objective of the North South Spine Road (TM OBJ 1), notwithstanding the fact that this area has been identified at being at risk of flooding. This objective has been retained subject to the requirement for more detailed assessment at project stage, on the basis that it is integral to the overall land use planning and movement strategy for the LAP where delivery of this route is necessary to facilitate consolidation of centrally located sites and create linkages between the educational campus, town centre and residential areas.

Flood Risk Management Policies & Objectives

In order to ensure management of flood risk it is the policy of Meath County Council:

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| WSU POL 15: | To require that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. |
| WSU POL 16: | To ensure that the potential of flood risk in the identified flood risk areas associated with existing development are not exacerbated by any new surface water drainage works. |
| WSU POL 17: | To ensure that all developments have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GDSDS). Compliance with the recommendations contained in Technical Guidance Document, Volume 2, Chapter 4 of the GDSDS shall be required in all instances. |
| WSU POL 18: | To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study, the Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study when finalised and approved. |
| WSU POL 19: | To generally provide support for the funding of, and to improve and extend, surface water disposal infrastructure to serve the planned levels of growth, during the lifetime of this plan, in order to facilitate development and subject to |

	the availability of funding.
WSU POL 20:	To have regard to the Planning System and Flood Risk Management - Guidelines for Planning Authorities, 2009 through the use of the sequential approach and application of the Justification Tests for Development Management, during the period of this plan.
WSU POL 21:	To have regard to the findings and recommendations of the Strategic Flood Risk Assessment prepared as part of the LAP review.
WSU POL 22:	A flood risk assessment and proposals for the storage and attenuation of surface water runoff to ensure the development does not increase the flood risk in the catchment of the Mornington River or the Nanny River may be requested by the Planning Authority in planning applications for site areas in excess of 1 hectare. These assessments shall be compliant with the GSDSDS Technical Guidance Document.
WSU POL 23	To ensure that a flood risk assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.
WSU POL 24	To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in County Meath
WSU OBJ 5	To undertake a review of the SFRA for the LAP following the publication of the flood mapping which is being produced as part of the Catchment Flood Risk Assessment and Management (CFRAM) Studies.
WSU OBJ 6	To design flood relief measures to ensure appropriate protection for alluvial woodland (i.e. a qualifying interest) along the Boyne.
WSU OBJ 7	To promote positive flood relief measures that can enhance habitats in the Boyne floodplain such as swales, constructed wetland basins etc.
WSU OBJ 8	To seek to ensure that construction works are designed so as not to result in surface water runoff into cSAC or SPAs either directly or indirectly via a watercourse.
WSU OBJ 9	To promote positive flood relief measures that can enhance habitats in the Boyne floodplain such as swales, constructed wetland basins etc.
WSU OBJ 10:	To design flood relief measures to protect the conservation objectives of Natura 2000 sites and to avoid indirect impacts of conflict with other qualifying interests or Natura 2000 sites.

Waste Management

Managing economic progress in County Meath is contingent on a good environment and the availability of necessary waste management facilities. Waste management policy is predicated

on the EU Waste Hierarchy of prevention, preparing for reuse, recycling, energy recovery and sustainable disposal.

Regional and local waste management plans are in place nationwide in accordance with the requirements of the Waste Management Acts 1996 and the Waste Framework Directive 1975.

Meath County Council is the lead authority for the preparation of the North East Region Waste Management Plan 2005-2010 which also includes Louth, Cavan and Monaghan. This plan sets out the policy to progress the sustainable management of waste arising in the Region. The current Waste Management Plan sets out regional objectives including waste prevention and minimisation, improved infrastructure for recycling and recover of waste through the waste hierarchy. In addition to the policies and objectives of the Waste Management Plan, the Litter Management Plan 2006-2009 sets out the objectives to prevent and control litter within the County.

Following the amalgamation of three waste regions, Dublin, North East and Midlands, Dublin City Council is the lead authority progressing the preparation of a new waste management plan. The public consultation phase for this plan has commenced.

Development will generate demand for domestic and commercial waste disposal and collection services. The construction phases of developments will also produce significant volumes of waste. Developers are obliged under the Waste Management Act 1996 as amended to submit a construction and waste management plan prior to the commencement of any proposed construction activities.



Waste Management Policies & Objectives

In order to ensure adequate Waste Management it is the policy of Meath County Council:

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| WSU POL 25: | To implement the policies and objectives of the North East Waste Management Plan 2005-2010 and any subsequent amendment thereof as relevant to the plan area. |
| WSU POL 26: | To implement the policies and objectives of the Litter Management Plan 2006-2009 and any subsequent amendment thereof as relevant to the plan area. |
| WSU POL 27: | To promote education and awareness on all issues associated with waste management, both industry and community level. This will include the promotion of waste reduction by encouraging the minimisation, re-use, recycling and recovery of waste within the plan area. |
| WSU POL 28: | To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the Waste Management Plan and any subsequent amendment thereof. |
| WSU POL 29: | To ensure that developments include adequate space for domestic commercial recyclable waste storage both within and outside buildings; and ensure that larger development proposals and master plans incorporate bring banks to facilitate optimal rates of recycling. |

- WSU POL 30:** To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds and such plans shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.
- WSU OBJ 11:** To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the Waste Management Plan and as subsequently amended.
- WSU OBJ 12:** To identify suitable sites for additional recycling centres and bring bank facilities to cater for waste recycling.
- WSU OBJ 13:** To seek effective engagement of local communities to promote their role in recycling waste and tackling the problems of illegal dumping through liaison with the Environmental Awareness officer.

Telecommunications

Meath County Council seeks to facilitate the provision of a competitive, high quality telecommunications network for the plan area and will seek to cooperate with the providers and operators of such services in order to facilitate and promote the provision and continued development of such services.

Broadband infrastructure enables high speed access to information, facilitating trade on a local and global level and is essential for all types of business.

