ANNAGASSAN

6. ANNAGASSAN

6.1. Context/ Character

Annagassan is a small coastal village located along the R166 approximately 15km south of Dundalk and 13km north of Drogheda. The village has a rich heritage linked to the Vikings. Around 850 AD the Vikings built a fortification at Annagassan on a stretch of land between the sea and the River Glyde. This fortress was one of the earliest and biggest of their 'longphoirt' in the Country. The modern village is generally believed to be built on what archaeologists consider to be a man-made polder structure, constructed downstream to provide shelter for the fjord. Today Annagassan has a linear settlement pattern.

The settlement has an attractive setting, positioned where the Rivers Glyde and Dee converge before entering the Irish Sea. When travelling along the R166 from Castlebellingham prior to entering the village, the road narrows at a picturesque bridge crossing. On approach to the village from either direction panoramic views of the Cooley and Mourne Mountains are available.

Table 6.1: Settlement Overview

Position in Settlement Hierarchy	Village
2016 Population	201
Housing Stock 2016	122
Residential Units granted since 2015	None
Education Facilities	No
Community Facilities	GAA playing fields outside settlement boundary
Architectural Conservation Area (ACA)	No
Protected Structures	3
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	Dundalk Bay SPA, Dundalk Bay SAC
Strategic Flood Risk Assessment	Flood Zone A along coast, rivers flowing into the settlement and on lands to the north. Flood Zones A and B at various locations throughout the settlement. Manage flood risk and development in accordance with the Neagh Bann Flood Risk Management Plan and in line with Policy Objectives as set out in Vol. 1 Chapter 10: Utilities.
Water Services Infrastructure/Capacity	Annagassan is located within the Cavan Hill and North Louth Water Resource Zone, which had available capacity at the time of writing. There was available capacity in Annagassan's Waste Water Treatment Plant at the time of writing.

6.2. Opportunities

- Promote and develop the links between the Village and its Viking heritage.
- Enrich the streetscape through public realm improvements.
- Enhance existing walking trails.

6.3. Settlement and Housing

Annagassan is the second smallest of all villages with a population of just 201 persons in 2016. There have been no applications for new residential development over the lifetime of the previous plan. This Draft Plan will continue to promote a policy of consolidation focused on localised growth.

The settlement strategy for Annagassan aims to maintain its setting and add to the built environment of the village through the sensitive treatment of infill development.

6.4. Economy and Employment

Annagassan is identified as a Level 4 retail centre in the County Retail Hierarchy.

As with many coastal areas fishing was once, the most important source of employment and Annagassan was a hub for this activity. Today the harbour is used for recreational purposes such as fishing and small recreational boats. This Draft Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

O'Neill's, an established bakery, is the largest employer in the village. Other employers include the village pubs and restaurant. To sustain this community, it is paramount that existing employment opportunities are safeguarded and that further local job prospects are promoted.

The 'Taste of Togher' festival takes place in September, attracts custom for the village pubs, restaurant and B&B, and promotes tourism in the area. This Draft Plan recognises the importance of such festivals and events in generating economic activity and community participation.

6.5. Water Services Infrastructure

Annagassan is served by the following water services infrastructure:

Water: Annagassan is located within the Cavan Hill and North Louth Water Resource Zone, which had available capacity at the time of writing.

Wastewater: There was available capacity in Annagassan's Waste Water Treatment Plant at the time of writing

6.6. Movement

Annagassan is located along the R166, which connects the village with Castlebellingham to the north and Clogherhead, and Drogheda to the south. Bus Éireann operates a limited number of daily bus services to Dundalk and Newry while the Louth Local Link service provides a bi-weekly service between Carlingford and Dundalk. The village would benefit from improved bus infrastructure including a bus shelter and seating.

Due to the village's linear settlement pattern and location along a wide stretch of the R166 there is conflict between vehicular and pedestrian movements. Public realm improvements in conjunction with traffic calming measures would improve the overall visual amenity of the area and prioritise safe pedestrian movements.

