

Bettystown Framework Plan





Framework Plan for Lands at Bettystown (BET 10)

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On behalf of

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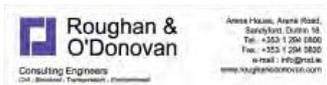


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Preamble

The East Meath Local Area Plans – North and South 2005 were adopted on November 7th 2005 and are the primary instruments along with the Meath County Development Plan 2007-2013 available to the Planning Authority to ensure that future development in East Meath takes place in a planned, co-ordinated and sustainable manner over the coming years.

The East Meath Local Area Plan - North and South 2005 outline the policies and objectives which will be applied to the designated urban settlements in East Meath. The East Meath Local Area Plan – North and South comprises of the urban areas of Donacarney, Mornington, Bettystown, Laytown, Mornington East and Julianstown, Stamullin, and the village of Gormanston including the existing Department of Defence Military Aerodrome.

A significant area of land has been zoned within the East Meath Local Area Plan - North 2005 for residential and open space uses to the south of Bettystown Town Centre. This area is located adjoining community zoned lands and is designated as Local Objective BET 10 of the Local Area Plan. The lands are identified as a key site which requires the preparation of an approved Framework Plan and subsequent planning applications will be required to adhere to the approved Plan. Local Objective BET 10 attached to the lands provides the following objective:

‘to prepare a Framework Plan for these lands. All future development will be required to adhere to this plan and no development shall be permitted until such a plan has been approved and subject to the provision of necessary social and physical infrastructure. The Plan shall address, inter alia, the following parameters:

- (i) No development shall take place on these lands prior to the delivery of a new primary school within the lands identified for an educational campus subject of Local Objective BET 7.*
- (ii) Development shall be phased as indicated on inset Map No. 3A. No residential unit shall be occupied in phase 1 prior to the delivery of recreational amenities on lands zoned F1. No residential unit shall be occupied in phase 2 prior to the delivery of recreational amenities on lands zoned F1.*
- (iii) The establishment of design guidelines that will encourage and foster good design.*
- (iv) The provision for pedestrian routes and cycle networks through the plan area facilitating linkages between existing and future residential communities and to provide for residential frontage overlooking the lands intended for recreational and amenity use.*

Whilst Framework Plans are not statutory documents it is considered that they are an effective means of guiding new development in an area. The core aims of this Framework Plan is to facilitate the delivery of critical community, social, recreational and roads infrastructure, and to achieve a quality development of residential, recreational and community uses on the lands in terms of inter alia, urban design, structure, delivery of community/amenity facilities and permeability.

Section 4.16 of the Local Area Plan 2005 states that for proposals with a resultant population less than 2,000 persons the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority.

This Framework Plan providing for a population greater than 2,000 persons is subject to the public consultation process and the approval of the elected members.

1. INTRODUCTION

This Framework Plan relates to lands to the south of Bettystown located approximately 500 metres from Bettystown Town Centre. This Plan has been prepared in compliance with Section 4.16 and the local objective BET 10 of the East Meath Local Area Plan - 2005. The East Meath Local Area Plan - North 2005 has identified the subject lands as a key site which requires the preparation of an approved Framework Plan and subsequent planning applications will be required to adhere to the approved Plan. The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and service infrastructure in a phased and sustainable manner.

1.1 Scope of the Framework Plan

In accordance with the zoning objective and the proper planning and sustainable development of the area, and the requirement of Section 4.16 of the East Meath Local Area Plan - North 2005, this Framework Plan provides the following development framework:

1. Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
2. The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
3. Proposals in relation to transportation including public transportation and non motorised models, vehicular roads layout and access arrangements, loading/ unloading provision, the provision of parking spaces and traffic management.
4. Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
5. The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including creches and other childcare services, community and resource centres.
6. The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
7. To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of this proposal.