Meath County Council will consider proposals for telecommunications antennae with the guidance provided in the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities 1996. It shall be the preferred approach that all new support structures fully meet the co-location or clustering policy of the guidelines, and that shared use of existing structures will be insisted upon where the number of masts located in any single area are considered to be excessive. Once masts are no longer required they should be demolished and the site reinstated at the developer's expense.

Telecommunications Policies & Objectives

In order to ensure high quality telecommunications networks it is a policy of Meath County Council:

- WSU POL 31:** To ensure that communications infrastructure follows best practice with regard to siting and design, particularly to ensure the protection of all important recognised views and prospects.
- WSU POL 32:** To secure the expansion of high quality infrastructure within the town and its environs, in the interests of promoting economic growth and competitiveness.

Energy

Meath County Council recognises the essential requirement for energy production and distribution. The main energy network serving East Meath is 38kV electricity transmission lines.

There are no high voltage lines within the LAP area. Additionally there are no gas transmission pipelines passing through the LAP area. It will be important to ensure that East Meath has sufficient energy to cater for the local population and business economy.

Renewable Energy

Meath is committed to pursuing sustainable energy policies. It is a government target to produce 40% of electricity from renewable resources. Renewable energy comes from natural resources and includes wind, the sun, water, subterranean heat sources and biomass. Meath County Council is committed to developing a diverse range and combination of energy sources in order to deliver on the targets as set down in the National Renewable Energy Action Plan. Meath County Council has adopted a Climate Change Strategy and Energy Management Action Plan 2011-2012 entitled Think Globally Act Locally which has been developed in line with the National Climate Change Strategy 2007-2012. This strategy states that it is a future action of the Council to prepare a Wind Energy Strategy to facilitate the development of wind energy infrastructure in the County. In the interim such proposals will be assessed in the context of the Meath CDP 2013-2109 and its Landscape Character Assessment and the Wind Energy Development Guidelines for Planning Authorities 2006 and its subsequent amendments. Meath County Council also promotes a policy avoiding siting wind energy project in Natura 2000 sites unless it can be proven through the AA that there are no risks to the integrity of the sites.



Energy Efficiency & Management

Energy Efficient & Energy Performance for Building Directive

The issue of energy efficiency both on a macro and micro scale must be considered. At the macro level, land use planning will reduce the number of car trips being generated while at the micro level pedestrian and cycle lanes will encourage people to use alternative modes of transport other than the private car. Improving energy efficiency is a key step in energy policy. The need to reduce the amount of energy being generated has underpinned the proposed transportation and settlement strategies set out in the CDP.

As a result of the Kyoto protocol, the EU has set a reduction of greenhouse gas emissions as an important objective. The most significant greenhouse gas is CO₂, almost half of which is derived from energy use in buildings. There is now a requirement for all new buildings to become more energy efficient in line with the EU Energy Performance of Buildings Directive 2002. The Building Regulations and EC Energy Performance of Buildings Regulations 2008 will aid this requirement. The use of alternative forms of heating should be encouraged in the design of buildings. Meath County Council is committed to developing sustainable building requirements with regard to a shift to energy efficient, low environment impact buildings in County Meath.

Energy Policies & Objectives

In order to ensure high quality energy networks it is a policy of Meath County Council:

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| WSU POL 33: | To promote energy conservation and efficiency measures and facilitate development proposals that maximise energy efficiency through siting, layout, design or which incorporates best practice in energy technologies and conservation in accordance with national policy and guidelines. |
| WSU POL 34: | To facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the further physical and economic development, in accordance with the national and countywide policies and objectives. |
| WSU OBJ 14: | To support the Meath County Council Think Globally Act Locally Climate Change Strategy and Energy Management Action Plan 2011-2012. |

4.8 TRANSPORTATION & MOVEMENT

Key Aims for Transportation & Movement include:-

To promote the sustainable development of walking, cycling, public transport and other more sustainable forms of transport as an alternative to the private car, together with the development of the necessary infrastructure.

To promote land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation.

To promote and facilitate the provision of the necessary transport infrastructure to fully accommodate existing and future population needs as well as the demand for economic development in an environmentally sustainable manner.

Introduction

An efficient, sustainable and safe transportation system is essential for economic growth and prosperity and for maintaining a high quality of life for the local population.

Meath County Council is aware of the importance of securing a safe and convenient road network within the area, including the provision of pedestrian, cycle and car-parking facilities linking up each of the settlements within the plan area.

The principal road serving the area is the M1 Dublin to Belfast Motorway. The former N1 is reclassified to the R132. There are two interchanges providing access onto the M1 from East Meath at junction 7 and junction 8. The R150 links Laytown, Bettystown, Donacarney and Mornington with Drogheda and Navan. The R150 is a coastal route linking Laytown, Bettystown and Mornington.

National Transport Policy – SMARTER TRAVEL

The National Transport Authority (NTA) is the principal agent for the delivery of transport policy and development in the GDA. The Dublin Transport Authority Act 2008 provides that the integrated planning of transport and land use at regional and county level achieve mutual consistency between NTA strategies, Regional Planning Guidelines and Development Plans. Meath County Council is committed to working with the NTA on the delivery of strategic transportation projects and infrastructural improvements.

EU, National, Regional and County policy dictates that there is a need to implement land use policies that support and protect the investments currently being made in public transport to ensure that maximum benefit is gained economically, socially, environmentally and in relation to overall health.

The government's position on future transport goals is outlined in the policy document Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 2009 – 2020 where it is aimed to achieve an overall target of a 20% reduction in work related commuting by car from the current modal share (65% to 45%). One of the overarching goals of the policy is to take actions aimed at ensuring that alternatives to the car are more widely available, mainly through radically improved public transport service and through investment in walking and cycling.

Regional Transport Strategy

The NTA has published a Draft Transport Strategy for the Greater Dublin Area 2011 – 2030. The policies and objectives contained in this Strategy are required by legislation to be consistent with the Regional Planning Guidelines for the area.

