

Variation No. 3 of the Louth County Development Plan 2009 - 2015

Settlement Plan

**Adopted on 26th March
2012**



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Part 1 – Introduction

1.0 Introduction

This Variation of the Louth County Development Plan has been made in order to incorporate Settlement Plans for the thirteen Category I Settlements within the Louth County Development Plan 2009 - 2015, namely Annagassan, Baltray, Carlingford, Castlebellingham/Kilsaran, Clogherhead, Collon, Dromiskin, Knockbridge, Louth Village, Omeath, Tallanstown, Termonfeckin and Tullyallen,

This Variation includes a number of elements:

Part 1 - Introductory Report.

Part 2 - Insertion of the Settlement Plans, land use zoning maps and objective maps into the County Development Plan 2009-2015.

Part 3 - Amendments to a number of sections of the Development Plan

Where any provision of the Settlement Plans conflicts with the County Development Plan, the provisions of the Development Plan shall take precedence.

1.1 Reason for Variation

This Variation of the Louth County Development Plan 2009-2015 includes settlement plans for the thirteen Category I Settlements. These replace the local area plans for these settlements all of which have expired.

1.2 Variation Process

There are 2 stages in the variation process. These are detailed below:

Stage 1 – Preparation of Core Strategy Variation

- Sending notice and a copy of the variation to specified bodies.
- Public display of Variation and environmental reports, and invitation of submissions.

Stage 2 - Making of the Core Strategy Variation

- Preparation by the manager of a report on submissions received.
- Consideration by members of the draft variation and manager's Report.
- Making of the Variation by accepting or amending the draft, *except* where an amendment(s) represents a material alteration of the draft Variation. In this case material amendments go on public display including amending the environmental report if necessary.
- Preparation of manager's report on submissions.
- Consideration of the amendment and managers report by elected members.
- Members make the Variation.
- Published notice of making of Variation.

1.3 Strategic Environmental Assessment

In complying with the SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, SEA stage I screening was carried out on the proposed Variation. This has concluded that the environmental effects of implementing the settlement plans are unlikely to be significant and therefore a full SEA will not be required for the Settlement Plans.

1.4 Appropriate Assessment Screening

In complying with the Circular Letter SEA 1/08 & NPWS 1/08 an Appropriate Assessment (Stage 1) was carried out on the proposed Variation. Implementation of the proposed core policies shall be subject to compliance with Articles 6 and 10 of the Habitats Directive and to ensure no negative impacts on the conservation objectives of Natura 2000 sites. It concluded that the Settlement Plans should not give rise to significant adverse impacts on the integrity of any Natura 2000 sites and as such Stage 2 Appropriate Assessment will not be required.

1.5 Strategic Flood Risk Assessment

To inform the Variation a Strategic Flood Risk Assessment has been undertaken in accordance with 'Planning System and Flood Risk Management-Guidelines for Planning Authorities'.

Part 2 Settlement Plans

Chapter One

Introduction

1.1 Introduction

The variation of the Louth County Development Plan 2009-2015 contains Settlement Plans for the thirteen Category I Settlements. These will replace the local area plans for these settlements namely Annagassan, Baltray, Carlingford, Castlebellingham/Kilsaran, Clogherhead, Collon, Dromiskin, Knockbridge, Louth Village, Omeath, Tallanstown, Termonfeckin and Tullyallen.

Figure 1.1 Villages for which Settlement Plans have been prepared



The development of an evidence base underpinning the preparation of the Core Strategy has identified a number of issues which need to be addressed by the Settlement Plans. The key issues, challenges and vision are summarised below.

1.2 Social Exclusion

Public transport provision in many of these settlements is very limited which means that their populations are heavily reliant on having access to private cars. The level of community facilities provided in these settlements varies greatly. Inadequate provision of the necessary local services and community facilities can further lead to isolation. For example, a considerable number of National Schools have no spare capacity to cater for the growing number of residents.

Promoting new and existing accessible services, facilities and amenities are important in reducing rural isolation and promote more sustainable communities.

1.3 Managing Growth

A key challenge is to identify the most appropriate opportunities within these settlements to provide for 281 new homes over this Plan period. Villages and towns accessible to the M1 motorway are under threat of becoming dormitory towns for Drogheda, Dundalk and to some extent the Greater Dublin area. In the north of the County in the highly scenic Cooley Peninsula, the two major settlements of Carlingford and Omeath have come under sustained development pressure over recent times for second homes and speculative development. Within Carlingford in 2010 there were 86 new vacant dwellings. In addition there were extant planning permissions for a further 90 residential units. In Omeath, despite the demand for such development over the recent past, the village lacks a waste water treatment plant which is a major constraint. Due to a variety of environmental and economical constraints Carlingford, Clogherhead, and Tallanstown have no spare capacity in their respective wastewater treatment plants and hence no further multi-unit residential developments can be accommodated. The other villages across the County range from having very limited to adequate provision.

Achieving development which will consolidate the village structures and which is capable of the sustainable management of the environment and the villages' natural and cultural heritage is fundamental.

1.4 Employment

The Council recognises that there is a need for greater employment opportunities within these settlements in order to sustain the growing population and that of the rural hinterlands surrounding each settlement. A large proportion of the working populations in these settlements are reliant on commuting to Dundalk, Drogheda and Dublin. In terms of retail provision the priority for these settlements is to cater for the basic convenience and comparison requirements of their existing populations.

Business growth and development will be encouraged to provide secure, sustainable jobs and promote economic development, including tourism and rural diversification.

1.5 Housing

Many housing developments in these settlements are based on 'estate type' layouts some of which perform poorly in spatial terms in achieving integration and connectivity or reflecting the individuality of their locations. It is important to ensure that adequate new housing is provided for all sectors of the community including older people, families and single persons. New housing if constructed in the settlements will need to be of a high standard both in terms of aesthetics and functionality particularly with regard to the range of potential occupiers and the surrounding urban form. This new development should fully integrate with established settlement patterns of the village and foster neighbourhoods as opposed to housing estates. Developments with a mix of uses in village centres will help to support this objective.

1.6 Strategic Objectives

OBJ 1 Protect and support Category I settlements as local service centres in the rural area and facilitate limited development that is commensurate with the nature and extent of the existing settlement and the availability of public services and facilities.

OBJ 2 Provide an improved quality of life for all the citizens by promoting the villages' economic potential while protecting their natural and built environment.

OBJ 3 Provide a high quality of design in private and public development, increasing the quality of the public realm while maintaining the form, character and settlement pattern of the village.

OBJ 4 Promote an attractive, safe and accessible village particularly for those on foot, bicycle and public transport.

OBJ 5 To ensure that there is sufficient land zoned to meet the housing, employment, community facilities and amenity needs of the village and that such development is carried out in an orderly, consistent and sustainable fashion in accordance with the principles of proper planning and sustainable development.

OBJ 6 Ensure the identification, avoidance, assessment and mitigation of environmental consequences of this plan and subsequent developments.

In order to ensure a consistent planning approach to development in all 13 settlements the policies set out below shall apply to all villages covered by a Settlement Plan.

It should be noted that the policies and objectives outlined throughout the Louth County Development Plan 2009-2015 apply to all areas covered by the Settlement Plans.

In addition to maps showing zoning and other objectives, each settlement plan has a number of specific written objectives.

The settlements for which settlement plans have been prepared are Annagassan, Baltray, Castlebellingham/Kilsaran, Carlingford, Clogherhead, Collon, Dromiskin, Knockbridge, Louth Village, Omeath, Tallanstown, Termonfeckin and Tullyallen.

1.7 Social Inclusion

Policy

SOC 1 To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.

SOC 2 To require that applications for residential development on sites greater than one hectare or for more than 50 residential units provide an audit of existing community facilities in the locality and where a shortfall in facilities exist, demonstrate how this will be made good, either through provision on site or such other means as is acceptable to the council.

SOC 3 To secure greater social inclusion and preservation of family and community ties through the provision of an appropriate mix of house types within residential areas in accordance with the provisions of the Louth Housing Strategy.

SOC 4 To require that the quantitative and qualitative standards for public open space in all new residential developments are adhered to, as detailed in the Louth County Development Plan 2009 - 2015.

SOC 5 To ensure that adequate provision is made for public transportation infrastructure including good pedestrian and cycling linkages.

1.8 Managing Growth

Policy

MAN 1 To promote and facilitate limited residential development that is commensurate with the nature and extent of the settlements and which will assist in consolidating the urban footprint of each over this Plan period.

MAN 2 To provide adequate wastewater treatment facilities within the settlements to cater for target populations, as set down in the Regional Planning Guidelines and the Core Strategy.

MAN 3 To promote the improvement of the environment of the settlements through good design in all developments, landscaping, street furniture and public art works.

MAN 4 To encourage the appropriate reuse, renovation and rehabilitation of vernacular and older buildings which though not protected structures are of architectural, historical or heritage merit.

MAN 5 To require all applications for commercial developments and developments in excess of four dwellings be accompanied by a design/concept statement.

MAN 6 To protect all important landscape features in these settlements which contribute to the environment, including the trees, hedgerows, stone walls and ditches of special amenity value detailed on the objectives maps. When considering development proposals the council will require landscape features to be retained.

MAN 7 To review and where appropriate make tree preservation order(s) in relation to trees of special amenity value which are illustrated as proposed tree preservation order(s) on the objectives maps or any other tree(s) where the planning authority considers such trees to be at risk.

MAN 8 To assess planning applications for development in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) as set out by policy WS 33 and WS 34 of the Louth County Development Plan 2009 – 2015.

MAN 9 To require development proposals for the lands identified in the SFRA for Louth County Core Strategy and Settlement Plans, the Draft Preliminary Flood Risk Assessment of the National Catchment-Based Flood Risk Assessment and Management programme, future flood risk assessment studies or otherwise reasonably adjudged to be at risk from flooding by the planning authority shall be the subject of a site-specific flood risk assessment appropriate to the type and scale of the development being proposed.

Man 10 To provide adequate and appropriate drinking water infrastructure to cater for the target populations as set down in the Regional Planning Guidelines and the Core Strategy.

Employment

Policy

EMP 1 To promote and facilitate the provision of local sustainable employment opportunities.

EMP 2 To promote and facilitate new retail development commensurate with each settlement's population size, location and traditional built environment.

Housing

Policy

HOU 1 To ensure that new housing development is designed and constructed to the highest design standards respecting the existing settlement pattern of the settlement.

HOU 2 To require that new residential developments are consistent with the DEHLG Development in Urban Areas (2009) and Urban Design Manual.

HOU 3 To restrict the duration of permission for residential development or where residential development forms a part of the development to five years in the interest of the proper planning and sustainable development.¹

1.9 Land Use Zoning Objectives

¹ An extension for the appropriate period over and above the initial 5 years will be considered if the application for extending the appropriate period meets with the requirements as set out in Section 42 of the Planning Act 2000 (as amended).

The land use zones and objectives in respect of each zone identified in the Settlement Plans are set out in the table 1.1. and are included on the individual land use zoning map for each settlement.

Policy

LAN 1 To implement the following land use zoning categories and objectives.

Table 1.1 Land Use Zoning and Objectives

Zone	Land Use Zoning Category	Land Use Zoning Objective	Colour
1	Residential	<p>To protect and/or enhance existing residential communities and provide for new residential communities.</p> <p>The principal permitted land use in this zone is residential development. However the following uses shall be open for consideration; educational facilities, nursing homes, crèches/playgroups, doctor/dentist surgeries, health centres, community halls and recreational facilities, cultural uses, guesthouses, local shops (not exceeding 50 m²) and services and public open space.</p>	Yellow
2	Village Centre	<p>To provide, protect and enhance village centre facilities and enable town centre expansion.</p> <p>The principal permitted land use in this zone will be town/ village centre related uses. These shall include shops, offices, residential (comprising of not more than 50% of the floor space of the overall development), crèches/playgroups, personal services, cultural activities, pubs, restaurants, guesthouses, hotels, places of entertainment, clinics, doctors/dentist surgery and any other similar type uses.</p>	Blue
3	Employment Uses	<p>To provide for mixed business, enterprise and light industry.</p> <p>The principal permitted land uses within this zone would include office-based businesses, workshops, small-scale warehousing, logistics/transport-related uses, waste management, light industrial units, car showrooms, motor sales outlets and maintenance developments and plant hire.</p>	Purple
4	Tourism & Leisure	<p>To provide for tourism and leisure.</p> <p>The principal permitted land uses within this zone are caravan parks. The following uses are open for consideration recreational activities, utility structures, playing fields/park/playground and open spaces.</p>	Hatched blue

5	Community Facilities	<p>To protect, provide and improve community facilities.</p> <p>The principal permitted land uses in this zone are religious, educational and community facilities and uses ancillary to and associated with this land use, including playing fields, car parks, research and development facilities, health care, community halls, buildings of worship, buildings related to community welfare. The following uses are open for consideration; crèches/playgroups; nursing homes and cultural buildings.</p>	Red
6	Open space, Amenity and Recreation	<p>To provide, protect and enhance open space, amenities and recreation.</p> <p>The principal permitted land uses in this zone are passive and active recreation. The uses open for consideration are associated recreational buildings.</p>	Green
7	Area of Outstanding Natural Beauty Area	<p>To preserve and protect the natural unspoilt physical landscape</p> <p>To permit only very limited development appropriate to this sensitive landscape. The following use will be open for consideration; active recreational amenities such as pedestrian and cycle paths, equestrian trails, ecological corridors, small scale recreational facilities, agriculture and related activities. The following uses are open for consideration; certain unique, location tied or resource based developments and renewable energy schemes.</p> <p>Development of a residential, commercial, industrial or other similar nature will not be considered appropriate.</p>	Orange
8	Strategic Reserve	<p>Strategic reserve</p> <p>Phase II land will be reserved to allow proper planning and sustainable development in the next plan period(s). The following uses will be open for consideration utility structures, playing fields, park/playground and one - off housing on a limited basis only, for the son or daughter of a qualifying landowner or niece or nephew of a single person or childless couple of a qualifying landowner. For the purpose of this provision, a qualifying land owner is where the land has been in family ownership for a minimum of 25 years. One house only will be granted in the case of a niece or nephew.</p>	Green hatched area on white

Chapter Two

Annagassan

2.1 Plan Area

Annagassan is a small coastal village located where the River Glyde and River Dee converge before entering the Irish Sea. It is located on the R166, some 12 kilometres south of Dundalk and 4 kilometres east of Castlebellingham. The village has developed in a linear fashion along either side of the county road. The Glyde Inn, a local shop, the White House, the Saltings housing development and various other dwellings are located in quite a confined area which lies between the River Glyde and the sea.

The streetscape in the village is not very well defined and needs to be strengthened. Development needs to be directed into the village centre to consolidate the existing linear form of this settlement and provide a strong frontage to the streetscape.

The Plan area includes a considerable quantity of land to the east of Annagassan Bridge, north of the River which contains six one-off type houses. Along each of the four approach roads to the village there is a proliferation of one-off dwellings and ribbon development which detracts from the form of the village.

Seaview, a social housing scheme of 30 dwellings is located some 400 metres outside the boundary of this Plan on the Dillionstown Road

Policy

Ann 1 To support Annagassan in its role as a local rural service centre development for its population and that of its rural hinterland, where the principles of environmental, economic and social sustainability including the protection of the village's heritage, the natural and built environment are enshrined.

2.2 Population and Housing

Annagassan is one of the smaller Category I Settlements with a population of 322 persons in 2010. This however represents a growth of almost 160% on its population in 2002 which was just 125. The development of the Saltings which comprises some 60 units and the conversion and extension of the White House into apartments contributed to this growth between 2002 and 2007. Since 2007 there has been no further increase in population.

In the Annagassan Village Local Area Plan 2003 to 2009 10 hectares of land were zoned for residential purposes, along the Kilsaran Road. This land cannot be drained to the waste water treatment plant. In the village core there are 2.12 hectares of undeveloped zoned lands together with a number of brownfield sites and infill opportunities. It is considered appropriate that this land be prioritised for development over this plan period. Such development will allow for population growth in the village commensurate to its size and the level of services available and which will help to consolidate this settlement.

Policy:

ANN 2 To promote and facilitate modest residential development in Annagassan (not larger than 10 – 12 units for any individual housing scheme) south of the River Glyde, which will strengthen and consolidate the linear pattern of development in the village, in compliance with the Core Strategy.

2.3 Community Facilities

The following table details the existing community facilities and services available in Annagassan which cater for the day to day needs of the community. The Naomh Fionnbarra GFC sports field has been developed outside the defined development limits, to the rear of Seaview. The nearest Church, burial grounds and Scoil Naomh Fhionain primary school are located in Dillionstown. Future additional community facilities shall be encouraged to locate within the serviced settlement.

Table 2.1 Existing Community Facilities & Services available in Annagassan

Facilities	Number
Restaurant/Café	1
Mini – Supermarket	1
Pubs	2
B&B	1
Crèche	1
Post Office	1
Recycling Facilities	1

Policy

ANN 3 To encourage the location and provision of new community facilities serving Annagassan within the serviced settlement.

ANN 4 To encourage the development of a pedestrian link and public lighting between the village centre and the sports grounds.

2.4 Natural and Built Heritage

The focal areas in Annagassan are the harbour and the coastline from which there are remarkable panoramic views towards the Cooley and Mourne Mountains. Where the River Glyde transverses the village at the Bridge before entering the sea is another very attractive area. There is an informal path utilised by fishermen and locals as far as Drumcar. The existence of undeveloped lands to the north and south of the riverbanks presents an opportunity to open up the river to provide for an enhanced recreational role.

The natural heritage of the coastline at Annagassan is afforded protection under both national and European legislation. It lies within a proposed National Heritage (pNHA), a Special Area of Conservation (SAC) and Special Protection Area (SPA). Any development likely to impact on these designations will be assessed having regard to policy as set out in Chapter 2.