The development of a pedestrian link and public lighting between the village and GFC playing fields would facilitate greater pedestrian activity and reduce the need for car dependent journeys. Additionally, comprehensive treatment of surfaces, street lighting and street furniture would create a more comfortable aesthetically pleasing environment.

There is an informal path utilised by fishermen and locals as far as Drumcar. The enhancement of this path would improve connectivity in the area. Furthermore, greater legibility between the harbour/beach area and village centre would benefit locals and encourage visitors to explore the village.

The provision of the Coastal Greenway in the vicinity of Annagassan would potentially link the Great Eastern Greenway to the north and the Boyne Greenway to the south. The greenway would be a valuable recreational and tourism asset for the area.

6.7. Natural and Built Heritage

Annagassan is an attractive coastal settlement partly within and immediately adjoining Dundalk Bay Special Protection Area and Dundalk Bay Special Area of Conservation.

There are three areas of open space adjacent to the main thoroughfare, which are utilised for informal amenity purposes. The provision of a 10m riparian strip either side of the riverbank where panoramic views of the Cooley and Mourne Mountains are available, presents an opportunity to open up the river to provide for an enhanced recreational role.

It has been established that the Vikings camped and had a longphort in Annagassan. The village and its environs have a rich archaeological past, which is evident by the extent of archaeological features in the area.

There are three Protected Structures within the boundary of the village as detailed in Table 1.2 and on the Annagassan Composite Map. The existing stone wall on the northern side of the main thoroughfare is an attractive feature in the settlement and ought to be retained.

Table 6.2: Protected Structures in Annagassan

ID Number	Name
LHS 015-028	Annagassan Bridge c. 1800
LHS 015- 052	Annagassan Mill and Lace School
LHS 015- 057	Lime Kiln, Annagassan Harbour

6.8. Social Infrastructure

Annagassan has sufficient infrastructure to cater for the day-to-day needs of its small community. The Naomh Fionnbarra GFC sports field is located outside the settlement limit, to the rear of Seaview. The nearest Church, burial grounds and Scoil Naomh Fhionain primary school are found in Dillionstown.

To promote more sustainable travel patterns, any proposals for additional community facilities shall normally be located within the settlement boundary.

6.9. Urban Design and Public Realm

The Town and Village Renewal Scheme is a funding mechanism designed to rejuvenate rural towns and villages throughout Ireland. Projects eligible under this scheme include environmental improvements and public realm projects such as upgrades to civic spaces and investment in street furniture, footpaths, and cycle ways. This Draft Plan will support any funding applications under this Scheme or similar schemes that would enhance the public realm, built environment, and environmental quality of Annagassan.

The settlement plan has identified the R166 and Farm Road as areas of public realm enhancement. Reducing the dominance of the Regional road would provide for a more attractive and safer pedestrian environment.

Public realm enhancement of lands to the west of the settlement could provide for an improved passive recreation opportunity as well as providing greater connection and legibility between the harbour and the village centre.

6.10. Village Development Policy Objectives

The Policy Objectives set out below are in addition to those included in the Written Statement in Volume 1 of the Draft County Development Plan. To avoid repetition Policy Objectives have only been restated where they have particular relevance to the settlement. These should therefore be read in conjunction with the Policy Objectives and Development Standards in Volume 1 of the Draft County Development Plan.

6.10.1. Settlement and Housing

Policy Objective	
ANN 1	To support the role of Annagassan by facilitating development that will contribute to the character of the village, and complement and enhance the quality of the village's built and natural environment.

Policy Objective	
ANN 2	To secure the implementation of the Core Strategy of the Draft County Development Plan, in so far as is practicable, by ensuring the housing allocation for Annagassan is not exceeded.

Policy Objective	
ANN 3	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.

6.10.2. Economy and Employment

Policy Objective	
ANN 4	To encourage the return of vacant buildings in the settlement to uses which complement the existing scale and character of the village.

Policy Objective	
ANN 5	To support and promote sustainable tourism development in Annagassan.

Policy Objective	
ANN 6	To support and promote the provision of heritage trails.