Integration of Land Use & Transportation

National and regional policy emphasises the need to reduce the demand for travel and the reliance on private car in favour of public transport, walking and cycling. The concept of an integrated transport policy encompasses not only integration within and between different modes of transport, but also integration with environmental, social, recreational, economic, and educational and health policies and objectives. No longer can the provision of transport facilities be considered or decided upon in isolation.

It is a strategic aim of this LAP to co-ordinate transport and land use planning. This places a requirement on both the transport and settlement strategies to be mutually consistent, not only with each other, but with national direction as per the National Spatial Strategy, the Smarter Travel policy and the NTA's draft Transport Strategy. Decisions on land use and development must take account of existing and public integrated transport systems. The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need for travel by private car.

Future Development & the National Road Network

Meath County Council will require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of any proposal which is considered to have a material impact on the safety and free flow of traffic on a National or Regional Route within the LAP area.

Developments resulting in a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users will be required to prepare a Transport and Mobility Management Plan addressing these issues, as part of the proposal.

Future Development & the National Road Network Policies & Objectives

In order to ensure safe movement and circulation throughout the plan area it is a policy of Meath County Council:-

TM POL 1:	To provide in cooperation with the NTA, other agencies, bodies and developers/landowners, an integrated network of designated walking and cycling routes to provide safe, convenient and pleasant routes between the main residential areas, schools and Bettystown Town Centre.
TM POL 2:	To promote land-use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation.
TM POL 3:	To require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of a development proposal, where expected traffic movements will have a material impact on the safety and free flow of traffic on a regional route. Developers should refer to the NRA's Traffic and Transport Assessment Guidelines in the preparation of TTA's in this regard.
TM POL 4:	To ensure that development occurs in a manner that considers the safety of

	vehicular and pedestrian traffic and cyclists, and avoids the creation of traffic hazards.
TM POL 5:	To encourage modal change from private car use towards increased use of public transport, cycling and walking, and facilitate an integrated network of safe and convenient cycle and pedestrian routes throughout the East Meath area subject to the availability of finances, resources and physical constraints.
TM POL 6:	To cooperate with the NTA in the provision of sustainable transport measures in the existing developed areas and in new or planned developments.
TM OBJ 1	To facilitate the provision of a north-south spine road connecting the R150 at Scoil an Spioraid Naoimh primary school to the Eastham road roundabout. This road will include quality footpaths and cycleways. The link road will proceed in conjunction with the development of adjoining lands and be provided by the relevant developer. Meath County Council may assist with the delivery of all or part of this road by using its compulsory purchase powers to acquire lands in certain circumstances e.g. in the instance where the Department of Education and Skills or another agency sought to improve access arrangements to the schools by way of the provision of all or part of this road, subject to necessary funding being made available.
TM OBJ 2:	To facilitate the provision of an east-west road linking Bettystown Town Centre to the proposed new rail station to the west. The location of the route is indicative and will be influenced by further environmental surveys.
TM OBJ 3:	To enhance movement, circulation and parking measures within Bettystown Village Square.
TM OBJ 4:	To facilitate new junction layouts at the intersection of the proposed north south spine road and the existing Coast Road (R150), at the Laytown Rail Bridge (R150), Coney Hall Road/R151, Narrowway Road/Piltown Road and the R150/Piltown Road.
TM OBJ 5:	To reserve access to lands from the established residential development to the east (Brabazon) and to facilitate future access to/from lands to the north. The location of the access is indicative and will be influenced by further environmental surveys.
TM OBJ 6:	To facilitate the provision of a link road between Narrowway and the new east west link road (TM OBJ 2). The location of these routes is indicative and will be influenced by further environmental surveys.
TM OBJ 7:	To assess the feasibility of eliminating parking from Bettystown Beach.
TM OBJ 8:	To reserve a strategic road corridor linking the R 132-M1 link road at Colpe Cross via Donacarney and Bettystown to the Coast Road (R150) via a new distributor road link from the extended Eastham Road to the Golf Links Road. The location of the route is indicative and will be influenced by environmental surveys.
TM OBJ 9:	To investigate the possibility of developing public car parking facilities to relieve pressure for car parking on Bettystown Beach particularly during the summer

	months.
TM OBJ 10:	To facilitate the development of a park and ride facility to the west of the railway bridge to serve Laytown Train Station with improved pedestrian linkages to Laytown. All aspects of the proposal will undergo screening for AA in the context of impacts on the River Nanny and Shore SPA.
TM OBJ 11:	To facilitate the provision of a pedestrian linkage from established residential developments to Laytown Train Station.
TM OBJ 12:	To reserve access points onto Laytown Beach, taking into account the ecological sensitivities of the River Nanny Estuary and Shore SPA.
TM OBJ 13:	To facilitate the provision of a link road connecting the Garra Road to the Bettystown Road (R150) and the Colpe Road. This link will include quality footpaths and cycleways. The location of the route is indicative and will be influenced by further environmental surveys.
TM OBJ 14:	To improve the layout of the R150/Garra Road junction adjacent to the former National School.
TM OBJ 15:	To realign the Garra Road and improve linkages along the Garra road between Mornington East and Donacarney. This realignment will be influenced by further environmental surveys.
TM OBJ 16:	To realign the Church Road (R150) between Donacarney and Mornington and facilitate the provision of footpaths and cycleways.
TM OBJ 17:	To improve linkages along the R150 between Laytown and Julianstown. All aspects of the proposal will undergo screening for AA in the context of impacts on the River Nanny and Shore SPA.
TM OBJ 18:	To improve linkages between Bettystown and community facilities and cemetery along the Pilltown Road.
TM OBJ 19:	To improve linkages along the R150 between Bettystown and Donacarney.
TM OBJ 20:	To improve linkages along the R151 between Bettystown and Mornington East.
TM OBJ 21:	To improve linkages along the R151 between Mornington East and Mornington. These linkages will be influenced by further environmental surveys.
TM OBJ 22:	To improve linkages along the R150 between Mornington and Drogheda. These linkages will be influenced by further environmental surveys.
TM OBJ 23:	To improve linkages between Donacarney and Colpe.