It has been established that the Vikings camped and had a longphort in Annagassan. An historical documentary in production at the moment is working to validate the earliest date of their presence in the area. The village and its environs have a rich archaeological

past which is evident by the extent of archaeological features in the area. *The Council are cognisant of ongoing research into the longphort site and will take it into account in respect of any development in the vicinity which shall be referred to the Department of Arts, Heritage and Gaeltacht.*

There are four protected structures within the boundary of the village as detailed in the following table.

Table 2.2 Annagassan Protected Structures

I.D. Number	Name
LHS 015-028	Annagassan Bridge c. 1800
LHS 012- 052	Annagassan Mill and Lace School
LHS 012 -053	The White House
LHS 012 -054 & 055	Pair of semi-detached cottages

Policy

ANN 5 To establish a minimum 20 metre wide riparian corridor free from development along each bank of the River Glyde, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank.

ANN 6 To comply with Policies CON 11 to CON 15 (Chapter2) in respect to Dundalk Bay pNHA, Dundalk Bay SPA and Dundalk Bay SAC.

ANN 7 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

ANN 8 To protect and conserve the protected structures in Annagassan village.

2.5 Commercial and Enterprise Development

It is estimated that in the region of 23 people were employed² in the village in 2006. O'Neill's, an established bakery, is the largest employer and currently has a staff of fifteen. Other employers include the village pubs, B&B and the local shop. To sustain this community, it is paramount that existing employment opportunities are safeguarded and that further local job opportunities are promoted.

The Annagassan Viking Festival held in August has been developed to showcase the community's rich Viking Past. This attracts custom for the village pubs, restaurant and B&B and greatly assists in the promotion of tourism in this area.

Policy

ANN 9 To seek to enhance and develop the economic base that exists in Annagassan and to facilitate new commercial development, commensurate with its population size, location and traditional built environment.

² CSO POWCAR Data 2006

ANN 10 *To support and promote tourism in this area, encourage more visitors and enhance its image.*

ANN 11 *To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Annagassan.*

2.6 Infrastructure

There is no cohesive provision of footpaths in the village. Comprehensive treatment of pedestrian linkages, improved pavement surfaces, street lighting and appropriate use and position of street furniture would create a more comfortable, accessible pedestrian environment.

Bus Éireann runs a service from Annagassan to Dundalk daily. The Rural Transport Initiative provides a once weekly service between Togher and Drogheda via Annagassan. It is important to facilitate, with service providers, an expansion to the existing public transport services in order to decrease reliance on private cars and to safeguard social exclusion of persons living in the village and adjoining rural areas who do not have access to private transport.

Annagassan has an adequate water supply which is provided from Greenmount. The waste water treatment plant is situated north west of the village. Given limited capacity in the plant and topographic issues only limited development to the south of the river can be accommodated.

The area zoned as village centre adjacent to the bridge cannot be served by gravity sewer. Thus the development of this land is dependent on the provision of a drainage plan and a pump station.

Policy

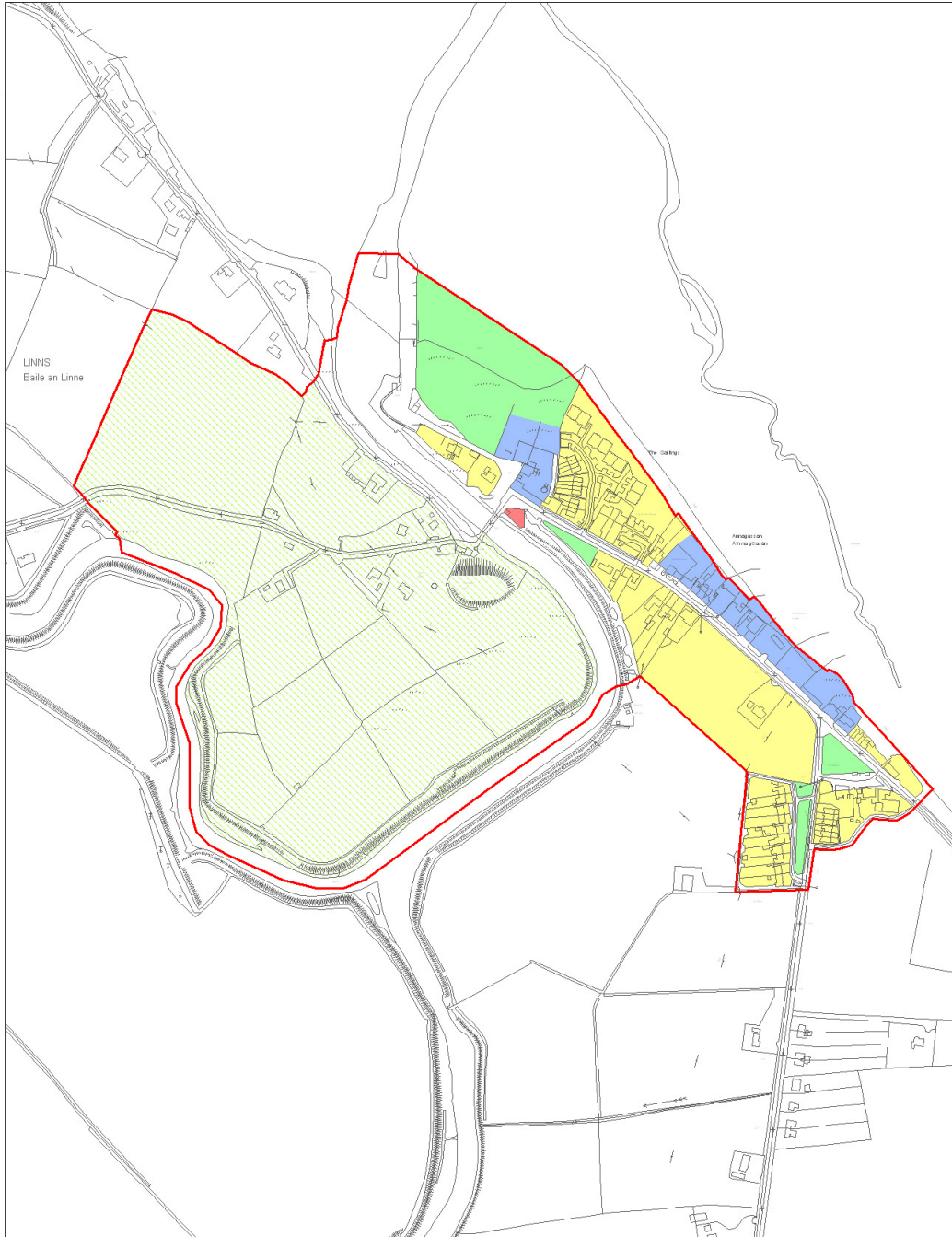
ANN 12 *To promote an attractive and accessible village centre.*

ANN 13 *To only permit development where the topography allows connection to the waste water treatment plant and there exists capacity to treat the discharges arising.*




ANN 14 *To facilitate, with service providers, an expansion to the existing public transport services.*

ANN 15 *To require the provision of an integrated drainage plan that would provide one pump station to serve lands zoned village centre adjacent to the bridge and adjacent unserviced dwellings fronting the river.*

ANN 16 *To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.*



-  Residential
-  Open space, Amenity and Recreation
-  Strategic Reserve

-  Community Facilities
-  Village Centre
-  Village Boundary

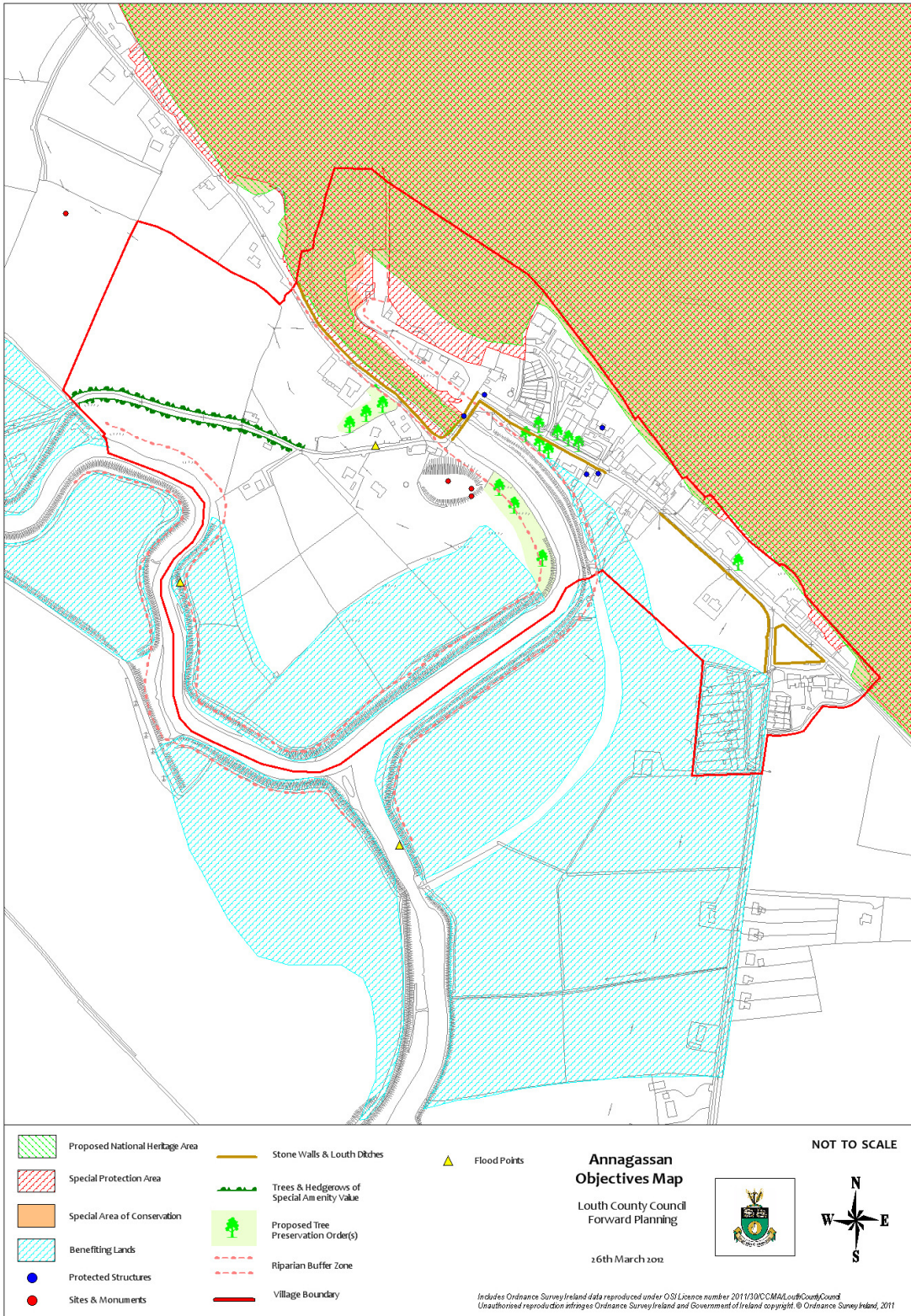
**ANNAGASSAN
Settlement Plan
Land Use Map**
Louth County Council
Forward Planning
26th March 2012

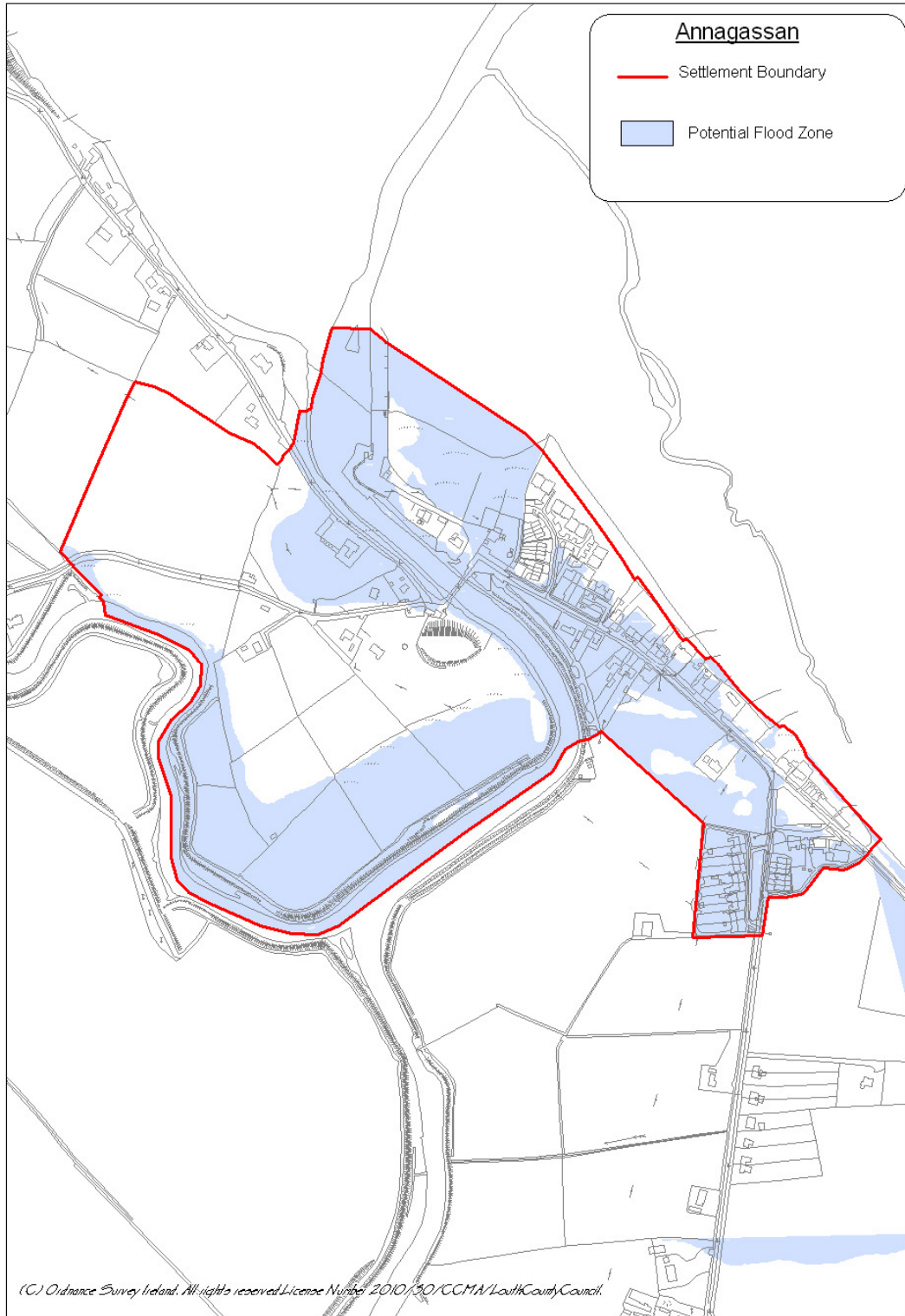


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Chapter Three

Baltray

3.1 Plan Area

Located a kilometre south of Termonfeckin, Baltray is a coastal village on the Boyne Estuary. The village form is linear with an irregular continuous string of buildings. The scale is predominantly single storey and while the buildings were originally thatched cottages, many have been enlarged or replaced with stone and slate buildings some of which are two storey.

The settlement form is intact and retains its essential quality. However the excessive ribbon development present along the coast road northwards towards Termonfeckin, some 50 dwellings, detracts from the setting of the village. Once a distinct informal coastal village, it is increasingly under threat of coalescing with Termonfeckin.

Objective

BAL 1 To support Baltray in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment.

3.2 Population and Housing

Baltray has experienced very little growth. Its population was in the region of 242 persons in 2002 and in 2010 was 257. The 2003 local area plan zoned land to the north of the settlement to facilitate the expansion of the village.

There are some 10 hectares of undeveloped zoned land within the boundaries of the settlement plan. Of this 3.45 hectares has planning permission for a total of six dwelling units, a shop and offices and site development works for a further 25 dwellings. If implemented this development could cater for an additional population of 81 persons.

Given the traditional form and small size of Baltray it is of utmost importance that the scale of new residential schemes should be in proportion to the pattern and grain of existing development. It is preferable that expansion of the village proceeds on the basis of a number of well integrated sites within and around the village centre rather than focusing on rapid growth driven by one large site.

Over this Plan period, having regard to the *Sustainable Residential Development in Urban Areas, 2007* it is proposed to facilitate only small developments that integrate with the existing village.

Policy

BAL 2 To promote and facilitate limited residential development on well integrated sites (not larger than 10 – 12 units for any individual housing scheme) within the village centre, which is commensurate with the nature and extent of Baltray, in compliance with the Core Strategy.

3.3 Community Facilities

Services in the village are limited to the 19th Pub. Hence residents are dependent on the facilities and services provided in Termonfeckin.

Local amenities include Louth County Golf course which is accessed through the village, Termonfeckin Strand, sand - dunes , the Haven, the beach, Boyne Estuary, Bird Sanctuary, ample walking routes and large areas of open space. Sea Point Golf course is a short distance northwards.

Policy

BAL 3 To facilitate additional community facilities and services commensurate with the size and scale of the village.

BAL 4 To improve pedestrian and cycling linkages to and within the village.

3.4 Natural and Built Heritage

Baltray is focused on the coastline. There are a number of thatched cottages within the village. The Baltray standing stones, a group of megaliths are located just north of the village. Access to the village is via an ancient three arched stone bridge over the mouth of a tributary river. There is an informal country lane which leads from the village via An Grainan to Termonfeckin. It is intended that this route will form part of the Coastal Trail from Omeath to Baltray.