Policy Objective	
ANN 7	To support and promote various events and festivals.

6.10.3. Infrastructure

Policy Objective	
ANN 8	To liaise with and support Irish Water to endeavor to provide adequate water services to meet the development needs of Annagassan within the Plan period.

Policy Objective	
ANN 9	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
ANN 10	To support the progression and delivery of social and community projects.

Policy Objective	
ANN 11	To avoid land uses or development identified as 'highly vulnerable development' in Table 3.1 of *'The Planning System and Flood Risk Management Guidelines (2009)'* on lands at risk of flooding and where development in floodplains cannot be avoided, take a sequential approach to flood risk management based on avoidance, reduction and adaptation to the risk.

6.10.4. Movement

Policy Objective	
ANN 12	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Annagassan.

Policy Objective	
ANN 13	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
ANN 14	To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

Policy Objective	
ANN 15	To promote and facilitate the development of the Coastal Greenway in the vicinity of Annagassan.

Policy Objective	
ANN 16	To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.

Policy Objective	
ANN 17	To facilitate with service providers the provision of additional bus infrastructure within the village.

6.10.5. Built and Natural Heritage

Policy Objective	
ANN 18	To protect and enhance the unique characteristics and setting of Annagassan, including its archaeological features and built and natural heritage elements.

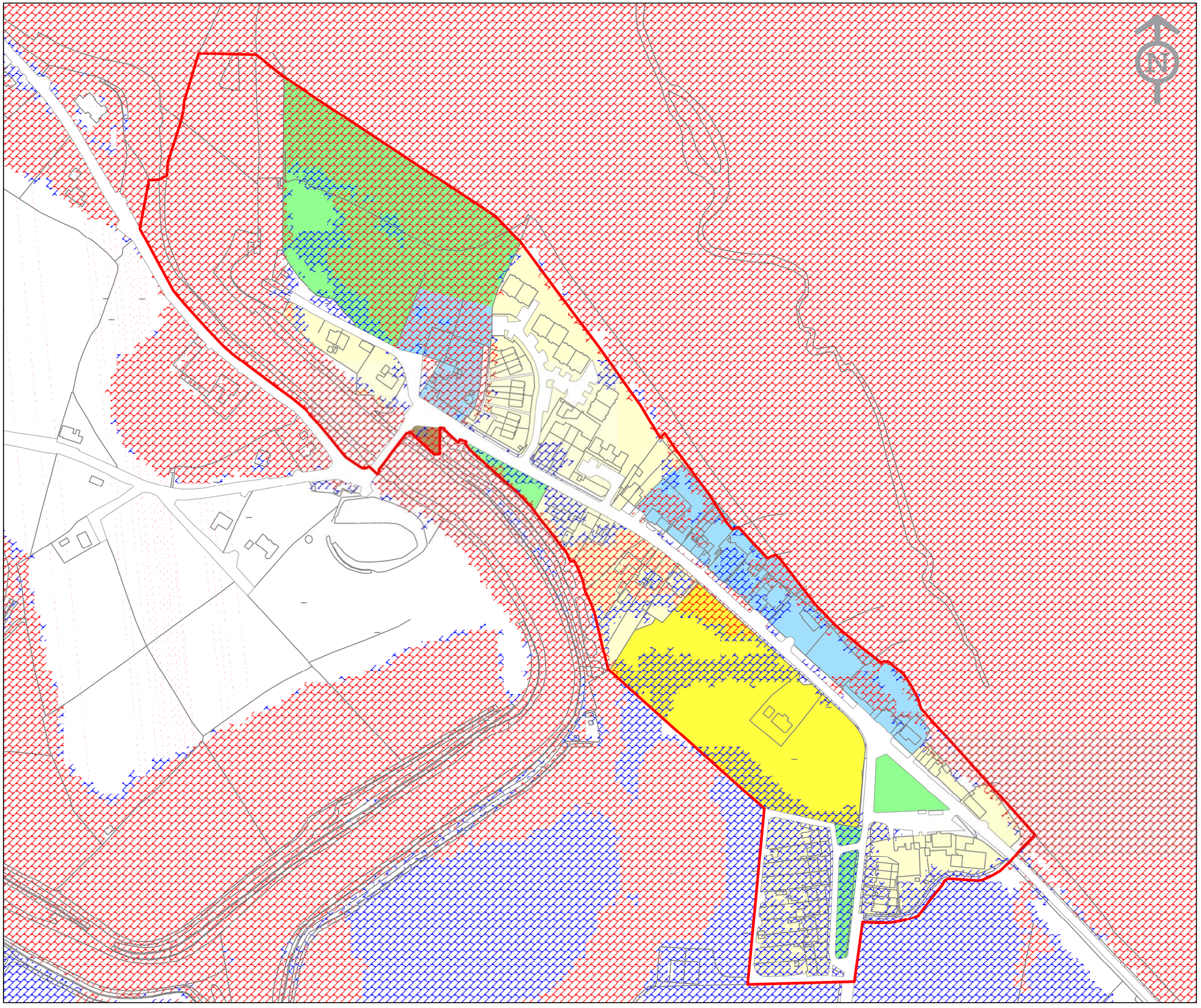
Policy Objective	
ANN 19	To promote the preservation of individual trees or groups of trees including those identified on the Composite Map and to manage these trees in line with arboricultural best practice.