Walking/Cycling

Walking and cycling are the most sustainable modes of transport and are an essential part of any integrated transport system. Therefore catering for the needs of pedestrians and cyclists are very important with increased provision of cycle ways and safer facilities for pedestrians is imperative.

Currently cycling does not play a significant role as a mode of transport in the East Meath area although it is a cost effective, non-polluting and highly flexible transportation mode that reduces congestion, fosters improved health and is accessible to young people. The flat topography of the East Meath area makes it ideal for both a pedestrian and cyclist network. It is desirable to integrate any future cycling network into the regional and national cycling networks. Cycling tourism is one of the fastest growing sectors of tourism in Ireland, and the Boyne region, with its numerous tourist attractions, has the potential to become one of the main development areas. The Dundalk to Wexford Corridor is highlighted in the National Cycle Network Scoping Study as a potential cycle corridor investment. Part of this corridor, Drogheda to Balbriggan, will benefit the plan area. This route also forms part of Fáilte Ireland long distance route around the country. Such investment is welcomed by Meath County Council and it will endeavour to secure funding to create this corridor as it becomes available.

At present East Meath has little by way of a dedicated pedestrian network and many of the roads remain unsuitable for cyclists in terms of width or adequate surfaces. The enhancement of the pedestrian environment improves the enjoyment of the plan area for residents and visitors alike. At present there is a 5km Slí na Sláinte route running from Laytown Train Station northwards through Bettystown and onto Mornington. Clearly marked with signposts at 1km intervals, the Slí na Sláinte route has the potential to be significantly expanded to create a circular route around the towns.

It will be an objective of this LAP to provide and/or upgrade footpaths and dedicated cycle-ways subject to the availability of finances, resources and physical constraints. These routes will be identified in the Walkway and Cycleway Strategy for the North East Meath area. The non-motorised network must also incorporate all existing and future educational facilities within the plan area. The traffic generated by school traffic currently has a considerable impact on traffic flows particularly during a.m. peak hours. Efforts must be made to reduce this by encouraging more students to use the healthy and safe pedestrian and cycle way routes to school. The Local Authority will continue to encourage and support such initiatives as the 'Walking Bus' that operates at Scoil Oilibhéir Naofa Primary School.

Walking & Cycling Policies & Objectives

In order to ensure safe movement and circulation throughout the plan area it is a policy of Meath County Council:-

TM POL 7:	To promote the integration of a cycle network into the regional and national cycling networks.
TM POL 8:	To ensure that in all new institutions, employment centres, sports complexes, leisure facilities and industries adequate cycle facilities are provided, in the form of bike parking, sheltered bike parking, lockers and shower facilities.
TM POL 9:	To ensure that in all new development areas, a cycling network will be incorporated in the initial design stage, establishing links with adjoining development areas.
TM POL 10:	To facilitate and cooperate with the NTA in the delivery of the recommendations set out in the emerging Walkway and Cycleway Strategy for the North East Meath area.
TM OBJ 24:	To provide, in co-operation with the NTA, other agencies, bodies and developers/landowners, an integrated network of designated walking and cycling routes to provide safe, convenient and pleasant routes between each main residential area, schools and the town centre areas. The network will, wherever

possible, be developed as a segregated, traffic free, sustainable transport facility incorporating best practice design and shall be integrated with the network of Green Infrastructure. (Refer to Meath CDP 2013-2019 TRAN POL 14)

TM OBJ 25: Any proposed new cycle paths in the vicinity of the River Nanny or the coastal area will be screened for the need to undertake AA according to Article 6(3) of the E.C. Habitats Directive. (Refer to Meath CDP 2013-2019 TRAN OBJ 8:

TM OBJ 26: To provide and/or upgrade footpaths within the development boundary.

Public Transport

The Northern Suburban Rail (Northern Commuter Line) serves a central area along the railway line from Dundalk/Drogheda to Malahide/Howth Junction to the city with a scheduled stop at Laytown. This service shares the same track with the intercity cross border service to Belfast and freight service in the off peak periods. The Dublin to Belfast intercity service does not stop in East Meath.

Laytown station is lacking adequate park and ride facilities leading to problems of on-street car-parking and congestion. Iarnród Éireann has up-graded the existing station at Laytown in relation to the provision of lifts, access for persons with disabilities and improved pedestrian access. Notwithstanding this, accessibility to the station is restricted with a lack of an integrated pedestrian and cycle network in the plan area. It is an objective of the plan to facilitate the development of park and ride facilities to cater for commuters using Laytown Train Station.



Lands will continue to be reserved for the provision of a new railway station at Bettystown with associated park and ride facilities. The Planning Authority acknowledges that to provide a train station at this location is a long term objective and as such LAP will retain this land use zoning objective.

Bus Éireann operates a local bus service with 6 buses running between 7am and 7pm Monday to Saturday connecting Mornington, Bettystown and Laytown to Drogheda. From Drogheda there are a number of connections to Dublin, Navan, Duleek and other local centres. The Dublin bus from Drogheda also serves Balbriggan with a bus-stop in Julianstown.

According to the Census of Population 2011 for the LAP area the most popular means of travelling to work, school or college was by car with this mode accounting for 62% (drivers and passengers). The Census shows 20% using public transport (bus or rail) and 7% walking to travel to work, college or school. It took 45 minutes for 64% to travel to their place of work, school or college. It also shows that 49% of households had two or more cars.

It will be an aim of this Plan to support and enhance, where possible, the use of public bus services and connectivity to other towns as a sustainable mode of transport for the local population. It will also be an objective of this plan to provide for a bus park & ride facility within the plan area in co-operation with the NTA, Iarnród Éireann, Bus Éireann and private bus operators.