Positioned on the northern shore of the Boyne Estuary, the natural heritage of the coastline is afforded protection under both national and European legislation. It lies within a proposed Special Area of Conservation (SAC), Special Protection Area (SPA) and proposed National Heritage (pNHA). Any development likely to impact on these designations will be assessed having regard to policy as set out in Chapter 2.

There are six protected structures within the boundary of the village as detailed in the following table and the locations of which are illustrated on the objective map.

Table 3.1 Baltray Protected Structures

I.D. Number	Name
Lhs 025-004	Bragan Bridge
Lhs 025-005	Banktown Thatch c.1830
Lhs 025-015	Corn Shed / Barn c.1860
LHS 025-006	Baltray Thatch
LHS 025-007	St Anne's Thatch
LHS 025-008	Baltray Thatch

There are a several archaeological features within the village which are listed in the *Record of Monuments and Places*. Their locations are illustrated on the objectives map.

Policy

BAL 5 To seek that all new developments respect and retain the informal, organic layout of the village.

BAL 6 To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Baltray.

BAL 7 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

BAL 8 To protect and conserve the protected structures within the village.

BAL 9 To establish a minimum 20 metre wide riparian corridor free from development along each bank of the river tributary, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank.

BAL 10 To comply with Policy CON 11 to CON 15(Chapter2) in to the Boyne Coast and Estuary pNHA, the Boyne Estuary SPA and the Boyne Coast and Estuary SAC.

3.5 Commercial and Enterprise Development

Baltray traditionally would have been home to fishermen and farmers. It has developed as a small dormitory village given its proximity to Drogheda. The only employment opportunities present are in the local shop, pub and the adjoining golf course. Day trippers to the area provide an important source of income to these establishments.

Policy

BAL 11 To seek that Baltray village develops a mixture of residential, commercial and social uses commensurate with its population size, location and traditional built environment.

BAL 12 To support and promote sustainable tourism development in Baltray commensurate with the size and scale of the village.

3.6 Infrastructure

In addition to the Dublin to Grangebellew bus service operated by Bus Éireann, there is also bus services to Drogheda and Clogherhead.. Whilst The Rural Transport Initiative runs a local service once a week, public transport services are very limited given the village's population.

Baltray is supplied with water from Drogheda and is augmented by well sources. Sewage is pumped to Drogheda wastewater treatment plant which has adequate capacity.

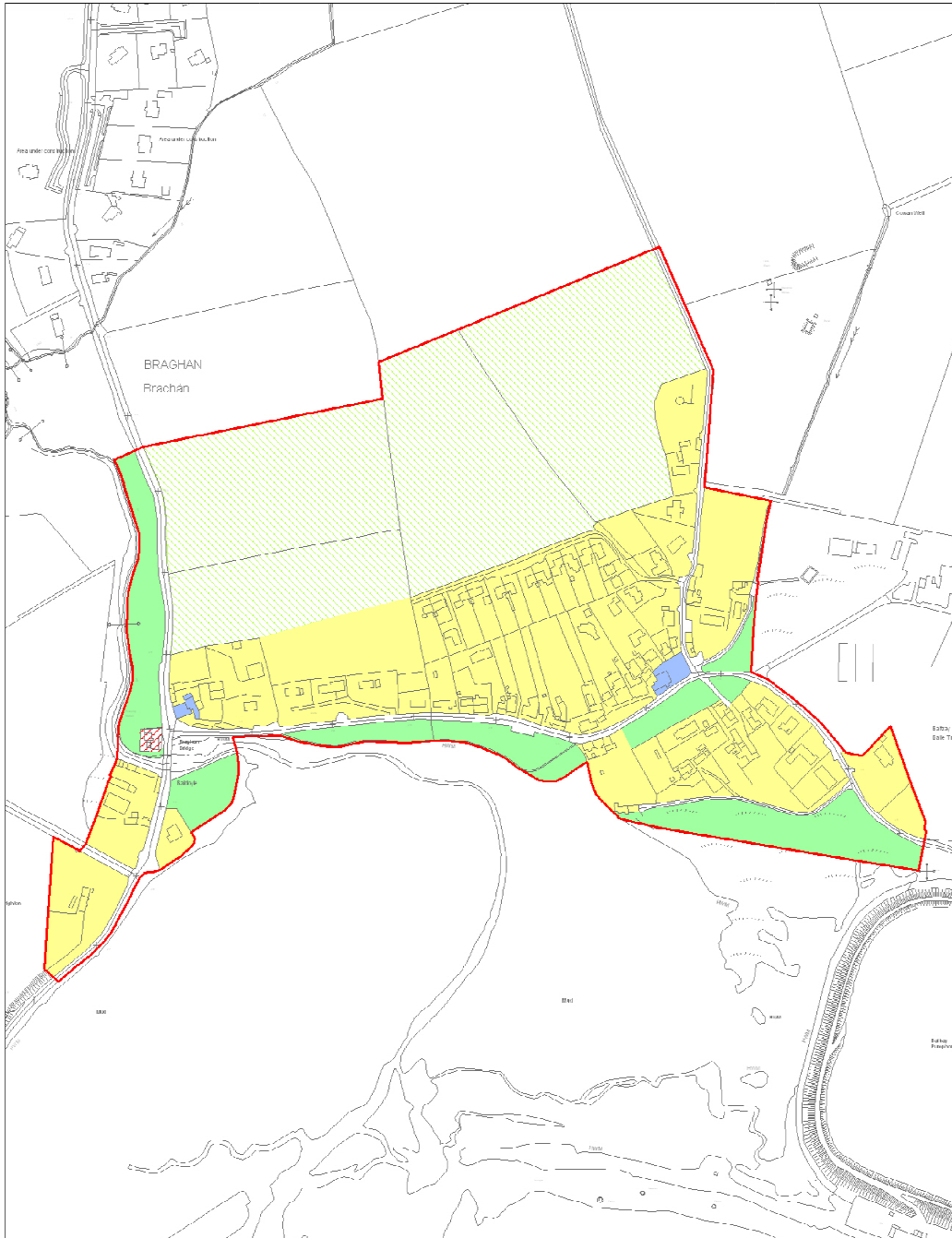
The coastal wall defence has recently been raised. However Baltray has been and continues to be at risk of tidal flooding, particularly the access road through the village. Thus it is an objective of this plan to provide for a parallel access road at a higher level.

Policy

BAL 13 To facilitate the further development of the public transport system.

BAL 14 To ensure an adequacy of water supply.

BAL 15 To develop a parallel access road to the village.



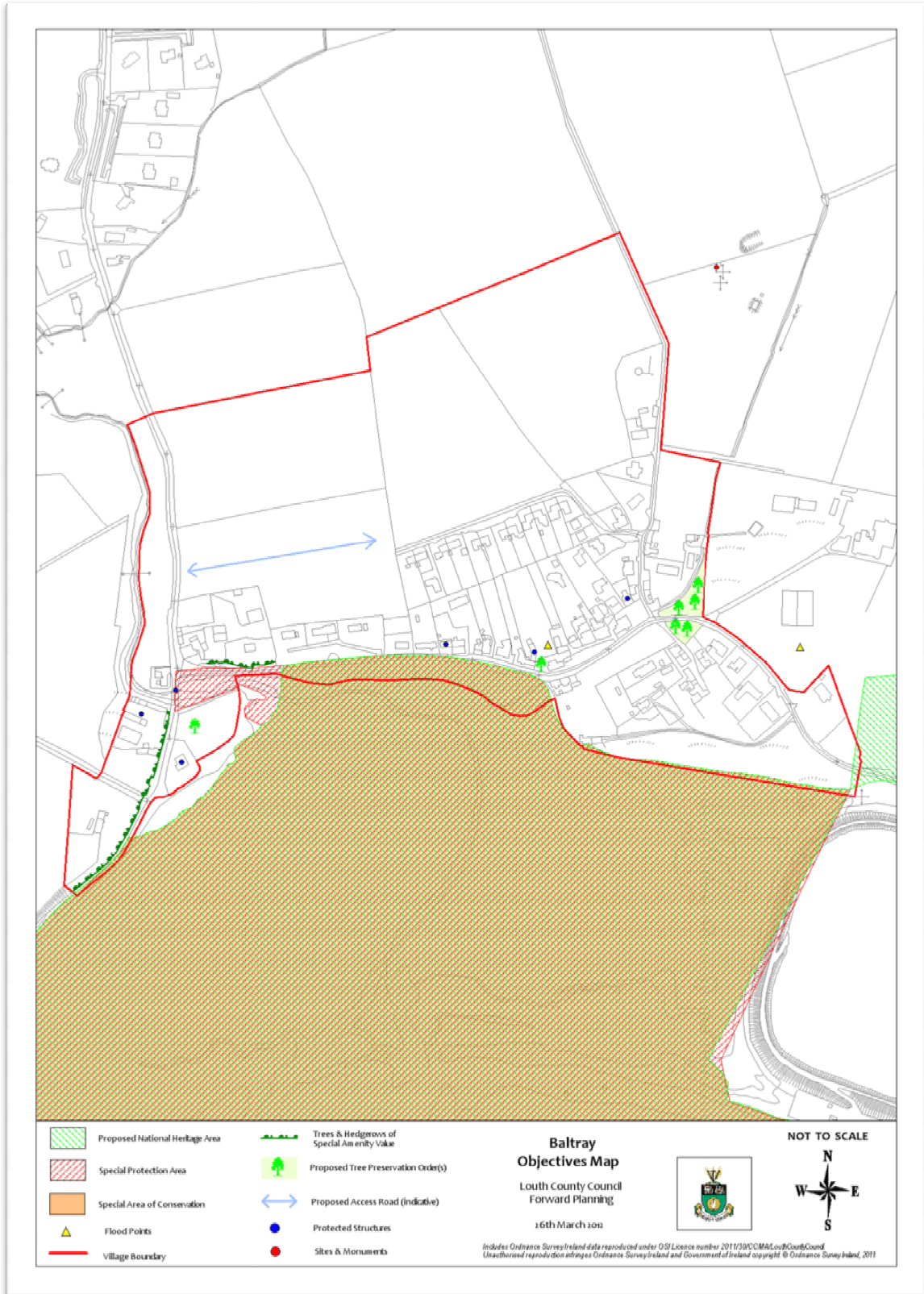
- Residential
- Open space, Amenity and Recreation
- Strategic Reserve
- Public Utility
- Village Centre
- Village Boundary

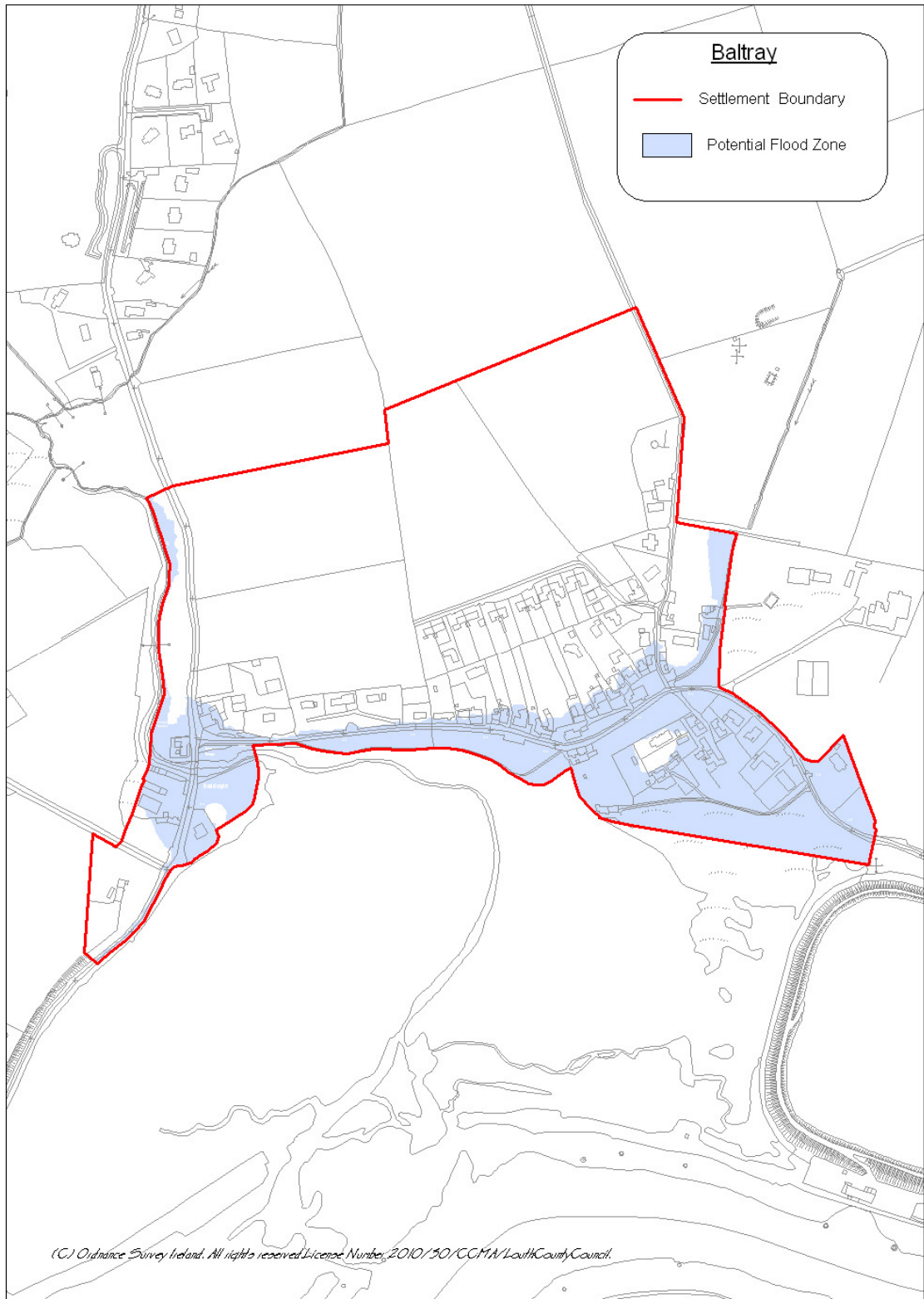
**BALTRAY
Settlement Plan
Land Use Map**
Louth County Council
Forward Planning
26th March 2017

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Chapter Four

Carlingford

4.1 Plan Area

Carlingford occupies an enviable position, located on Carlingford Lough and backed by the Cooley Mountains. The construction of the village wall in the 1300's meant that the village was contained within a tight urban envelope lying behind its harbour and overlooked by King John's Castle.

Over the last decade the village has experienced severe development pressure leading to increased suburban type development around the historic centre. This has resulted in linear housing patterns and commercial development to the south east along the Greenore Road, seawards and one-off type housing upwards onto the lower slopes of Slieve Foye Mountain. To some extent this development has tended to detract from the original form of the village. Future development must have regard to the historic physical fabric of the village, the local topography and the need to protect the sensitive natural environment.

Policy

CAR 1 To support Carlingford in its role as a local rural service centre for its indigenous population and that of its rural hinterland, where the principles of environmental, economic and social sustainability including protection of the village's heritage and the natural and built environment are enshrined.

4.2 Population and Housing

Prior to 1996, Carlingford experienced a decline in population. Since then this trend has been significantly reversed due to a substantial demand for residential development. It is estimated that the population in 2010 was in the region of 2,153, based on a count of the number of residential properties and assuming a household size of 2.6 persons per dwelling. This would make Carlingford the most populated of all Category I Settlements. However, the 2006 census figures revealed that 402 properties were unoccupied on census night, some (45%)³ of dwelling units. These figures demonstrate the quantity of second / holiday homes that are located in the village.

The larger developments of Oyster Bay Court, Cuchulainn Heights, Harbour View Cottages and Cul A Balla amongst others have contributed to this growth. In addition planning permission has been granted for some 90 additional dwelling units. However the supply of new housing has exceeded demand with 86 newly constructed vacant properties recorded in the latter part of 2010. Many of these have been vacant for a number of years. Carlingford is also home to a number of unfinished developments.

Within the boundaries of this Plan there are some 20 hectares of undeveloped land zoned for residential purposes. Given the amount of land zoned in the previous Plan, development has occurred at locations very detached from and peripheral to the centre

³ This figure relates to Carlingford electoral district as opposed to Plan boundaries.

of the village especially along the southern approach roads. It is not necessary or appropriate to prioritise the development of any additional multi-residential development in the village over the period of this Plan, but rather to promote the consolidation of the village centre through the reuse of brownfield sites and infill development.

Policy

CAR 2 To promote and facilitate limited residential development that is commensurate with the nature and extent of Carlingford and which will assist in consolidating the village, over this Plan period, in compliance with the Core Strategy.

4.3 Community Facilities

Table 4.1 Carlingford Community Facilities

Facilities	Number
Church	2
Local Shop	10
Grocers	2
Pub	6
Health Centre	1
Community Centre	1
National School	1
Restaurant / Cafe	6
Hotel	2
Fast Food Outlet	2
B&B	7
Playground	1
Playing Fields	2
Post Office	1
Credit Union	1
Recycling Facilities	1
Pharmacy	2
Garda Station	1
Hairdresser / Barber	3
Butchers	1
Library	1
ATM	1
Sailing Club	1
Adventure Centre	1

As illustrated in the table 4.1 Carlingford enjoys well developed community facilities and services. Other recreation amenities located outside the boundary of this Plan include Carlingford Marina, Slieve Foye Forest and the Cooley Mountains. These amenities enhance Carlingford's attractiveness for its population and as a tourism destination.

There is one school namely St. Oliver's National School which provides for primary education. While its enrolment figures have increased by 26% between 2006 and 2010 it has capacity to accommodate additional pupils.