6.10.6. Urban Design and Public Realm

Policy Objective	
ANN 20	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Annagassan.

Policy Objective	
ANN 21	To preserve the character of the village by requiring that the height, scale, design and materials of any proposed development respects the character of the village and does not diminish its distinctive sense of place.

Policy Objective	
ANN 22	To seek to enhance the streets and spaces within Annagassan through public realm improvements.



Louth County Development Plan
2021 - 2027

Annagassan
Draft Zoning and Flood Zones Map

Map Number: 4.1

LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential
- B1 Town or Village Centre
- B2 Neighbourhood Centre
- B3 Retail Park
- B4 District Centre
- B5 Retail, Leisure and Recreation
- C1 Mixed Use
- C2 Port Harbour Area
- C3 Commercial and Business
- D1 Regeneration
- E1 General Employment
- E2 Business and Technology
- F1 Research, Education and Innovation
- G1 Community Facilities
- G2 Institutional Lands
- H1 Open Space
- I1 Tourism and Leisure
- J1 Transportation Development Hub
- J2 Public Infrastructure and Utilities
- K1 Agriculture
- L1 Strategic Reserve
- SO Spot Objective (See Chapter 13)

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Settlement Boundary

Osi Vector Mapping

Louth County
Development Plan
2021 - 2027

Comhairle Contae Lú
Louth County Council
www.louthcoco.ie

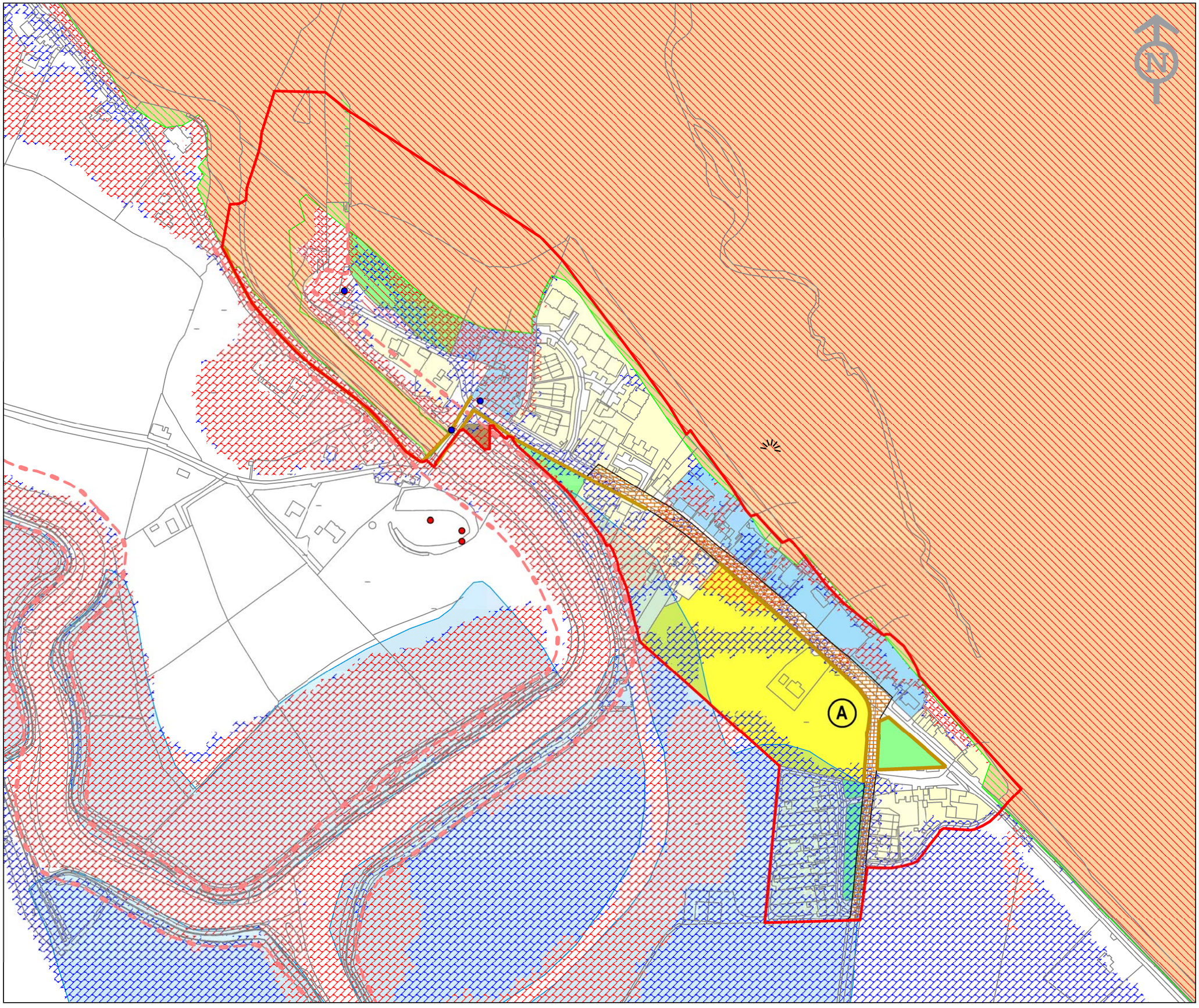
An Roinn um Pleanáil