Public Transport Policies & Objectives

In order to ensure safe movement and circulation throughout the plan area it is a policy of Meath County Council:-

TM POL 11:	To promote and give priority to environmentally sound modes of transport, such as trains, bus, cycling and walking.
TM POL 12:	To ensure that the design and layout of new developments enable, facilitate and encourage access by foot, bicycle and public transport.
TM POL 13:	To support the improvement of existing rail transport infrastructure including the existing Dublin – Drogheda rail service which serves the urban settlement of Laytown and Gormanstown and to seek to have the proposed electrification of this rail line extended to Drogheda. (Refer to Meath CDP 2013-2019 TRANS POL 7 MCDP)
TM POL 14:	To work with the NTA and IE to continue to improve facilities at existing stations and to seek provision of a railway station at Bettystown with associated park and ride facilities. (Refer to Meath CDP 2013-2019 TRANS POL 8).
TM POL 15:	To support, improve and enhance, where feasible, the existing public bus services and infrastructure serving the plan area in co-operation with the NTA, Bus Éireann and private bus operators.
TM POL 16:	To extend, re-route and create new bus routes to meet travel demands and reduce trip times within the East Meath area.
TM POL 17:	To ensure that development densities are adequate to support the provision of a viable public transport system.
TM POL 18:	To facilitate and encourage the upgrading of Laytown Train Station, and protect as required lands needed for the upgrading of existing railway lines and stations or the provision of new railway stations throughout the County. Any such proposals for developments in Bettystown and south of Drogheda, will have to ensure that there are no adverse effects on the integrity of Natura 2000 sites. (Refer to Meath CDP 2013-2019 TRANS OBJ 2)
TM POL 19:	To facilitate the provision of park and ride facilities to cater for commuters using Laytown Train Station and to deter long term parking from Alverno Terrace. All aspects of the proposal will undergo screening for AA in the context of impacts on the River Nanny and Shore SPA.
TM OBJ 27:	To work with Bus Éireann and private bus operators to improve the reliability, availability and quality of public transport so as to reduce the need for car trips.
TM OBJ 28:	To seek the provision of a railway station at Bettystown with associated 'park and ride' facilities. No development which would prejudice the achievement of this objective will be permitted in this area. Proposals for this site will be in accordance with an approved Framework Plan and subject to the necessary

physical infrastructure.

Mobility/Workplace Travel Plans

Mobility or Workplace Travel Plans are an effective instrument used within the planning process to promote and support sustainable travel patterns to work at a site specific level. It consists of a package of actions and measures to promote more sustainable and cost effective travel habits among employees, clients and visitors. Workplace travel plans are applicable to all work places, colleges and hospitals. The NTA has published a guidance document on the preparation of workplace travel plans. It is expected that a standard Workplace Travel Plan will be required for existing or proposed developments that have the potential to employ over 100 persons. This is in line with the threshold indicated in other government policy documents. A Workplace Travel Statement may also be required for developments which employ less than 100 persons.

Mobility/Workplace Travel Plans Policies & Objectives

In order to ensure safe movement and circulation throughout the plan area it is a policy of Meath County Council:-

TM POL 20: To require the preparation of a Mobility/Workplace Travel Plan with planning applications for proposed trip intensive developments including retail and business/industrial proposals. Workplace Travel Plans will be required if an existing or proposed development has the potential to employ over 100 persons. A Workplace Travel Statement may also be required at the discretion of the Planning Authority for developments which employ less than 100 persons.

4.9 CULTURAL HERITAGE, NATURAL ASSETS & GREEN INFRASTRUCTURE

Key Aims for Cultural Heritage, Natural Assets and Green Infrastructure include:-

Protect and enhance the built and natural heritage resources of Bettystown-Laytown-Mornington East-Donacarney-Mornington.

Ensure that the overall environmental impact of present and future development is sustainable and appropriate to the assimilative capacity of the receiving environment.

Protect existing green infrastructure and to provide additional green infrastructure.

Promote and encourage the development of the area as a tourism destination in a sensitive and sustainable manner.

Introduction

The presence of our heritage is all around us. It is our countryside, our rivers, our woodlands, our seas, our ancient sites and monuments, our villages and townscapes and the buildings that make these. It is our history, our language, folklore and our customs. It is those special elements of our landscape that connect us to our home place, our parish, our town.

The responsibility of Meath County Council in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan in addition to other statutory functions as set out in the Planning Act, environmental legislation and EU Directives. Key actions outlined in these plans include the requirement on Local Authorities to prepare and implement Local Heritage and Local Biodiversity Plans in partnership with the main stakeholders in the area. Since the adoption of the East Meath LAP in 2005, Meath County Council has developed and implemented its first ever County Heritage Plan and County Biodiversity Action Plan. This LAP will support the objectives and actions contained in the Heritage Plan and Biodiversity Action Plan.

European Sites (Natura 2000)

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

- Boyne Estuary SPA
- Boyne Coast and Estuary cSAC
- River Nanny Estuary and Shore SPA
- River Boyne and Blackwater cSAC
- River Boyne and Blackwater SPA.

Supplementary information pertaining to these sites is contained in the AA accompanying this LAP.

Cultural Heritage & Natural Assets Policies & Objectives

In order to protect the cultural heritage and natural assets of the plan area it is the policy of Meath Council:

HER POL 1:	To protect and enhance the quality of the natural and built heritage of Bettystown-Laytown-Mornington East-Donacarney-Mornington to safeguard it as a resource in its own right and ensure that future generations can understand and appreciate their heritage.
HER POL 2:	To interpret and promote the importance and cultural significance of natural and built environment and it's potential in the promotion of tourism and enhancing the image of Bettystown-Laytown-Mornington East-Donacarney-Mornington as places to live and visit.
HER POL 3:	To work with stakeholders to progress the Boyne Greenway, subject to proposals being screened for their potential impacts on the Boyne cSAC and SPA.
HER OBJ 1:	To implement the County Heritage Plan and the County Biodiversity Action Plan, and any revisions thereof, in partnership with all relevant stakeholders and the community.
HER OBJ 2:	All plans and projects which would be likely (either individually or in combination with other plans or projects) to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall not be permitted on the basis of this LAP unless imperative reasons of overriding public interest can be established and there are no feasible alternative solutions.
HER OBJ 3:	To protect and minimise the impact of new development on habitats of biodiversity value that are features of the plan area's ecological network. These features include tree lines, groups of trees and veteran trees, old walls, parkland, hedgerows, intertidal areas, rivers, streams, estuaries, coastal area and wetlands.
HER OBJ 4:	To consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments or other activities which are likely to affect protected sites or species.
HER OBJ 5:	To ensure that proposed development within 50m of any watercourse in the Boyne and Nanny catchment area takes into account the potential impacts on sensitive species.