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Policy

CAR 3 *To provide for any identified shortfall in community facilities and services commensurate with the size and scale of the village.*

4.4 Natural and Built Heritage

The natural heritage of the Carlingford Shore and Mountains is afforded protection under both national and European legislation. Carlingford Shore and Carlingford Mountain are both EU designated Special Areas of Conservation (SACs) whilst Carlingford Lough is an EU designated Special Protection Area (SPA). Both the Carlingford Mountains and Carlingford Lough lie within proposed National Heritage Areas (pNHA). Any development likely to have a significant impact on these designations will be assessed having regard to policy as set out in Chapter 2.

Focal areas in Carlingford include its harbour and the coastline, which are used primarily for fishing and water based recreation activity. South of the village, building on the aim of the Carlingford Local Area Plan 2002, it remains an objective of the Council to restore the Mill and the development a public park adjacent to it. The Abbey is reserved for amenity purposes. This would include improvements to the existing scenic right of way, the establishment of the Mill Pond as a water feature in this area with further pedestrian linkages developed. The open land to the north of King John’s Castle presents an opportunity to enhance the setting, attractiveness and enjoyment of this historical building.

Carlingford is an example of a medieval walled town with a distinctive core area with enclosed streets and squares. This identity is enhanced by Taaffe’s Castle, the Mint and fortifications such as the Thosel and King John’s Castle together with the intact medieval street pattern. The Carlingford, Historic Town Walls, Conservation and Management Plan 2007 seeks to protect the settling of the structural and archaeological remains of the village wall that once enclosed Carlingford, providing it a strong and consistent identity. The Holy Trinity Church and the remains of the Dominican Friary represents the settlement’s ecclesiastical past.

There are fifty protected structures within the boundary of the village as detailed in the following table.

Table 4.2 Carlingford Protected Structures

ID Number	Name of Structure
LHS 005-006	King Johns Castle c1210
LHS 005-007	Taaffe’s Castle late C16th
LHS 005-008	Former Thatch Cottage c1770
LHS 005-009	O’Hare/Anchor Bar Public House c1830
LHS 005-010	The Mint Tower House C16th

LHS 005-011	Carlingford House, Abbeyview c1800
LHS 005-012	The Tholsel c1450
LHS 005-014	Holy Trinity Heritage Centre (former C of I) 1821
LHS 005-015	Ghan House C19th rebuild of 1727 house
LHS 005-016	Dominican Friary (Ruin)
LHS 005-017	Railway Bridge 1872
LHS 005-018	House c1870
LHS 005-019	Allure Hair Studio c1870
LHS 005-020	Marian House c1920
LHS 005-021	House c1880
LHS 005-023	House c1870
LHS 005-024	House c1870
LHS 005-026	Ceol na Mara – House c1920
LHS 005-027	Well c1860
LHS 005-030	Castle View – House c1820
LHS 005-031	House c1860
LHS 005-032	The Spout – Well
LHS 005-033	Walls, River Lane c1800
LHS 005-034	The Manse c1790
LHS 005-035	Mountain View – House c1860
LHS 005-037	Kingfisher Bistro c1820
LHS 005-039	House c1800
LHS 005-040	House c1800
LHS 005-041	House c1880
LHS 005-042	House c1910
LHS 005-043	House c1910
LHS 005-046	St Michael's R.C C1870
LHS 005-047	Post Box c1880
LHS 005-048	Parochial House c1920
LHS 005-049	Tourist Office former Railway Station 1876
LHS 005-050	Pier/Jetty c1850
LHS 005-051	Pier/Jetty c1840
LHS 005-052	House c1760
LHS 005-053	Boathouse c1870
LHS 005-054	House c1750
LHS 005-055	House c1750
LHS 005-056	Carlingford Courthouse/Library c1935
LHS 005-057	Carlingford Presbyterian Church 1869
LHS 005-058	St Michaels Hall 1925
LHS 005-059	Carlingford Garda Station 1848

LHS 005-061	House c1780
LHS 005-062	McArdles Boutique c1780
LHS 005-063	Workers House c1780
LHS 005-064	Railway Workers Home c1870
LHS 005-071	Railway Workers Home c1870

An Area of Special Archaeological Interest covers the historic core of the village and affords archaeological features protection under the National Monuments Acts. In addition Carlingford is designated an architectural conservation area. This aims to preserve the special character of the village, the medieval street pattern and its setting through the positive management of changes to the built environment. The boundaries of these areas are defined on the Objectives Map.

There are a number of views, both strategic and local, in Carlingford which are of special amenity value and are considered worthy of protection. Their positions are illustrated by the Objectives Map. It is important to consider the location new development, their heights and scale which may impinge on views to and from these locations.

Table 4.3 Views and Prospects of Special Amenity Value

Ref.	Views and Prospects
V1	King Johns Castle
V2	Taaffee's Castle
V3	Holy Trinity Heritage Centre Church
V4	Dominican Friary
V5	The Coast and Harbour
V6	Slieve Foye

Policy

CAR 4 *To retain and enhance the village setting within its unique scenic backdrop.*

CAR 5 *To protect and retain the historic integrity and plots of the medieval town and support its preservation in future development*

CAR 6 *To comply with Policy CON 11 to CON 15 (Chapter2) in respect to Carlingford Lough SPA, Carlingford Lough or Carlingford Shore SAC or Carlingford Mountain and Carlingford Lough proposed Natural Heritage Areas.*

CAR 7 *To assess any proposal for development, that relates to either a protected structure or the architectural conservation area, having due regard to policies CON 23 to CON 30 (Chapter 2).*

CAR 8 *To seek the restoration of the Mill and mill pond and enhance the existing and develop further pedestrian linkages in this area.*

CAR 9 *To facilitate the appropriate utilisation of lands north of King John's Castle for passive recreation which is appropriate to the setting and enjoyment of this iconic historical building*

CAR 10 *To protect and conserve the protected structures throughout the plan area*

CAR 11 *To preserve and enhance the character of the Architectural Conservation Area.*

CAR 12 *To protect the Area of Special Archaeology Interest within the village.*

CAR 13 To promote the objectives of the Carlingford, Historic Town Walls, Conservation & Management Plan 2007.

CAR 14 To prohibit development that would interfere or impinge on views and prospects of special amenity value to and from locations as identified in table 4.3.

CAR 15 To support the development of a coastal trail from Omeath to Baltray, in so far as it relates to Carlingford.

4.5 Commercial & Enterprise Development

Carlingford is placed at Level 3 of the Louth County Retail Hierarchy which states that the village's retail priority is to cater sufficiently for the basic convenience and comparison requirements of its existing population. Any new retailing proposals should be commensurate with its population, location and traditional built environment.

Visitors are attracted to Carlingford as it is a natural base for outdoor pursuits in addition to its heritage interest. Tourism contributes significantly to the economic development and the local economy of Carlingford. This is evident from the amount of tourism accommodation available in the village as detailed by the table below.

Table 4.4 Tourist Accommodation available in the Village

Type	Number
Hotel	2
Guest House	2
Specialist Accommodation	4
B&B	7
Hostel	24 bed

Source: Carlingford.ie

240 people were employed⁴ within the village in 2006. This figure does not provide a clear picture of which sectors these people were employed or distinguish between part-time and full time employment. It can however be surmised that a major source of employment is within the tourism and leisure sector which can be seasonal. It is important that a range of employment opportunities is provided within the village to safeguard against over dependence on one industry.

Policy

CAR 16 To ensure that Carlingford develops a sustainable economic base by seeking to provide a range of employment opportunities locally.

CAR 17 To facilitate new retail development that would be commensurate with Carlingford's population size, location and traditional built environment.

CAR 18 To support sustainable tourism development in Carlingford.

CAR 19 To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Carlingford.

⁴ CSO POWCAR Data 2006

4.6 Infrastructure

As the medieval street pattern does not cope easily with modern traffic a one-way traffic system has been implemented for some time. It has sought to balance accessibility to and within the village for different modes of transport whilst maintaining a high quality people focused ambiance. There are a number of public car parks which frequently overflow onto the regional route at weekends and during events and festivals.

Beyond the private car Carlingford can also be accessed by transport modes including bus services, cycling and walking. The village is serviced by a limited number of daily bus services to Dundalk and Newry. Services are provided by Bus Éireann with a limited number of additional services provided by Halpenny Travel with the support of the Rural Transport Initiative. In general terms public transport options are limited. Improved access to and use of alternative modes of transport would have environmental benefits and alleviate road side parking and congestion problems associated with peak periods.

Carlingford is an ideal location for walking and hiking. An improvement to the Táin Way walking route in the Carlingford and Omeath area provides a safer off road route through forest and commonage aided by upgraded signage. The Walking Strategy for the Cooley Peninsula has identified and continues to develop looped walks which include Slieve Foye and Maeve's Gap. The Louth Economic Forum's Tourism and Heritage Action Plan (2010) has, as one of its signature projects, the establishment of a coastal trail stretching from Baltray in the south of County Louth to Omeath passing through Carlingford en-route.

Carlingford Lough is designated for protection and improvement under the Shellfish Water Directive. This has implications in respect of water quality and impacts on development management in this settlement. The wastewater treatment plant which serves Carlingford does not have the capacity to cater for any significant new development or intensification of existing development. The committed capacity is nominally in excess of the design capacity of the plant. The cost of expanding the plant and future running cost per capita would be high given the necessity for higher quality wastewater treatment under the Shellfish Directive.

Water is supplied to Carlingford from a borehole. Particular care must be taken when assessing proposals for any activities or developments which are within the Groundwater Source Protection Zones, as detailed on the objectives map, in order to militate against contamination.

Within the Carlingford Local Area Plan 2002 a substantial tract of land was zoned – residential R2. This area cannot be serviced by the public water supply due to elevation and the existing group water scheme has not the capacity to deliver further sustainable supplies. In addition, the intensification of individual waste water treatment systems in this area poses a risk to groundwater as does surface water run-off to the Shellfish Designation. Intensification of development in this area also impacts on run off and flooding of existing streams which run through the village. Thus the potential for residential development in this area has been restricted.

Carlingford is susceptible to flooding from storm tides and such events have been recorded twice since 2000.

The following road schemes and improvements are proposed in the village:

Table 4.5 Proposed Road Schemes and Improvements

Ref	Location and Proposal
1	Resurface and reline the car park.
2	Upgrade fenders on pier and to upgrade existing harbour infrastructure.
3	Seek the under-grounding of the wire-scape in the centre of the village.
4	Seek the provision of a pedestrian and cycle pathways from Cul A Balla to the primary school.
5	Investigate the feasibility of the provision of a park and ride or park and walk facility in the vicinity of the village.

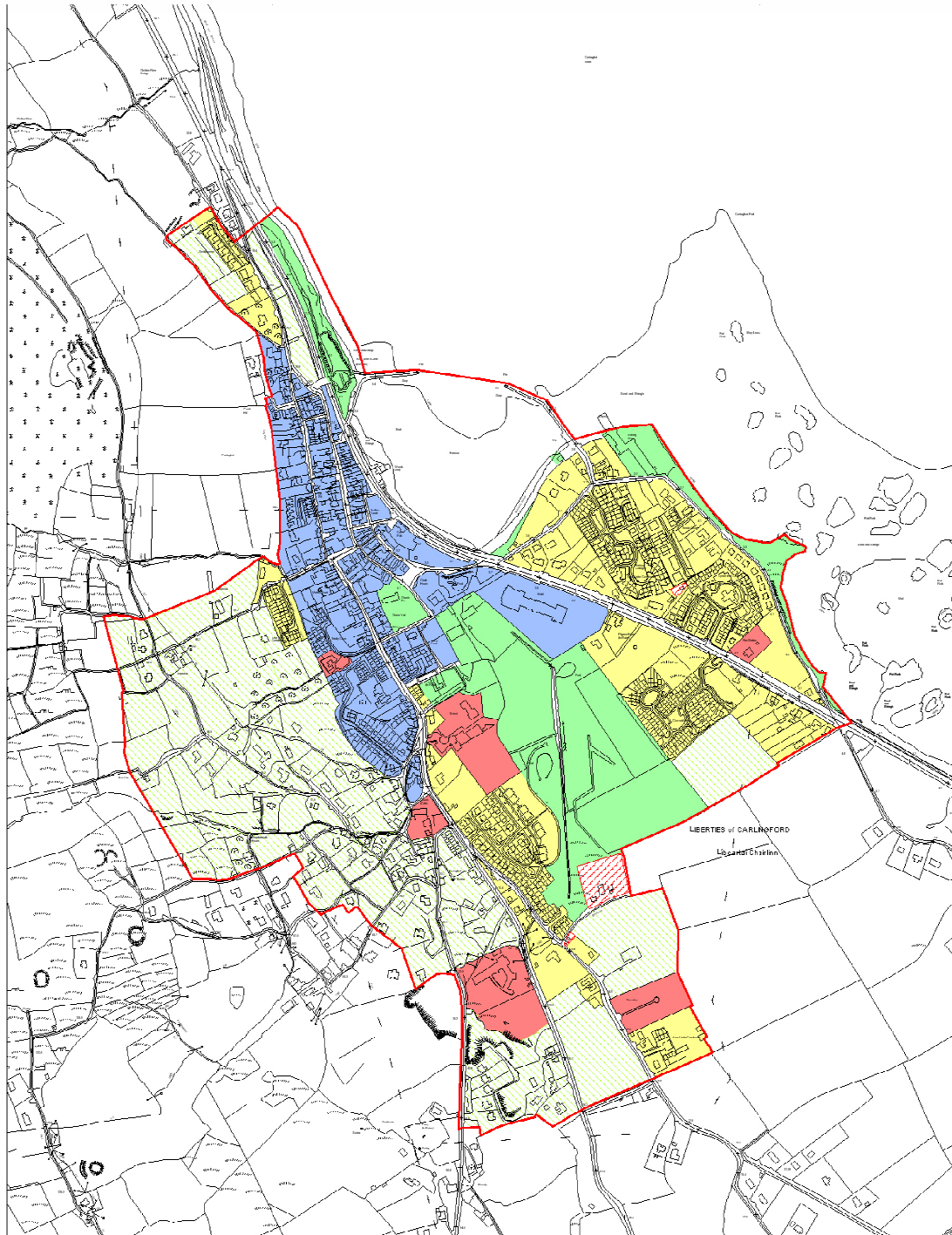
Other projects may be added to this list. All are subject to the availability of funding.








<p>Policy</p> <p>CAR 20 To facilitate, in partnership with service providers, an expansion to the existing public transport services.</p> <p>CAR 21 To seek to alleviate traffic congestion and inadequacies in parking provision during peak periods.</p> <p>CAR 22 To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising and where adequate water supplies are available.</p> <p>CAR 23 To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.</p> <p>CAR 24 To seek to protect and improve water quality in Carlingford Lough as per the Shellfish Water Directive.</p> <p>CAR 25 To protect the existing groundwater source and aquifer and control development within the Groundwater Source Protection Zones (see objective map) in a manner consistent with the recommendations of the Carlingford Cooley Water Supply Scheme, Carlingford Borehole Ground Water Source Protection Scheme.</p>
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CAR 26 *To fully integrate the tenets of the national guidance on the Planning System and Flood Risk Management as it applies to Carlingford.*

CAR 27 *To promote and develop walking, hiking and cycling trails through and around the village of Carlingford.*

CAR 28 *To undertake the specific road schemes and improvements outlined above and to investigate the feasibility of the provision of a park and ride or park and walk facility in the vicinity of the village.*



- | | |
|--|--|
|  Residential |  Village Centre |
|  Open space, Amenity and Recreation |  Public Utility |
|  Strategic Reserve |  Village Boundary |
|  Community Facilities | |