Planning Department
e-mail: info@louthcoco.ie

SCALE: Not to scale

DATE: October 2020

Contains Irish Public Sector Information
Provided by the Office of Public Works
Licensed under a Creative Commons Attribution
4.0 International (CC BY 4.0) Licence
Source http://floodinfo.ie

Contains Ordnance Survey Ireland Mapping.
(C) Ordnance Survey Ireland. All rights reserved.
License Number 2020/30/CCMA/LouthCountyCouncil.



Draft Louth County Development Plan 2021 - 2027

Annagassan Draft Composite Map

October 2020

LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space
- I1 Tourism and Leisure
- J2 Public Infrastructure and Utilities
- L1 Strategic Reserve

Flood Zones

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Contains Irish Public Sector Information Provided by the Office of Public Works Licensed under a Creative Commons Attribution 4.0 International (CC BY 4.0) Licence Source http://floodinfo.ie

Views & Prospects

- Special Protection Area (NPWS)
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Stone Walls & Louth Banks
- Settlement Boundary
- Tree Preservation Order

Trees & Woodlands of Special Amenity Value

Trees & Hedgerows Of Special Amenity Value

- Riparian Buffer Zone
- Potential for Green Infrastructure
- Benefiting Lands (OPW)
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

A or B see Table 7 in Appendix 8 Green Infastructure Strategy

(C) Ordnance Survey Ireland. All rights reserved. Licence Number 2020/30/CCMA/ LouthCountyCouncil.