Coastal Area

The coastline of County Meath stretches from the County Louth border, through the Boyne Estuary and as far as the County Dublin border through the Delvin Estuary. The coastline is of high intrinsic and special amenity value and is home to a variety of natural habitats. Natura 2000 sites designations cover much of the coastline.

Meath County Council is responsible for bathing water in its area in addition to monitoring bathing water quality and making information available on bathing water quality during the summer season. Laytown, Bettystown and Mornington strands are superb beaches which have

considerable tourism potential. Within this beachfront Laytown/Bettystown is the only designated Bathing Area and is subject to the requirements of the Bathing Water Quality Requirements, 2008. The Green Coast Award is a symbol of environmental excellence and has been established to acknowledge to promote and to protect the environment of rural beaches in Ireland, Northern Ireland and Wales. The award is for beaches that meet EC bathing water quality standards but which are also prized for their natural, unspoilt environment. Mornington Beach attained a Green Coast Award in 2011.

The Meath coastline also forms part of a designated shellfish area, Ballbriggan/Skerries shellfish area. In 2011 Meath County Council adopted pollution reduction plans for the purposes of protecting the quality of its shellfish waters.

The coastline is susceptible to pressure for development which has the potential to encroach on sensitive sites and cause pollution. The coastal waters off County Meath provide an important resource, supporting and generating employment and recreational activities. It will be important to ensure that measures are provided in the LAP to protect this important resource.

Coastal Zone Management

The Coastal Zone extends seaward and landward of the coastline and its limits are determined by the geographical extent of natural coastal processes and human activities associated with the coast. Sustainable development in coastal areas is best achieved through a process of Coastal Zone Management (CZM). CZM involves the management of human activities and natural processes at work in coastal areas and aims to promote a partnership approach to planning and management in the coastal zone involving all stakeholders.

Coastal Policies & Objectives

In order to protect the coastal area it is the policy of Meath Council:

HER POL 4:	To work closely with the Department of Agriculture, Food and the Marine in its work to identify and manage the risks associated with coastal flooding.
HER POL 5:	To have regard to the character, visual, recreational, environmental and amenity value of the coast and provisions for public access in assessing proposals for development. (Refer to Meath CDP 2013-2019 NH POL 22)
HER POL 6:	To work to protect beaches and coastal areas from the driving of motor vehicles in the interest of environmental integrity, quality of amenity and in the interest of public safety. (Refer to Meath CDP 2013-2019 NH POL 23)
HER POL 7:	To ensure that the County's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development. (Refer to Meath CDP 2013-2019 NH POL 24)
HER POL 8:	In the assessment of planning applications for developments within the contributing catchment of the Balbriggan/Skerries Shellfish Waters regard shall be had to the Shellfish Pollution Plans where appropriate.
HER POL 9:	To protect, promote and enhance the habitats and recreational assets of the Meath Coastline through sustainable coastal zone management.
HER POL 10:	To utilise coastal zone management to protect the wildlife and recreational value of the Meath coastline from inappropriate works /developments that could damage the existing natural structures.

HER OBJ 6:	To maintain the beaches along the coast to a high standard and develop their recreational potential as a seaside amenity in co-operation with the relevant agencies, in order to bring them to a Blue and Green Flag standard. (Refer to Meath CDP 2013-2019 NH OBJ 9)
HER OBJ 7:	To undertake conservation works in accordance with best practice management of coastal dune systems subject to ecological impact assessment and AA Screening as appropriate. (Refer to Meath CDP 2013-2019 NH OBJ 10)
HER OBJ 8:	To support the development of Integrated Coastal Zone Management initiatives in Meath in partnership with the local community, environmental groups, user organisations and statutory authorities. (Refer to Meath CDP 2013-2019 NH POL 25)

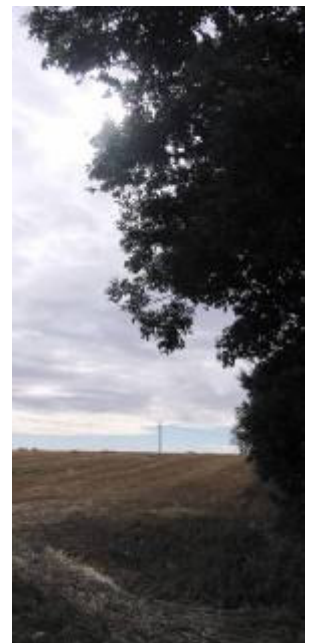
Tree Protection

Trees within the setting of an urban area can be of significant importance, serving as features of ecological value and providing a strong visual element which helps to create a varied, interesting and attractive landscape. The Council will seek to protect trees, groups of trees and woodland areas of particular importance because of their nature conservation value or their contribution to the overall amenity of the locality.

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

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

There is one Tree Preservation Order (TPO), reference 93/1, within the LAP at Mornington. This is identified on Map 10.2 of the Meath CDP 2013-2019. All policies and objectives with regard to TPOs are included within the County Development Plan.



Tree Protection Policies & Objectives

In order to protect trees it is the policy of Meath Council:

HER POL 11:	To preserve and enhance the general level of tree cover in the urban areas, to ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk.
HER OBJ 9:	To protect mature tree/groups of mature trees that are not formally subject to

Tree Protection Preservation Orders in development management proposals, where practicable. The following trees shall be protected as illustrated on the Zoning & Objective Maps in this LAP.