**CARLINGFORD
Settlement Plan
Land Use Map**

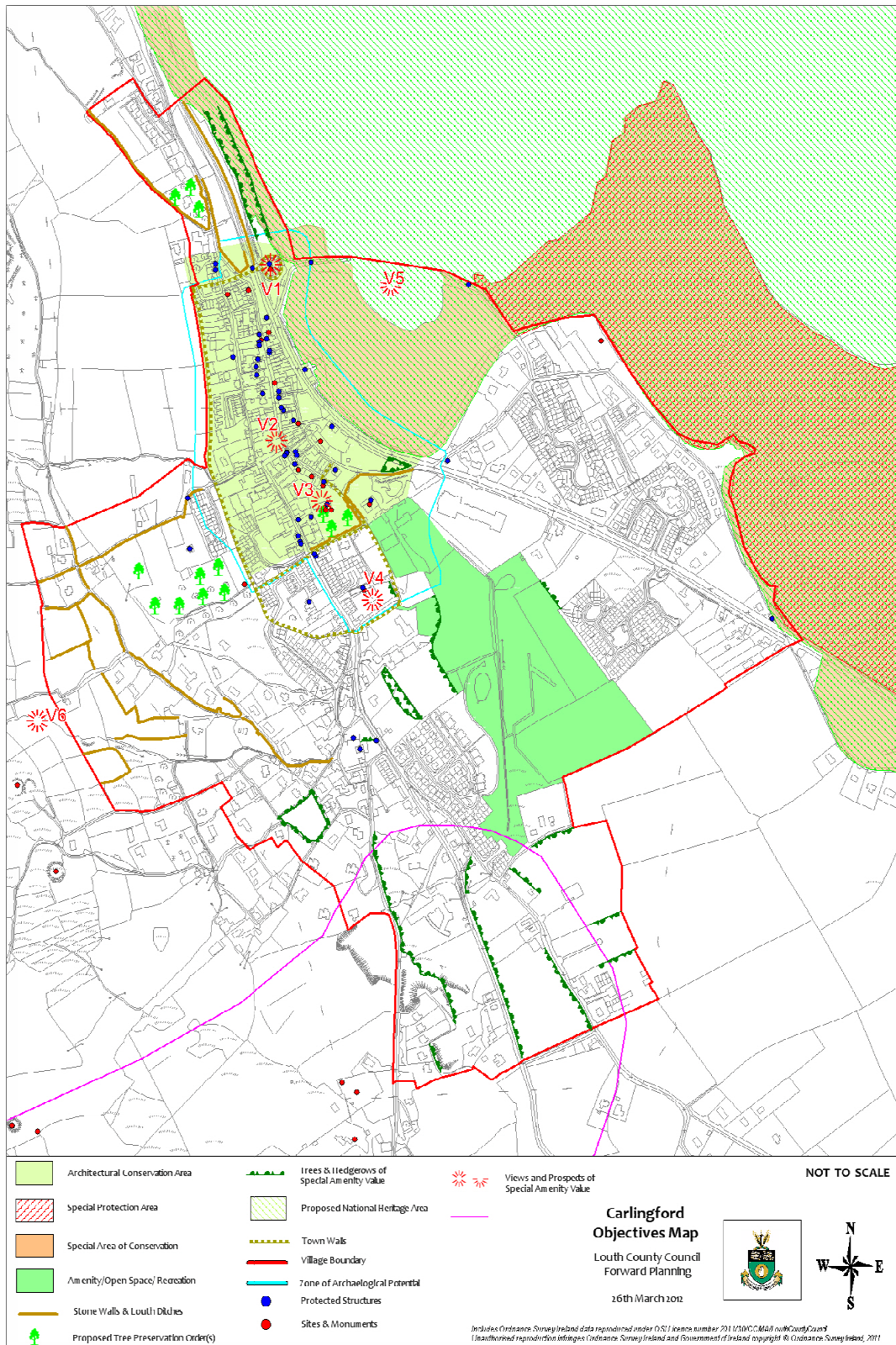
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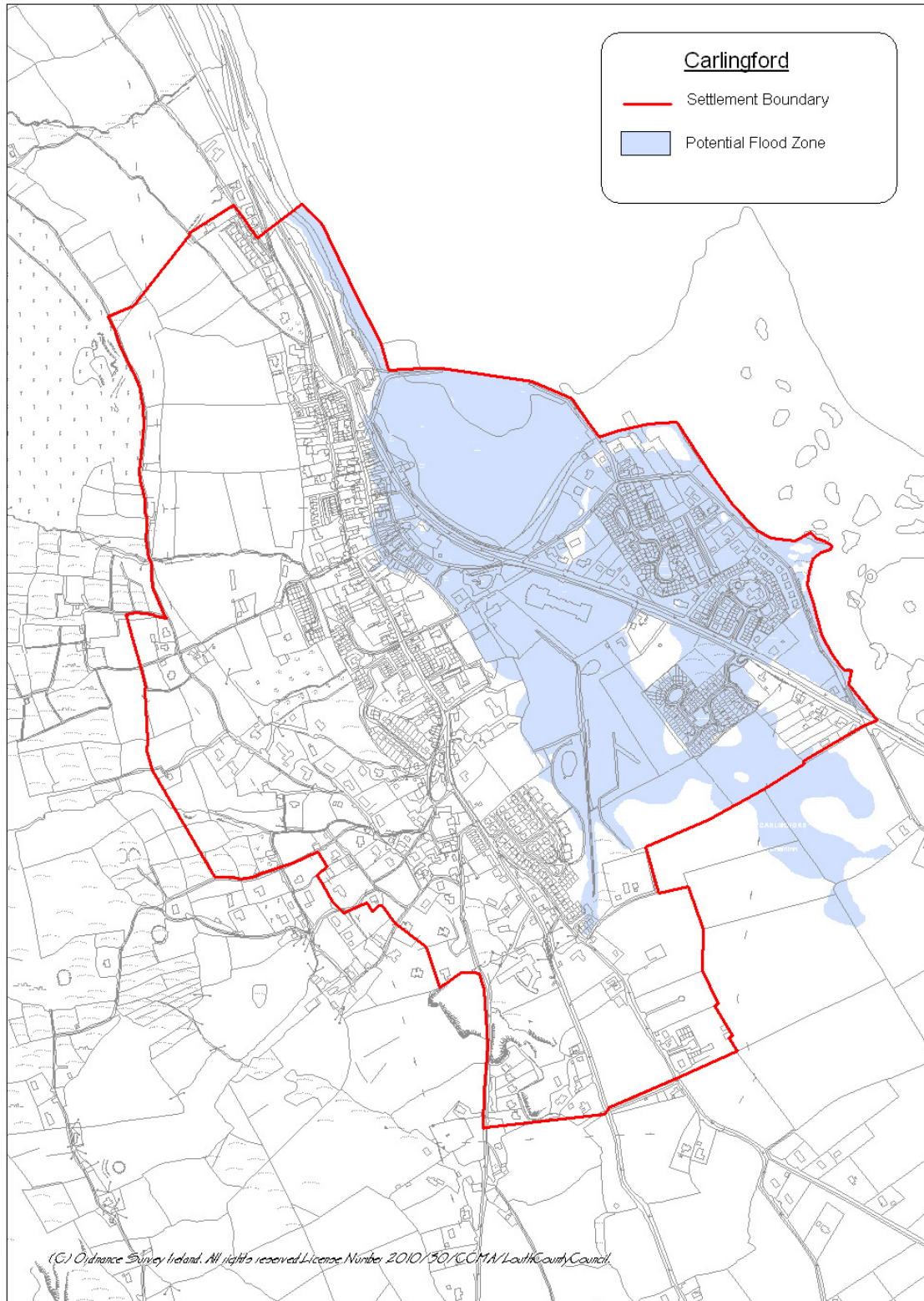


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Chapter Five

Castlebellingham and Kilsaran

5.1 Plan Area

Castlebellingham and Kilsaran are centred on the old Dublin to Belfast Road, 14 kilometres south of Dundalk. Castlebellingham's history is linked with the Bellingham family and the brewing industry. Their impact on the village is evident by way of the former large malting house and brewery which has been converted to retail and residential uses and the castellated gateway entrance to Castle Bellingham and the picturesque group of widows' cottages. The buildings in the centre of the village, a mixture of residential and commercial premises, follow and front onto the street and are modest two storey. The River Glyde transverses the southern end of the village and produces a strong landscape element in the village. The presence of mature trees in the triangular green creates another strong landscape element.

Kilsaran is the smaller of the two settlements located 400metres directly south of Castlebellingham. It is very much a linear settlement and contains more modern estates and industries. While the River Glyde separates the two villages it also acts as a binding force between them. There is an inter-relationship and inter-dependence between the two villages.

The boundaries of these settlements are as defined in the Castlebellingham / Kilsaran Local Area Plan 2002 – 2008. In 2002 it was noted that there had been a significant amount of ribbon development which had led to the two settlements coalescing. To protect against further coalescing the local area plan designated land between these villages as 'agricultural land and strategic open space' to maintain their distinction. This remains a primary objective of this settlement plan.

Policy

CAS 1 *To support Castlebellingham and Kilsaran in their combined role as a local rural service centre for their populations and that of their rural hinterland where the principles of environmental, economic and social sustainability including protection of the villages' heritage, the natural and built environment are enshrined.*

5.2 Population and Housing

Castlebellingham, in particular, experienced significant pressure for residential developments from the late 1990's due to the high levels of economic activity nationally and its proximity to both Dundalk and the M1. In 2002, it was estimated that the combined populations of Castlebellingham and Kilsaran was in region of 757. By 2008 the population in these villages increased significantly to 1,336. Since then the population has remained fairly static.

New residential development is predominately located in Castlebellingham with the larger developments Bellingham Green, the Malthouse, Castle Court and Bellingham Heights contributing to this growth in population. These sites are all quite centrally located and contiguous to the existing built form of the village.

The 2002 local area plan identified a significant amount of land for new residential development. These lands comprised of five new neighbourhood sites of which two are to the north of Castlebellingham and three to the south of Kilsaran. It was projected that these alone could

accommodate some 643 new dwellings units with a population equivalent of some 1,670 persons based on an average household size of 2.6. As yet, though there are extant planning permissions for almost 400 additional residential units these have not been developed. Notwithstanding these inactivated permissions the supply of new housing has exceeded demand in the current economic climate with 29 new vacant properties recorded in the latter part of 2010.

Hence it is not necessary or appropriate to prioritise the development of any further additional multi-residential development in the village over the period of this Plan. The Plan seeks to promote the consolidation of the villages' core areas through the reuse of vacant and underused buildings, brownfield sites and infill development.

Policy

CAS 2 *To promote and facilitate the consolidation of the villages' core areas through the reuse of vacant and underused buildings, brownfield sites and infill development and development on lands zoned for residential in Castlebellingham and Kilsaran, over this Plan period in compliance with the Core Strategy.*

5.3 Community Facilities

The main role of both these villages in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Given the inter-relationship and inter-dependence between the two villages many of the existing facilities are shared.

Table 5.1 Shared Community Facilities

Facilities	Number
Church	2
Local Shop	2
Pub	2
Community Centre	1
Health Centre	1
National School	1
Petrol Filling Station	1
Restaurant / café	3
Hotel	1
Fast Food Outlet	1
Playing Fields	1
Post Office	1
Credit Union	1
Recycling Facilities	1
Pharmacy	1
Garda Station	1
Hairdresser / barber	2
Beautician	1
Butchers	1
Bookmakers	1
Motors Sales	1

Other than the attractive village greens in the centre of Castlebellingham, residents do not have access to park or recreational amenities. In the 2002 local area plan for these villages the land use zoning provided two areas for potential community and recreational facilities, namely –a community park to the rear of the Hotel and adjacent to the River and adjacent to the GAA grounds to provide for additional playing grounds/ tennis courts or recreational park. This remains an objective of this Plan.

Scoil Mhuire Gan Smál is located in Kilsaran. The numbers of pupils in attendance has increased from 165 in 2002 to 185 in 2010.

Policy
CAS 3 *To protect and enhance access to the level of community facilities, amenity and recreational opportunities within the villages.*
CAS 4 *To facilitate the provision of a community park to the rear of the Bellingham Castle Hotel adjacent to the River Glyde and provide for additional playing grounds, tennis courts or recreational park including a playground adjacent to the GAA grounds.*

5.4 Natural and Built Heritage

Castlebellingham and Kilsaran sit within a scenic rural landscape which lies within the green belt of Dundalk and its Environs. They are simultaneously separated and linked by the Glyde River Valley which transverses the area of the settlement plan. In many parts the land adjoining the river banks remains undeveloped. This presents both an opportunity to protect the river and its environs from inappropriate development and to provide access to the river for suitable amenity and recreational activities.

Trees and woodlands throughout the Plan area have an important contribution to the natural environment and amenities of these villages. Trees and woodlands which have been identified as being of special amenity value are illustrated in the objectives map.

Bellingham demesne is included in the National Inventory of Heritage Gardens and Designed Landscapes. Thus it is important that any new development will not adversely affect the site, setting or views to and from the demesne.

Castlebellingham village has considerable, architectural and landscape interest and for this reason has been designated an architectural conservation area (ACA) in order to preserve the historic street pattern and character of the village.

There are eighteen protected structures within the villages as detailed in the following table.

Table 5.2 Castlebellingham and Kilsaran Protected Structures

ID Number	Name of Structure
LHS 015-006	No. 3 The Widows Houses c1830
LHS 015-007	No. 4 The Widows Houses c1830
LHS 015-008	No. 5 The Widows Houses c1830
LHS 015-009	Bellingham Castle Gate House c1820
LHS 015-010	The Widows Houses – Terraced Cottage 1 built c.1826
LHS 015-011	The Widows Houses – Terraced Cottage 2 built c.1826
LHS 015-012	Striped Brick House built c.1900
LHS 015-014	Foleys Tea Rooms built c.1820
LHS 015-017	Kilsaran Parish Church built 1852

LHS 015-018	The Old Mill
LHS 015-019	Corn Mill 1866
LHS 015-022	Three Storey House c. 1800
LHS 015-023	Four-bay House built c. 1850
LHS 015-031	Road Bridge built c.1850
LHS 015-032	House built c. 1850
LHS 015-033	Alpine Crucifix – erected c. 1930
LHS 015-034	Water Pump – erected c. 1880
LHS 015-035	P.J. Byrne Public House built c. 1860

Policy

CAS 5 To retain and enhance the individual settings of Castlebellingham and Kilsaran within the rural landscape.

CAS 6 To establish a minimum 20 metre wide riparian corridor free from development along each bank of the River Glyde, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank.

CAS 7 To protect all trees in Castlebellingham and Kilsaran which contribute to the value of the environment including Trees and Woodlands of Special Amenity Value listed above. When considering development proposals the council will require that all existing trees of amenity and landscape value be retained.

CAS 8 To investigate the feasibility of carrying out a survey of all trees of special amenity value in these villages.

CAS 9 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

CAS 10 To preserve the historic street pattern and character of Castlebellingham village.

CAS 11 To protect and conserve the protected structures.

5.5 Commercial and Enterprise Development

The villages have a well established industrial base including the Small Wares and Kilsaran Concrete. The 2006 census revealed that some 240 persons were employed within the settlement boundaries. Given the established employment base and proximity to the M1 motorway, some 26 hectares of lands in total were identified for employment related uses. Two sites are located to the north west of Castlebellingham as a mixed use zone to provide for industry/light industry/workshops/ enterprise and business use. It is considered that storage and distribution should be limited to not more than 20% of the site area to safeguard the historic character of the village and the potential impact of associated traffic movements. A third site was identified to the rear of Kilsaran Concrete to provide for mixed business / industrial uses. It is proposed that this remain an objective of this plan.

There is considerable potential to develop the local tourist sector. The villages have a rich heritage within a picturesque setting on the River Glyde and offer an attractive historic built environment. Tourism, on a scale commensurate with the size of the settlements, which would

not detract from or harm the environment or historic amenity, can benefit both the local economy and sustain local services.

Policy

CAS 12 *To ensure that Castlebellingham and Kilsaran develop a sustainable economic base by seeking to provide a range of employment opportunities locally.*

CAS 13 *To facilitate new commercial development commensurate with the villages' population size, location and traditional built environment.*

CAS 14 *To encourage the development of the lands identified for employment uses subject to each site being treated as a single planning unit and including the preparation of a master plan for each site. Each site is to be developed in a comprehensive and integrated manner which would not adversely affect the character of the villages' or residential amenity. Not more than 20% of each site shall be used for storage and distribution purposes.*

CAS 15 *To support sustainable tourism development in Castlebellingham and Kilsaran on a scale commensurate with the size of the settlements, which would not detract from or harm the environment or historic amenity.*

5.6 Infrastructure

The environments of Castlebellingham and Kilsaran have benefited from the construction of the M1 motorway which has freed the villages from heavy Dublin – Belfast through traffic. During the period of the last local area plan considerable environmental improvements have been made in the villages which have included landscaping, lighting, paving and provision of street furniture.

The villages are well serviced by hourly bus services linking Newry with Dundalk, Drogheda and Dublin. These services are complimented by a limited local Bus Éireann service to Annagassan via Castlebellingham and by Louth Linx rural bus services.

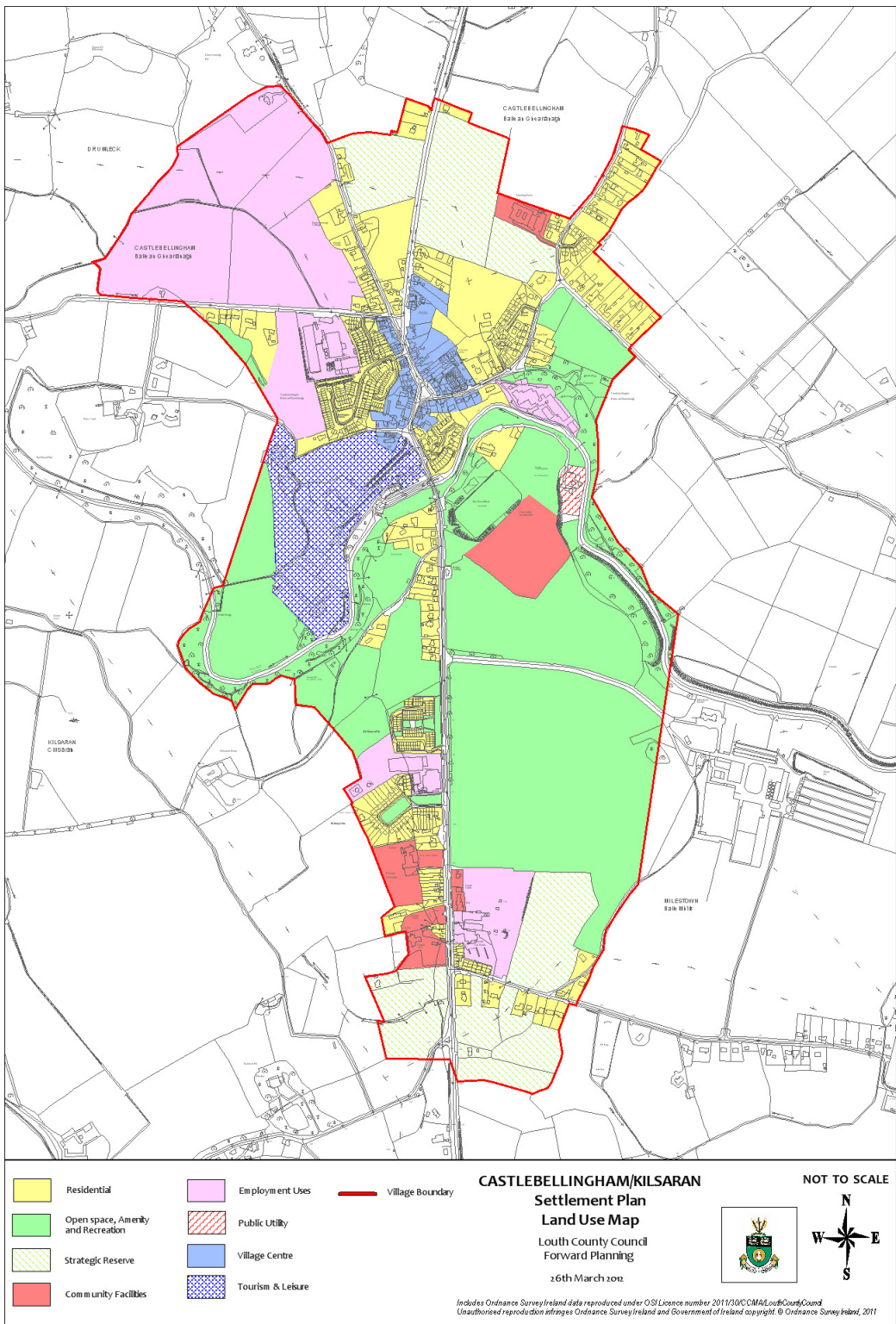
Water is supplied from both Dundalk and Greenmount supplies depending on location in the villages. There are significant existing commitments to the waste water treatment plant and hence there is only limited spare capacity for any new development proposed. Furthermore there are network capacity issues particularly with regard to Kilsaran which need to be addressed.