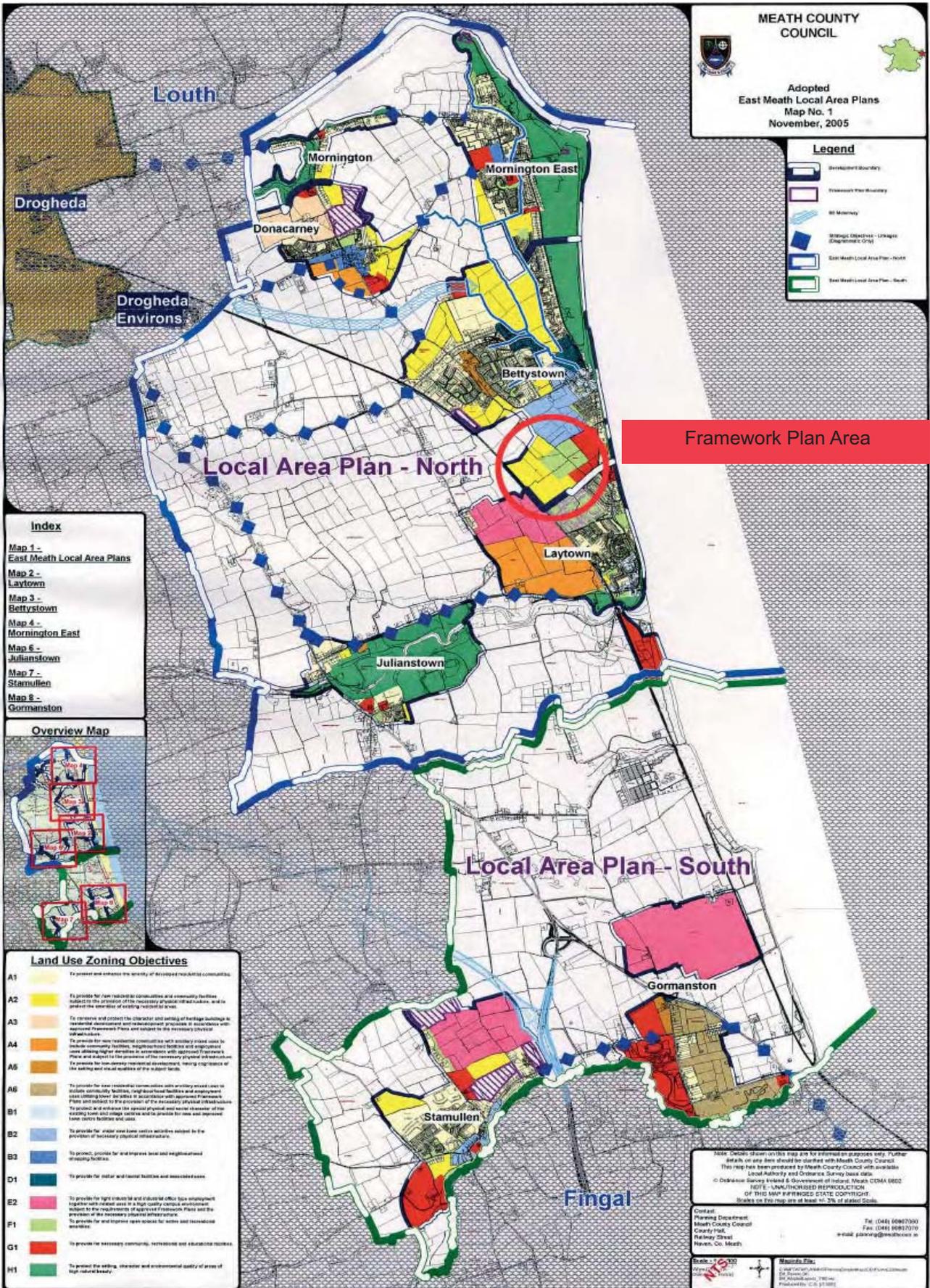


Fig. 1.0: Framework Plan Area in the context of the East Meath Local Area Plan North and South, Map No. 1