T1- Trees in and near grounds of Laytown Church.

T2- Trees and woodland along Laytown Road.

T3- Trees/woodland to the west of Woodside Farm.

T4- Trees/woodland in the grounds of Betaghstown House.

T5- Trees/woodland in the grounds of Eastham House.

T6- Trees in the grounds of 'The Village Hotel'.

T7- Trees at Piltown/Narroway Road.

T8- Trees/woodland to the south of Crook Road.

T9- Trees along the Garra Road.

T10- Trees/hedgerows within the grounds of Ozanan House (Holiday home for Society of Saint Vincent de Paul).

T11- Trees, woodlands in the attendant grounds of Donacarney House

T12 – Trees, woodlands within the lands zoned H1 in Mornington.

HER OBJ 10: To encourage public awareness and appreciation of the value of trees and hedgerows in the urban environment.

Archaeological Heritage

Archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their contexts where in land or underwater.

Under Section 12 of the National Monuments Acts, any person intending to carry out works at or in relation to a Recorded Monument, or within the zone of Archaeological potential, must give the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht two months' notice in writing.

Copies of the Record of Monuments and Places for County Meath are available for public consultation in the Council's Planning Department, throughout the network of libraries in County Meath or online at www.archaeology.ie. A list of National Monuments and Registered Historic Monuments are contained in Appendix 11 of the Meath CDP 2013-2019. All policies and objectives with regard to the Record of Monuments and Places and National Monuments and Registered Historic Monuments are included within the CDP.

Archaeological Heritage Policies & Objectives

In order to protect the archaeological heritage of the LAP area it is the policy of Meath Council:

HER POL 12:

- i) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).
- ii) To seek to protect, where practicable, the setting of and access to sites, in securing such protection the Council will have regard to advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht.
- iii) To require archaeological assessment where it is considered a development could have an effect on a recorded monument, zone of archaeological potential or as yet undefined element of archaeological heritage or their setting.

HER POL 13: To promote archaeological heritage as a resource for educational and tourism purposes and to increase public awareness about archaeological heritage.

HER OBJ 11: In particular, any development either above or below ground, adjacent to a site of archaeological interest:

- Shall not be detrimental to the character of the archaeological site or its setting, and
- Shall be sited and designed with care for the character of the site and setting.

Architectural Heritage

Architectural heritage is a non-renewable resource and once lost it cannot be replaced. Ireland's historic built environment is a physical expression of the on-going evolution of its towns, villages, buildings, monuments and landscapes which links the past with the present.

These elements have changed and evolved over time to create today's living and working environments. Architectural heritage should not be considered as stagnant or unchanging, and towns and villages have and will continue to develop into the future. Architectural heritage should not be viewed as an impediment to development, but seen as an asset to be protected and integrated into any future developments.

Changes in the use of buildings illustrate how the area has developed, not always in a manner which compliments the character. Development can have a positive impact and can conserve, enhance and provide a new use for older structures. However, development can also threaten and damage the character both in the form of individual developments which may include demolition of buildings of architectural and historic interest and the cumulative impact of a number of small scale developments. Inappropriate alterations such as the removal of historic sash windows, traditional gutters and down pipes detract from the character of individual buildings and have a cumulative impact on the streetscape.



Netterville & Victoria Terrace Architectural Conservation Area (ACA)

Victoria and Netterville Terrace are large terraces which dominate the coastline of Laytown. These sea-facing terraces became popular during the late

nineteenth century, when the arrival of the railway made the coast more accessible. There are a number of these terraces along the strand at Bettystown and Laytown.

The special character of this ACA is as a result of the combination of its built fabric, coastal setting and historical development. Their orientation towards the sea and back to front relationship with the road is a reminder of the development of the area. While the houses are of modest design, Netterville Terrace was evidently built as a single designed terrace in the late 19th century, in a vernacular late Georgian style, while Victoria Terrace displays distinctive features of the early 20th century – in particular, the canted bay windows, which are a feature of other houses of the period in Bettystown/Laytown. The materials used in their construction – which are evidenced in the surviving original boundary walls, display the use of locally available materials and craftsmanship and strengthen the relationship between the buildings and their setting.

Any development which would materially affect the character of an ACA will require planning permission, as set out in Section 82 of the Planning Act. Where development takes place without planning permission, the Council will require the owners or occupiers to restore the character of the building or site, if it is considered that the development is inconsistent with the character of the area.



The ACA for the LAP is included within Appendix 9 of the Meath CDP 2013-2019. All policies and objectives with regard to the ACA are included within the CDP. The Netterville and Victoria Terrace ACA character statement and planning guidance are available from the Council's Planning Department.

Protected Structures

A protected structure (unless otherwise stated in the Record of Protected Structures or RPS) includes the interior of the structure, the land lying within the curtilage of the structure, any other structures and their interiors lying within the curtilage in addition to all fixtures which form part of the interior or exterior of these structures. Any alteration, extension or partial demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission.

The Record of Protected Structures for the LAP is included within Appendix 8 of the Meath CDP 2013-2019. All policies and objectives with regard to Protected Structures are included within the County Development Plan.

Architectural Heritage Policies & Objectives

In order to protect the architectural heritage within the plan area it is the policy of Meath Council:

HER POL 14: To conserve, protect and enhance the architectural heritage and to ensure that new development makes a positive contribution to the historic character of the area.

Views & Prospects

The built and natural heritage of East Meath provides significant views and prospects which the Council will seek to protect. Many of these views are towards the Boyne Estuary or along the Coastal Area. The Meath CDP 2013-2019 identifies two views and prospects within the LAP area. These are:-

- Regional View and Prospect No. 65: Distinctive view northwards along the shore from Laytown
- Local View and Prospect No. 75: Expansive views of the Boyne Estuary with associated long views and open skylines. Prospects towards Beaulieu are included. This view is typical of many such views along this road.