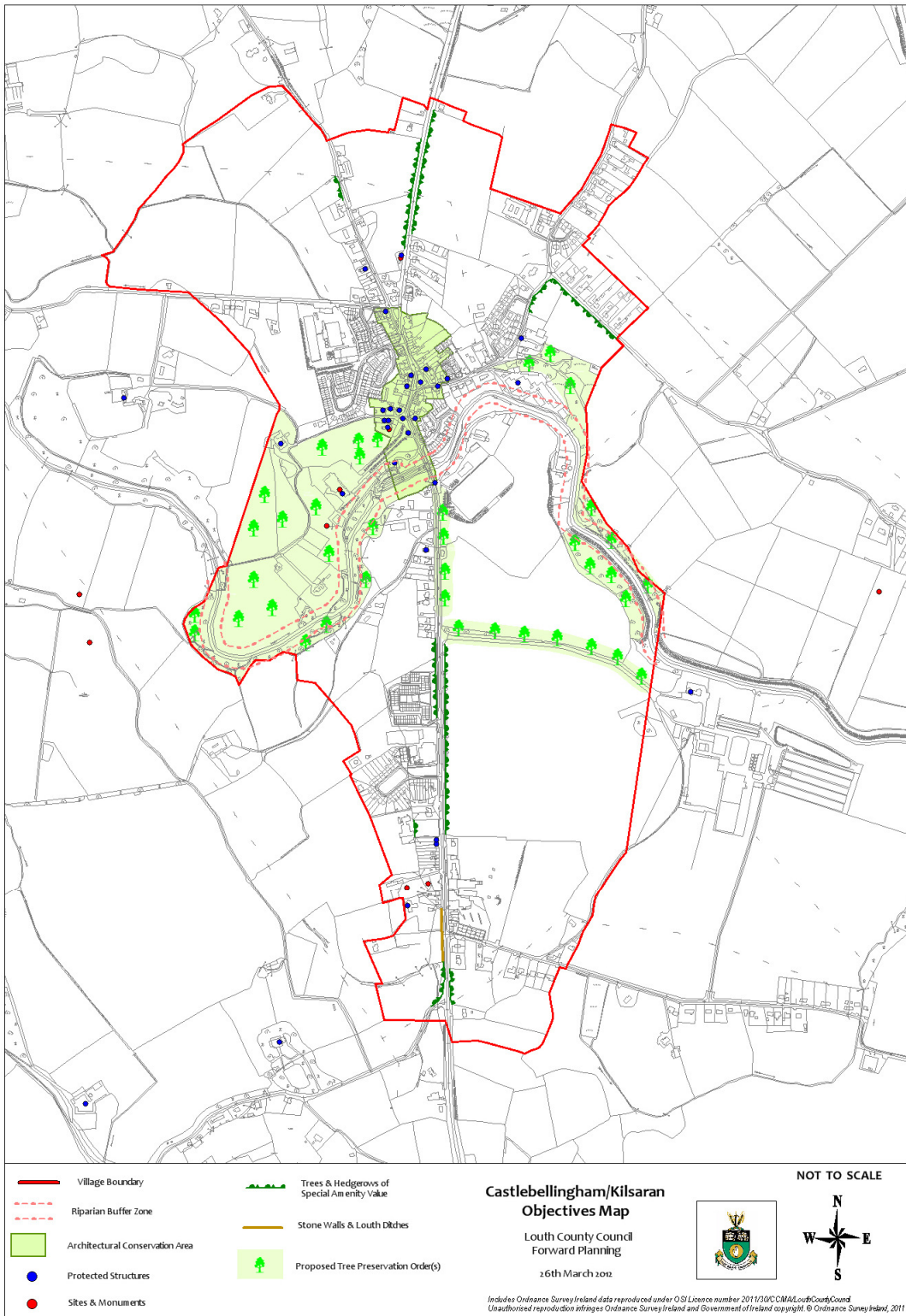
Objectives

CAS 16 *To seek to assist in further environmental improvements including pedestrian priority schemes to enhance the village cores of Castlebellingham and Kilsaran.*

CAS 17 *To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising and there is an adequate supply of public water.*

CAS 18 *To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.*





Chapter Six **Clogherhead**

6.1 Plan Area

Clogherhead is a coastal village. The original core of the village has retained much of its historic character comprising small mostly, single storey fishermen's cottages built on long narrow plots with small front gardens and long rear gardens.

The main street is also of village scale comprising mostly single storey and two storey cottages interspersed with shops and pubs. There are two streets to the east of the main street—one leading to the harbour (Harbour Road) and the second to the beach (Strand Street). Newer development in this area comprises larger, modern houses crowded into the original narrow plots of the fishermen's cottages.

Within the Plan boundaries, to the east and north of the village centre, land is designated an Area of Outstanding Natural Beauty. The majority of new residential development has taken place to the west of the original village. It is suburban in scale, design and layout and in sharp contrast to the built form of the village centre.

Policy

CLOG 1 *To support Clogherhead in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.*

6.2 Population and Housing

The Clogherhead Local Area Plan 2002 – 2008 promoted the limited growth of the settlement in order to retain the character of the village and rural identity. It forecasted population growth of 1,632 to the year 2014 and 1,725 to 2020. The village experienced an unprecedented demand for residential development from the late 1990's. Its population has more than doubled from 1,004 in 2002 to 2,049 in 2010 which by far exceeds the projected population figure for 2020⁵. It is developing as a 'dormitory town' for nearby larger settlements particularly Drogheda and ultimately for the Greater Dublin Area.

Prior to the 1990's the vast majority of new housing estate type developments were constructed by Louth County Council. These included Fr O'Donnell Park, John Kirk Park and Fr McCooley Terrace which comprise of 180 dwellings. Since then the larger developments of Oriel Cove, the Beeches, Castle View and Ard Na Mara have contributed to the growth in population. This expansion to the village comprises of stand-alone residential developments with no links, either in physical or in socio-economic terms, to the existing village. A significant number of properties appear to be seasonally occupied rather than permanently so.

⁵ These figures do not include Crainn Mor Cove which is located south of the Plan boundaries.

There are planning commitments for 13 additional dwelling units. The substantial supply of housing appears to have matched the demand in the village, due to the attractive seaside location, proximity to Drogheda (10 minutes drive time), the M1 motorway and the relative affordability of property in the area. There remain some four hectares of undeveloped residentially zoned lands within the boundaries of the Plan. This is capable of providing for some 80 dwelling units with a population equivalent of over 200 people.

Limited population growth over the period of this Plan should be catered for without further sprawl of the village into the surrounding exposed landscape. New development should be inward looking to the village core, utilising brownfield sites and seeking to rejuvenate the village centre. There is significant potential for such development subject to appropriate integrated planning. A slower rate of growth will afford an opportunity for the assimilation and integration of the new residents into the village community and a degree of self sufficiency.

Policy

CLOG 2 *To promote and facilitate limited residential development commensurate with the nature and scale of Clogherhead in the village core, utilising brownfield sites and infill opportunities in order to rejuvenate and consolidate the village, in compliance with the Core Strategy.*

6.3 Community Facilities

Clogherhead has a blue flag beach which provides many recreational opportunities. Within the village there are substantial facilities and services to cater for its population, day trippers and holidaymakers as detailed in the table below.

Table 6.1 Community Facilities in Clogherhead

Facilities	Numbers
Vivo mini – market	1
Pubs (3no.)	3
Health Centre	1
Community Centre	1
National School	1
Restaurant / Café	1
Fast Food Outlets (3)	3
B&B (4)	4
Playground	1
Post Office	1
Credit Union	1
Recycling Facilities	1
Pharmacy	1
Garda Station	1
Hairdresser / barber	1
Caravan Park	1
Lifeboat Station	1
Amusement Arcade	1
Neptune Adventure Centre	1

St Michael's Church and the Dreadnotts football grounds are located outside the village boundaries. The Community Hall, the former national school, has been refurbished and facilitates various social activities.

Not surprisingly given the population increase experienced in the village, the numbers of pupils attending Callystown national school has almost doubled from 168 pupils in 2002 to 326 in 2010. The primary school can cater for 20 additional students.

Policy

CLOG 3 *To encourage the provision of new community facilities serving the Clogherhead area.*

CLOG 4 *To promote the improvement of the environment of the village centre.*

CLOG 5 *To improve mobility to and within the village centre through improved pedestrian and cycling facilities.*

6.4 Natural and Built Heritage

The boundary of the settlement plan encompasses Clogherhead, Port Oriel and the surrounding headland. Port Oriel and the headland are a designated Area of Outstanding Natural Beauty by reason of its unspoilt landscape and spectacular views eastward to the Irish Sea, southward to the Boyne Estuary and county Meath and northwards over Dundalk Bay to the Carlingford and Mourne Mountains. This is an extremely sensitive environment and is therefore afforded a high degree of protection in the County Development Plan.

The natural heritage of the coastline at Clogherhead is afforded further protection under both national and European legislation. It lies within a proposed National Heritage (pNHA) and a Special Area of Conservation (SAC). Any development likely to impact on these designations will be assessed having regard to policy as set out in Chapter 2.

There are a seven archaeological features within the village which are listed as Recorded Monuments and afforded protection under the National Monument Acts. Their locations are illustrated on the objectives map.

There are six protected structures within the boundary of the village as detailed in the following table and the locations of which are illustrated on the objective map.

Table 6.2 Clogherhead Protected Structures

ID Number	Name of Structure
LHS 022-014	Thatched House c1800
LHS 022-015	Thatched Cottage
LHS 022-016	The Sail Inn Public House c1850
LHS 022-017	Slip Thatch Cottage c1800
LHS 022-018	Slip Thatch Cottage c1800
LHS 022-019	Farm Yard Complex c1810

Policy

CLOG 6 *To protect the unspoilt natural environment of the Area of Outstanding Natural Beauty.*

CLOG 7 *To investigate the feasibility of designating the headland and Port Oriel as a Nature Reserve under the Wildlife Act.*

CLOG 8 *To comply with Policies CON 11 to CON 14 (Chapter2) in respect to Clogherhead SAC or Clogherhead pNHA.*

CLOG 9 *To comply with Policy CON 21 and CON 22 (Chapter 2)of the Louth County Development Plan 2009-2015 to ensure the protection and conservation of the village's special monuments and archaeological sites.*

CLOG 10 *To protect and conserve the protected structures within the village.*

6.5 Commercial and Enterprise Development

Clogherhead is the largest fishing port on the East Coast and this has been an important economic activity in the area for generations. Port Oriel was extended and modernised in 2007. The council will continue to support the port and related uses. It is estimated that in the region of 96 people were employed⁶ in the village in 2006, the majority of these jobs being in commerce, manufacturing, education and health.

The village has experienced very rapid and significant population expansion with new residents having an outward focus, commuting to Drogheda and further field to work. It is important that the village develops more sense of self sufficiency in terms of job and employment opportunities. In addition to the port area almost seven hectares of land is currently zoned, abutting the west of the plan boundary, to facilitate employment opportunities.

Policy

CLOG 11 *To ensure that Clogherhead develops a sustainable economic base by seeking to provide a range of employment opportunities locally.*

CLOG 12 *To facilitate new services, retail and commercial development commensurate with Clogherhead's population, location and traditional built environment.*

CLOG 13 *To support and promote sustainable tourism development in Clogherhead.*

CLOG 14 *To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Clogherhead.*

⁶ CSO POWCAR Data 2006

6.6 Infrastructure

The village public transport provision comprises a limited daily bus service operating the Dublin to Grangebellew route via Termonfeckin (Service 189). The service is limited to four buses each direction daily. While the Rural Transport Initiative runs local services twice a week, services are very limited given the village's population.

Clogherhead is supplied with water from Drogheda and is augmented by well sources. In terms of sewerage the wastewater treatment plant has very limited capacity. There are pumping issues within the network and there is no capacity to expand provision within the existing plant. These issues are exacerbated by seasonal impacts when the village and its caravan parks which are a popular holiday resort.