These views are included within Appendix 12 of the Meath CDP 2013-2019. All policies and objectives with regard to Protected Views and Prospects are included within the CDP.

Views & Prospects Policies & Objectives

In order to protect the Views and Prospects within the plan area it is the policy of Meath Council:

- HER POL 15:** To protect the scenic value of the coastal area including landward and seaward views and continuous views along the coastline and manage development so it will not materially detract from the visual amenity of the coast or conflict with its recreation and leisure function.
- HER POL 16:** To protect views to and from the Rivers Boyne and Nanny from obstruction and or inappropriate intrusion by new buildings, structures, plants and equipment signs and other devices, or inappropriate changes of use.

Landscape Character

The Landscape Character Assessment as set out in the Meath CDP 2013-2019 identifies the Meath coastline as a short section of extensive sandy beaches separated by the estuaries of the Rivers Boyne and Nanny. The coast has a remote character with the exception of concentrations of development at Bettystown-Laytown-Mornington, known collectively as the Meath Gold Coast.

Landscape Character Policies & Objectives

In order to protect the landscape character within the plan area it is the policy of Meath Council:

- HER POL 17:** To ensure that new development, including contemporary architecture, compliments the local vernacular in terms of scale and character and compliments the landscape setting.
- HER POL 18:** To ensure that new development should be designed to ensure sensitive transitions between urban and rural coastal areas.
- HER POL 19:** To protect the landscape character, quality and local distinctiveness of East Meath in accordance with relevant government policy and guidelines and the recommendations included in the Meath CDP 2013-2019 and to require that any necessary assessments, including landscape and visual impact assessments, are provided when undertaking, authorising or approving development.

Green Infrastructure

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

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

Green Infrastructure Strategy

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

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

Meath County Council will encourage sensitive landscaping and planting plans in all developments in order to reduce the risk of non-native flora into Natura 2000 sites and also other areas of nature conservation value.

Green Infrastructure Policies & Objectives

In order to protect the green infrastructure within the plan area it is the policy of Meath County Council

GI POL 1:	To create a high-quality, well connected and sustainable natural environment of green spaces and watercourses that are rich in biodiversity.
GI POL 2:	To seek a net gain in green infrastructure by protecting existing green infrastructure assets within and between the towns and villages and providing additional infrastructure, where possible.
GI POL 3:	To require all new development to contribute positively to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, as appropriate.
GI POL 4:	To require all proposals for major developments in the plan area to submit a

	green infrastructure plan as an integral part of the planning application detailing how any green infrastructure proposed as part of the development such as open spaces, hedgerows, tree lines shall contribute positively to the development and protection of green infrastructure assets.
GI POL 5:	To require that the creation of SUDS features to be designed and integrated into the development with consideration to their drainage, recreation, biodiversity and amenity value.
GI POL 6:	To raise public awareness and understanding of this area's natural heritage and green infrastructure through facilitating access to certain areas of Natura 2000 sites for sustainable appreciation of their value.
GI POL 7:	In the event of linear paths, cycleways, seating, lighting, loss of riparian zones, etc. being proposed along river corridors an Ecological Impact Assessment (and where necessary a NIR) including bat and otter surveys shall be conducted by specialists. The recommendations for the specialist studies shall be implemented. No lighting will be installed without prior consultation with the National parks and Wildlife Service (NPWS) and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.
GI POL 8:	To encourage the retention and creation of sites of local biodiversity value, ecological corridors and networks that connect areas of high conservation value such as tree corridors, hedgerows, earth banks and wetlands.
GI POL 9:	To recognise and investigate the use of river corridors as natural amenity corridors, connecting the different parts of the plan area and linking up with established amenity areas whilst ensuring that the qualifying interests of the Natura 2000 sites are protected. This would include potential amenity walks along the River Nanny and the proposed Boyne Greenway extension to Mornington. Protection of the natural environment and adherence to GI POL 7 will be prioritised during the preparation of design and implementation of proposals.
GI POL 10:	To increase the quality of beaches and in so doing contribute to the development of the tourism industry and to the enjoyment of the facilities, whilst balancing it with the sensitivities of the environment and ensuring that there are no adverse effects on the integrity of the Natura 2000 sites.
GI POL 11:	To develop the settlements in county Meath as green infrastructure hubs linked to each other and the coastline by existing corridors such as rights of way in public ownership, walking trails, cycling routes and disused railway lines and river corridors to link with the coast and selected historic demesnes.
GI POL 12:	To utilise coastal zone management to protect the wildlife and recreational value of the Meath coastline from inappropriate works /developments that could damage the existing natural structures.
GI POL 13;	To promote the use of native species in landscaping proposals.
GI OBJ 1:	To prepare a GI map illustrating habitat types and ecological networks which can be utilised in the assessment of planning applications to protect and enhance urban biodiversity.

- GI OBJ 2:** To improve connectivity for people through the provision of an integrated network of open spaces, pocket parks, linear parks and green routes throughout Plan area which ultimately link with the coastal area.
- GI OBJ 3:** To support for the development of the Boyne Greenway extension to Mornington along the River Boyne subject to carrying out a routing study and any necessary statutory planning consent, the carrying out of an AA screening, landowner co-operation and the securing of necessary funding.
- GI OBJ 4:** To undertake the necessary studies to identify the most suitable locations within the plan area for nature trails and/or parks having regard to the dynamic nature of the coast and the need to protect natural and cultural heritage, visual amenity and landscape character.
- GI OBJ 5:** To encourage proposals for the development of nature trails and/or parks at suitable locations subject to carrying out necessary statutory planning consent, AA screening, landowner co-operation and the securing of necessary funding.
- GI OBJ 6:** To encourage the provision of both a pedestrian and cycleway to Burrow Point. All aspects of the proposal will undergo screening for AA in the context of impacts on the Boyne Estuary SPA, Boyne Coast and Estuary cSAC, River Boyne and Blackwater cSAC and River Boyne and Blackwater SPA