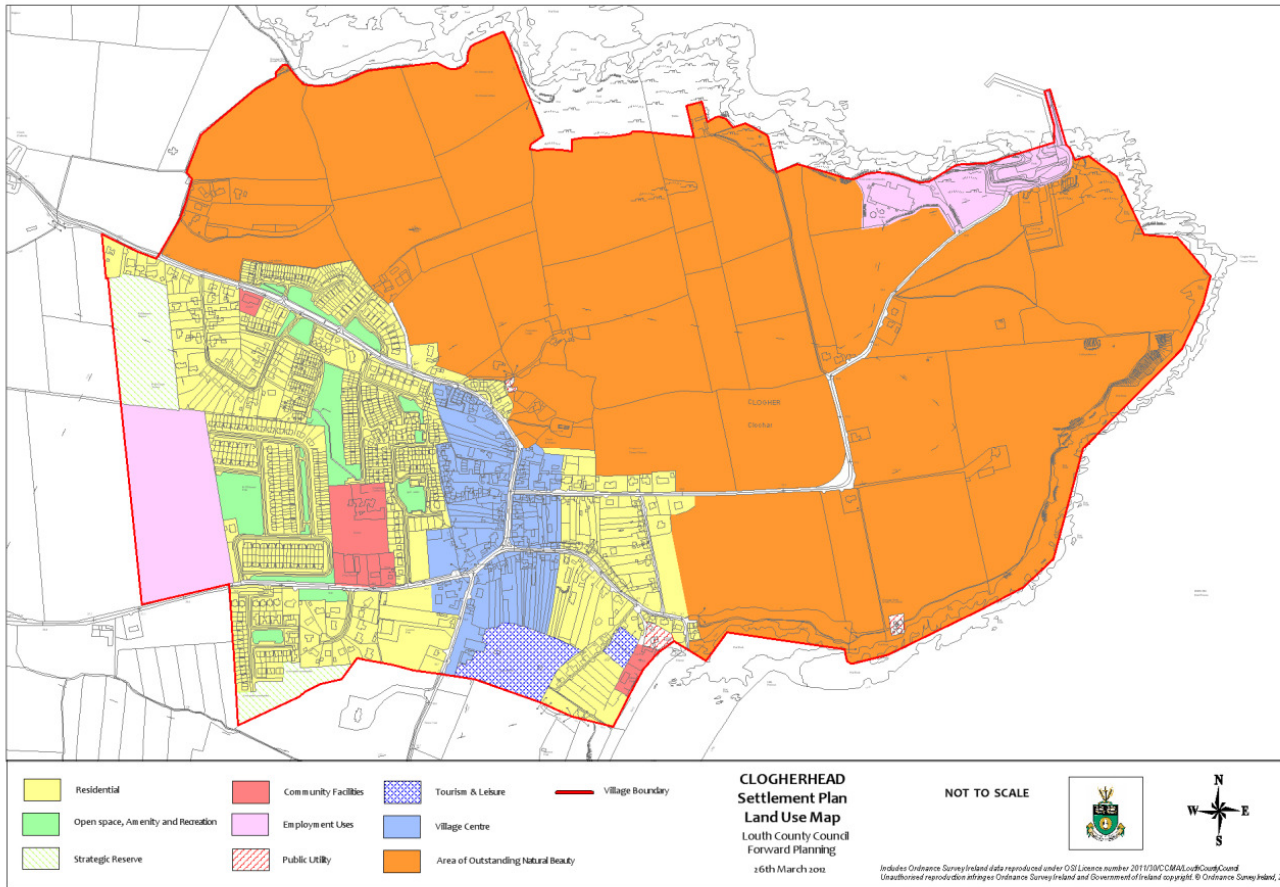
Policy

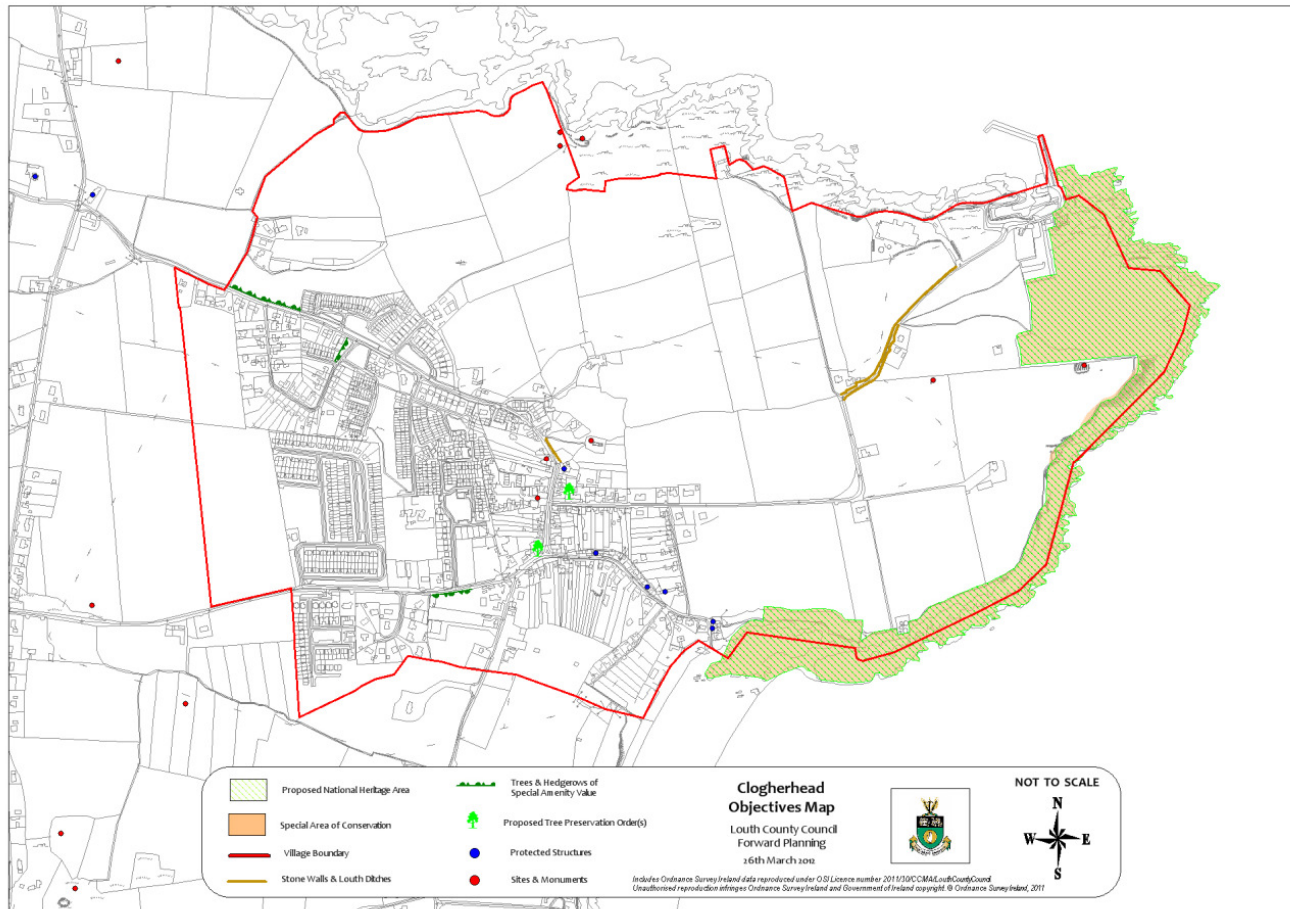
CLOG 15 To seek the provision of a designated bus stop with appropriate infrastructure in the village core.

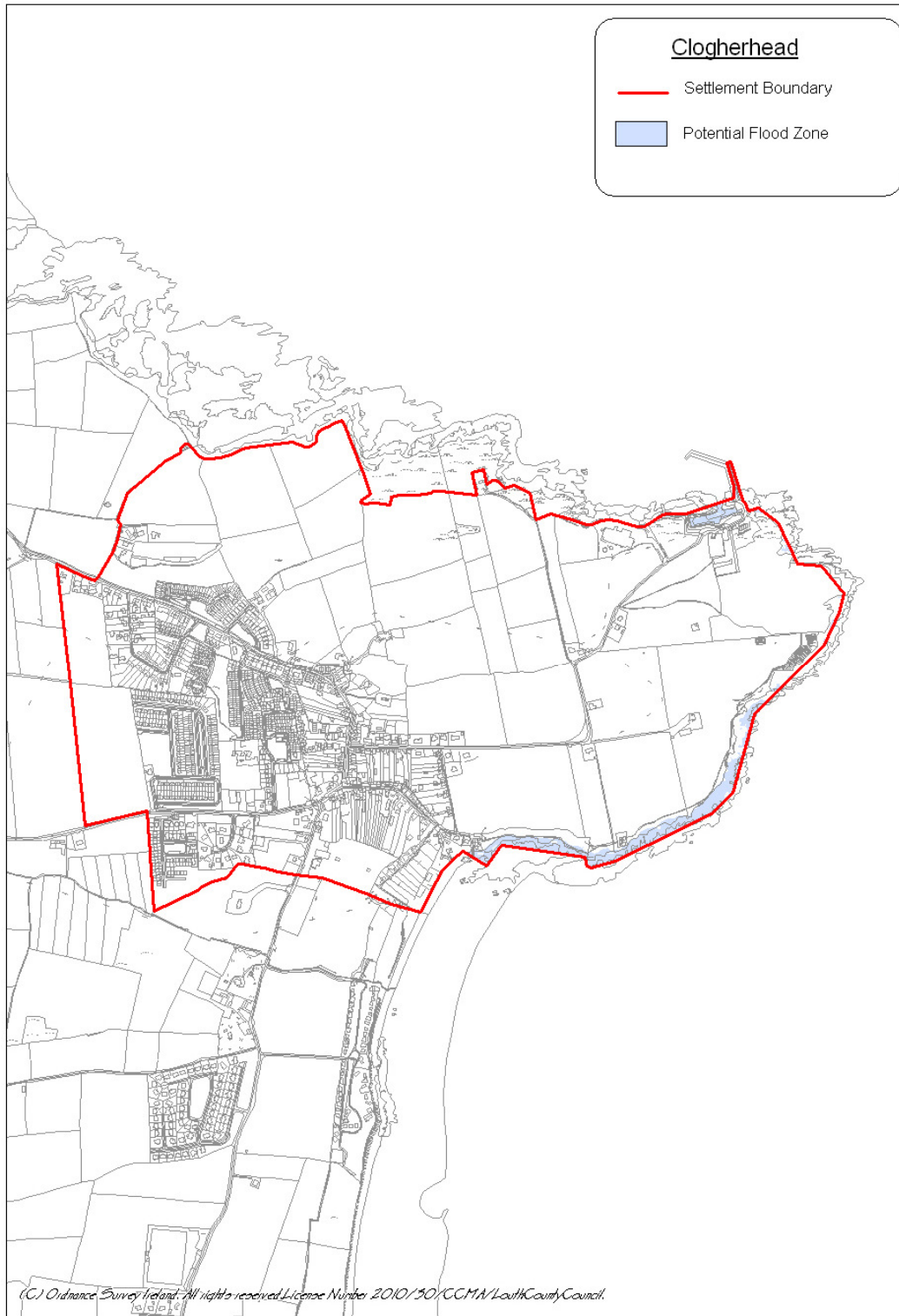
CLOG 16 To facilitate, in co-operation with transport providers, the further development of the public transport system.

CLOG 17 To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising.

CLOG 18 To require new residential development and care facilities to be set back an appropriate distance from the boundary of the waste water treatment plant, in the interest of public health.







Chapter Seven

Collon

7.1 Plan Area

Collon is located at a crossroads on the N2, the national route between Derry to Dublin. It is some 12 kilometres north west of Drogheda and 11 kilometres south of Ardee. The River Mattock was the source of water power which led to the development of Collon as a model industrial village in this location. The earlier buildings are located at the southern end, towards the valley, whereas the model village was created at the crossroads, The village green, designed for an open air market, is set back from the main street.

Recent growth has been predominantly to the east of the N2, along the routes to Drogheda and Tinure. While the newer developments which include the Cloisters, Oriel Heights and Mellifont Court and Doire Beag are located close to the village centre they are poorly integrated into the historic form of the village.

The village is set in a natural scenic landscape which is designated an Area of High Scenic quality. Along the approach roads to the village there is however a proliferation of ribbon development comprising one-off type housing. This weakens the urban form of the village.

Policy

COL 1 To support Collon in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.

7.2 Population and Housing

The Collon Local Area Plan 2002 – 2008, envisaged that a sustainable population of approximately 750 – 850 persons was desirable for the controlled and proper growth of the village. At that time the population in the village was in the region of 445. By 2008 it exceeded this target and had a population in the region of 912. Since 2008 the population has remained stable. The demand for residential development was due to the village's location just 10 minutes from Drogheda and 5 minutes from the M1 motorway and the relative affordability of houses in comparison to similar properties in the Drogheda and Dublin areas.

Currently there are outstanding planning commitments for some 155 additional dwelling units, which have not been implemented to date. Of 52 houses granted permission off the Drogheda Road twelve units are complete and occupied but work on site has ceased for some time.

There remain some 6.2 hectares of undeveloped residential zone lands within the boundaries of the Plan area which is capable of providing for some 568 dwelling units with a population equivalent of almost 1,500 people.

Only limited population growth over the period of this Plan should be catered for without further sprawl of the village into the surrounding scenic landscape. New development should be inward looking to the village core, utilise brownfield sites and seek to consolidate and rejuvenate the village centre. A slower rate of growth will afford an opportunity for the assimilation and integration of the new residents into the village community and establish a degree of self sufficiency.

Policy

COL 2 To promote and facilitate limited residential development that is commensurate with the nature and extent of Collon and which will assist in consolidating the village area, over this Plan period, in compliance with the Core Strategy.

7.3 Community Facilities

Community facilities in the village comprise of the following:

Table 7.1 Collon Community Facilities

Facilities	Numbers
Church 2	2
Local Supermarket / shop	1
Pubs	3
Community Centre	1
National School	1
Restaurant / Café	2
Fast Food Outlets	2
Post Office	1
Credit Union	1
Recycling Facilities	1
Pharmacy	1
Garda Station	1
Petrol Filling Station	1
Playing Fields	1
Crèche	1
Butcher	1
Bookmaker	2
Beautician	1
Tyre Centre	1

There is a very old cemetery at the southern end of the village of Collon at the crossroads which is still in use. The new cemetery is located just west of the village boundary. Collon Pitch and Putt Club is located immediately the south of the village of the Derry to Dublin Road.

The increase in population in the village has impacted on the number of primary school age children attending Scoil Naomh Faichne particularly since 2007 - 2008. Numbers enrolled increased from 160 to 189. The primary school has no additional capacity. It is important that in assessing proposals for additional residential development that consideration is given to the number of resultant school places required and how such a demand can be met.

Policy

COL 3 To retain and support existing community facilities serving the Collon area and facilitate the provision of additional amenities.

COL 4 To promote the improvement of the environment of the village centre.

7.4 Natural and Built Heritage

Collon is located within a designated Area of High Scenic Quality (chapter 6). Within the village there is a strong connection to the landscape. To the north, the rows of estate trees dominate and to the south, the valley, with uninterrupted views across the countryside, dominates. The streets are wide and open and within the village the countryside is clearly visible. It is important that the village form is defined so that this settlement retains its individuality and that the rural views of the countryside from the village remain unimpeded.

A tributary to the Mattock River transverses the west of the village. The banks of it and the Mattock River further south, have significant mature planting. Adjoining lands are largely undeveloped. This gives this area a high visual quality and represents an opportunity to open up the river to provide a riverside walk and enhanced recreational role and to protect it from inappropriate development.

The central area of Collon is designated an *Area of Special Archaeological Interest* which is afforded protection under the *National Monuments Act*, as demarcated on the accompanying Objectives Map. It is important to ensure that future development shall not be detrimental to archaeology present within the village or its setting and be sited and designed with care to protect monuments and their settings.

There are twenty-two protected structures within the boundary of the village as detailed in the following table and the locations of which are illustrated on the objective map.

Table 7.2 Collon Protected Structures

ID Number	Name of Structure
LHS 020-001	Round House c1820
LHS 020-002	Former Erasmus Smith School & Adjoining House c1870
LHS 020-003	Donegan's Public House c1850
LHS 020-004	3 interconnected houses on Market Square c1850
LHS 020-005	Clock Tower Building c1820
LHS 020-006	House c1870
LHS 020-007	House c1850
LHS 020-008	House c1830
LHS 020-009	Collon House c1740
LHS 020-010	Six Bay House c1780
LHS 020-011	Church of Ireland 1813
LHS 020-012	Octagonal Water Pump 1822
LHS 020-013	The Bleach House c1750 - 1830
LHS 020-014	Church of Mary Immaculate 1860 – 1877
LHS 020-015	Collon Parochial House 1896
LHS 020-016	House 1880

LHS 020-017	Green Lawns (House) c1880
LHS 020-019	House c1880
LHS 020-020	House c1870
LHS 020-021	House c1900
LHS 020-023	Chimney c1860

Policy

COL 5 To protect the amenities of the highly scenic landscape in which Collon is located and the views afforded to the countryside from within the village.

COL 6 To establish a minimum 20 metre wide riparian corridor free from development along each bank of the Maddock River and its tributary and to preserve and provide for a riverside walkway and enhanced recreational role.

COL 7 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

COL 8 To protect and conserve the protected structures within the village.

COL 9 To prohibit development that would interfere or impede rural views of special amenity value of the countryside from the village.

7.5 Commercial and Enterprise Development

In 2006 there were some 81 people employed within the village of Collon. The Collon Local Area Plan 2002 - 2008 identified three sites with an overall area of 20 hectares, detached from the village for the development of a light industry, agri-business or small business park. Site 1, the largest parcel is located to the east of the village and the other sites, 2 and 3, are to the south. The objective of this zoning was to provide for some of the employment need in the village and to lessen the employment dependency on Mellifont Abbey. To date these lands have not been developed. The development of these lands is dependant on the provision of their own waste water treatment and water supplies save for the site west of the village where provision for drinking water has been made. This will have implications in regard to on site water storage and provision for fire fighting.

It is important to develop sustainable employment opportunities to reduce the number of residents who have to commute to larger employment centres such as Drogheda.

Tourism could make an important contribution to the local economy. Collon has is an historic village which is set in a highly scenic landscape close to Mount Oriel, Brú na Bóinne and Mellifont Abbey. There is an opportunity for the village to market itself as an alternative 'rural' location to stay while visiting this area.

Policy

COL 10 To safeguard and facilitate the provision of sustainable local employment opportunities.

COL 11 To facilitate new commercial and retail development commensurate with its population size, location and traditional built environment.

COL 12 To support and promote sustainable tourism development in Collon.

COL 13 To permit development of the industrial zones detached from the village only where provision is made for a waste water treatment plant to treat the discharges arising and adequate water supplies is provided.

7.6 Infrastructure

In the village centre there is conflict between road vehicles and pedestrians given the volume of traffic passing through the village on the N2. Speed platforms, guard rails and traffic bollards have been installed on School Lane and the Drogheda Road, in addition to footpath improvements. To promote the social and economic well-being of the village, increased priority will need to be given to pedestrians and cyclists rather than to vehicles, in so far that it is possible

In terms of public transport, the village is well serviced by the Drogheda to Ardee, Dublin to Clones and Dublin to Monaghan bus routes operated by Bus Éireann. Further, though less frequent services are funded under the Rural Transport Programme and provided by Louth Linx to Dundalk and to rural areas adjacent to Drogheda.

The water supply for Collon is sourced from a number of bored wells in and adjacent to the village. The capacity available is variable depending on well yields. Particular care must be taken when assessing proposal for any activities or developments which are within the Groundwater Source Protection Zones, as detailed on the objectives map, in order to militate against contamination.

Given the amount of outstanding committed development the wastewater treatment plant has very limited capacity.

Policy

COL 14 To explore and facilitate, with Bus Éireann, private operators and any other interested parties, the provision of improved bus infrastructure.

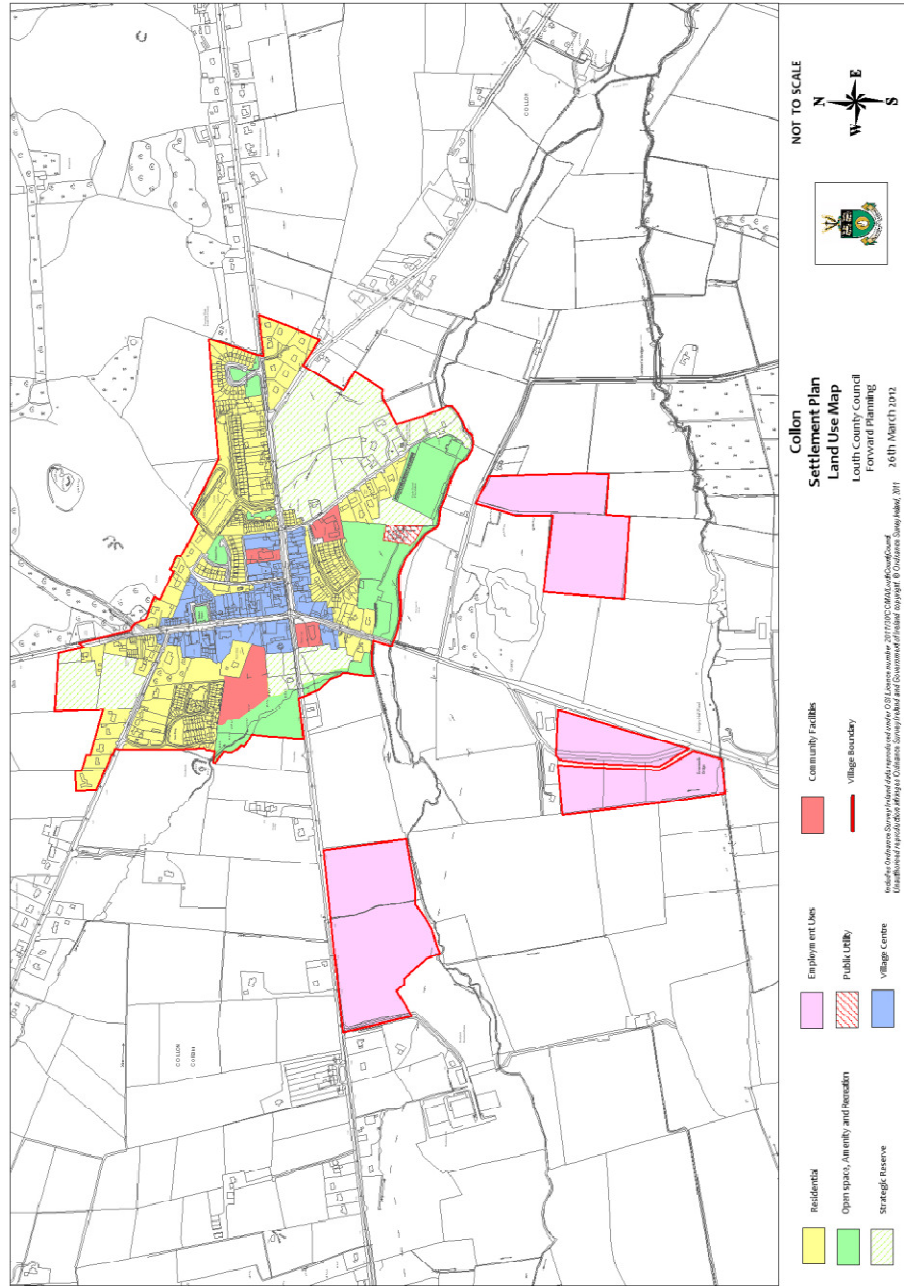
COL 15 To improve mobility to and within the village centre through improved traffic management and improvements to pedestrian and cycling facilities.

COL 16 To undertake further improvements to footpaths surfaces and drainage where required.

COL 17 To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising.

COL 18 To protect the existing groundwater source and aquifer and control development within the Groundwater Source Protection Zones (see objective map) in a manner consistent with the recommendations of the proposed Collon Ground Water Source Protection Zone Study.

COL 19 To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.



Chapter Eight

Dromiskin

8.1 Plan Area

Dromiskin village is located approximately 10 kilometres south of Dundalk, between the M1 motorway and the N1 Dublin/Belfast national route. It was originally a Celtic monastic site. Located at a crossroads the settlement gradually extended along the roadway north from the crossroad.

Church View, a social housing scheme, was one of the first residential estate type developments. Between late 1990's and 2006 the scale and speed of residential development was unprecedented, due mainly to its proximity to Dundalk. Suburban type housing has been provided in a linear pattern along the northern road out from the core. This development is in a complete adhoc fashion, the layouts dictated by field boundaries and landownership. Other routes to the village are typified by ribbon development with a proliferation of individual accesses. This is compounded by additional ribbon development to the north, immediately outside of the Plan boundary.

Despite the preparation of Dromiskin Local Area Plan 2002 to address these issues, the village lacks structure, development is unbalanced and the core area has failed to develop.

Policy

DR0M 1 To support Dromiskin in its role as a local rural service centre, provide for public open space, recreational and amenity uses and community services and facilities, for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.

8.2 Population & Housing

Dromiskin experienced exceptional growth during the late 1990's and early 2000's. It was a small rural village which grew to have a population of 915 by 2002. Residential development then slowed down primarily due to constraints in the waste water treatment plant. It was estimated to have had a population of 1,076 in 2010.

There currently exists permission for two developments comprising a total 75 houses. These have not been implemented to date. A development of 18 houses has commenced construction of which 4 units are complete and occupied, 2 complete and unoccupied and 12 not completed. Thus in total there are extant permissions for 89 dwellings with the potential to accommodate an additional population of some 230 persons.

In addition there is in the region of 36 hectares of undeveloped residential zoned land within the village envelope. This land could accommodate an additional population of almost 1,900 persons. A further substantial quantity of land is zoned 'for longer term future neighbourhoods' and 'future strategic land reserve'. It is clear that quantities of land zoned are excessive. Such land cannot be serviced within the timescale of this plan and indeed given the objectives set down in the County Development Plan to provide for limited expansion commensurate with the nature and scale of the village, it would not be desirable to do so.

Within the timescale of this Plan the council will seek to promote the consolidation of the core area and its organic growth, the development of infill sites and the reuse of brownfield sites. It is not necessary or appropriate to facilitate any substantial additional multi-residential development.

Policy

DROM 2 To promote and facilitate limited residential development that is commensurate with the nature and extent of Dromiskin and which will assist in consolidating, over this Plan period, in compliance with the Core Strategy.

8.3 Community Facilities

The following table details community facilities and services available in Dromiskin. While there is good provision for convenience shopping it is lacking in other community conveniences such as a crèche and a health care centre.

Table 8.1 Dromiskin Community Facilities

Facilities	Number
Church	1
Local Shop	3
Supermarket	1
Pub	1
National School	1
Fast Food Outlet	2
Playing Fields	1
Post Office	1
Petrol Filling Station	1

The number of students attending the primary school in the village increased from 159 in 2002 to its maximum capacity of 211 in 2010. It would be important that in assessing proposals for additional residential development that consideration is given to the number of resultant school places required and how such a demand can be met.

Policy

DROM 3 To encourage the provision of additional community facilities serving Dromiskin in order that it may become a more self-sufficient and sustainable community.

DROM 4 To promote and facilitate the provision of centrally located open space, recreational and amenity uses and the extension of community facilities together with cohesive pedestrian and cycling linkages.

8.4 Natural and Built Heritage

The village sits within a flat rural landscape setting in the county. It is important that a clear distinction is established between the village and the countryside.

Historically, it was an important monastic centre. This is evident on the eastern approach to the village where there are prominent views of a round tower standing in the churchyard of the site of the early monastic site. In addition to thirteen archaeological sites, a proportion of the north of the village lies within an *Area of Special Archaeological Interest* which is afforded protection under the *National Monuments Act*, as demarcated by the accompanying Objectives Map. It is important to ensure that future development shall not be detrimental to the character of the archaeology within the village, its setting and be sited and designed with care to protect monuments and their settings.

Within the plan boundaries there are five protected structures within the boundary, as detailed below.

Table 8.2 Dromiskin Protected Structures

ID Number	Name of Structure
LHS 012-030	Church of St Peter 1926
LHS 012-032	Cromeen House c1900
LHS 012-033	Round Tower, Cross & Church late C19th
LHS 012-035	St Margaret/St Ronan's Church of Ireland (disused) 1821
LHS 012-037	Dromiskin National School 1927

Policy

DROM 5 To protect and conserve the protected structures

DROM 6 To seek to provide a clear distinction is achieved between the village and the countryside in order to enhance and preserve its setting.

DROM 7 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

8.5 Commercial and Enterprise Development

It is estimated that in the region of 63 people were employed⁷ within the settlement boundaries. Linencare, a laundrette is the main employer of between 30 to 40 people.

⁷ CSO POWCAR Data 2006

Many residents have to commute to Dundalk and elsewhere to avail of employment opportunities.

Policy

DROM 8 To safeguard and facilitate the provision of local sustainable employment opportunities.

DROM 9 To facilitate new retail and commercial commensurate with its population size, location and traditional built environment.

8.6 Infrastructure

The elongated, linear form of this village does not lend itself easily to the provision of pedestrian and cycling infrastructure. While the village core, school and Church are located to the south, St Josephs GFC and substantial residential developments are located a considerable distance to the north.

Bus Éireann services Dromiskin via the Dundalk to Annagassan Route daily. The Rural Transport Initiative provides one additional service to Dundalk on a weekly basis and Castlebellingham once a month. It is important to facilitate with service providers an expansion to the existing public transport services in order to decrease reliance on private cars and to safeguard social exclusion of persons living in the village and adjoining rural areas, who do not have access to private transport.

Dromiskin is supplied with water partly from Dundalk and Greenmount depending on the network configuration. Distribution network capacity may pose a constraint for future development, depending on the location, scale and demands of same.

There remains very limited capacity for further development within the waste water treatment plant due to major infiltration and pump station deficiencies and plant hydraulic load constraints. The River Basin Management Plans for the Neagh Bann and the Eastern River Basin detail that the quality of the receiving waters from Dromiskin is poor. This will also influence future population expansion.

The village centre and St Ronan's Villas has been subject to local flooding resulting from culverting and blockages to drainage network.

Policy

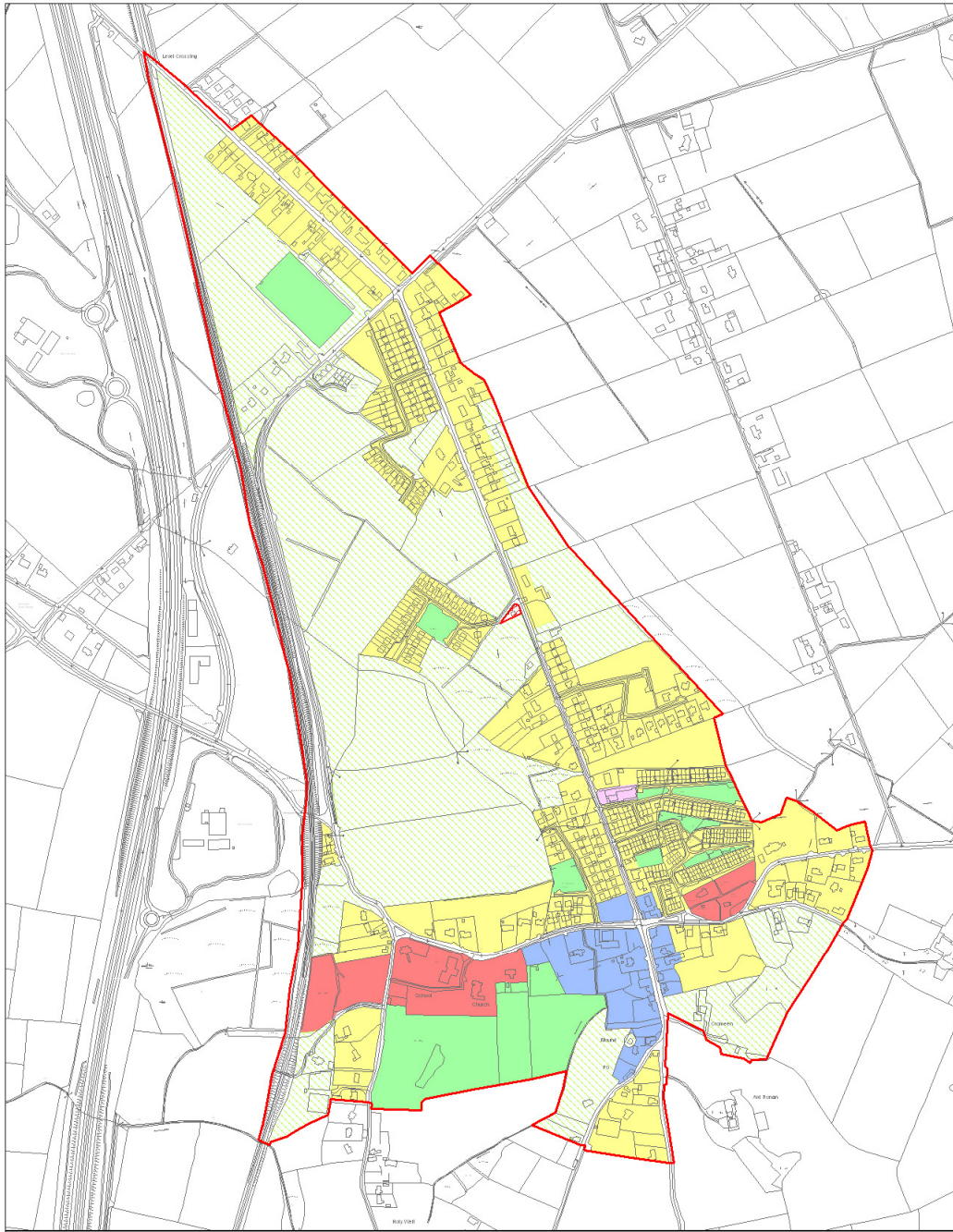
DROM 10 To seek the provision of comprehensive pedestrian linkages within the centre of the village with improved linkages to community facilities and services.









DROM 11 To facilitate with service providers an expansion to the existing public transport services.

DROM 12 To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising and where an adequate public water supply is available.

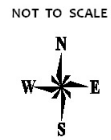
DROM 13 To retain and protect streams in order to alleviate flood risk and impact on receiving waters

DROM 14 *Require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.*

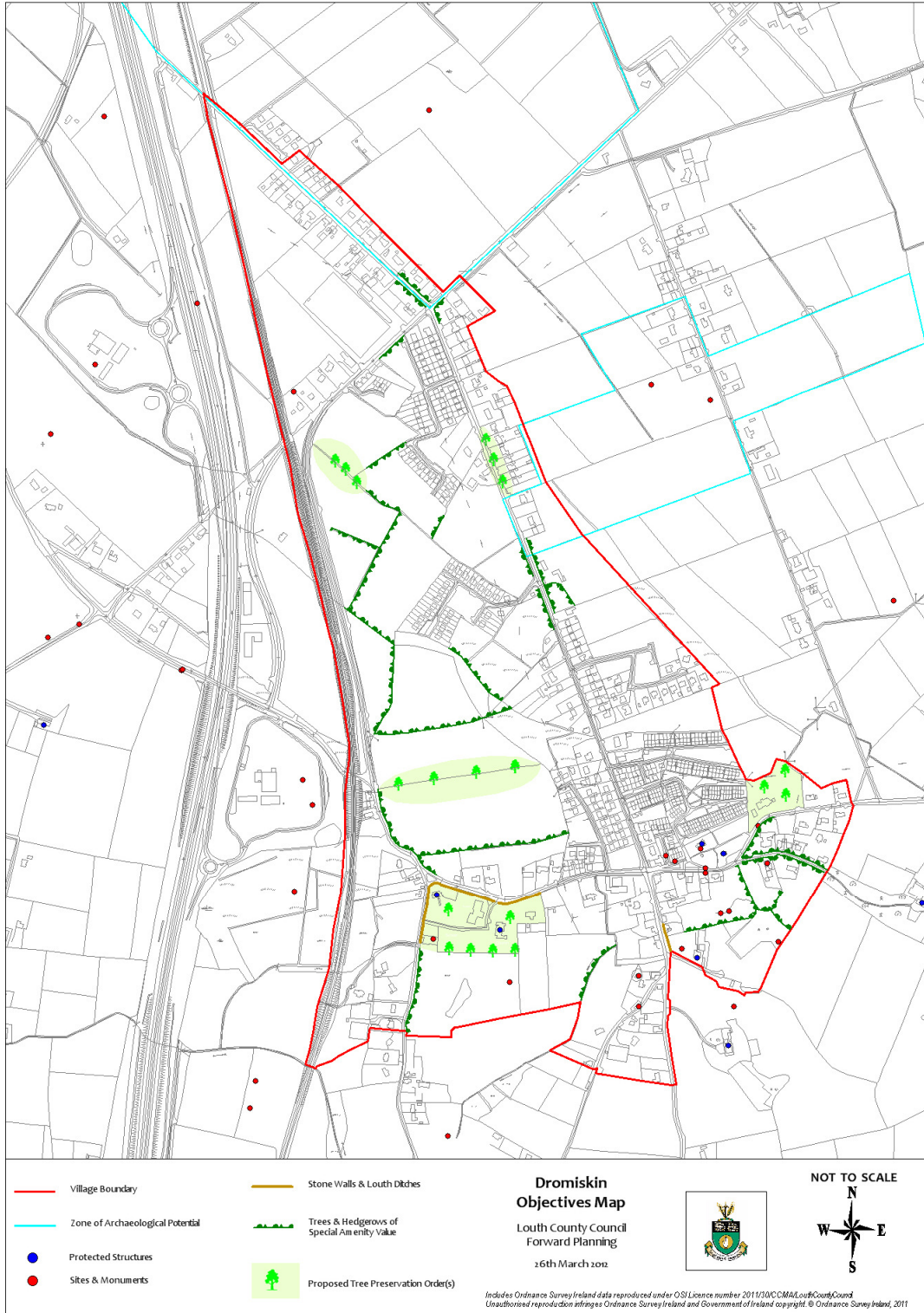


- | | |
|--|--|
|  Residential |  Employment Uses |
|  Open space, Amenity and Recreation |  Public Utility |
|  Strategic Reserve |  Village Centre |
|  Community Facilities |  Village Boundary |

DROMISKIN
Settlement Plan
Land Use Map
 Louth County Council
 Forward Planning
 26th March 2012



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Chapter Nine

Knockbridge

9.1 Plan Area

Knockbridge is a small crossroads settlement located approximately 6 km southwest of Dundalk. The village centre is located at the intersection of the R171 regional route from Dundalk to Ardee and a county road, with the village shop, public house, primary school and community services centre, located at the core of the village. There is quite a strong streetscape at the crossroads but the remainder of the village is comprised primarily of detached dwellings with varied setbacks and newer housing developments which are accessed of single entrances. There is no distinct divide as such, between the village and the surrounding countryside with considerable ribbon development particularly to the east and west of the village.

Policy

KNOC 1 *To support Knockbridge in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.*

9.2 Population and Housing

Knockbridge did not experience significant growth until after 2006. In 2006 the population within the Knockbridge plan boundaries was in the region of 299. Since then the population in the village has almost doubled to some 562 persons.

The larger developments of Lisroland View and Loughantarve have contributed to this growth. In addition planning permission has been granted for a further 61 dwelling units to the east of the village. However the supply of new housing has exceeded demand in the current economic climate with 19 new vacant properties recorded in the village in the latter part of 2010.

Hence it is not necessary or appropriate to prioritise the development of any significant multi-residential development in the village over the period of this Plan. The plan will instead promote the consolidation of the village core through the reuse of brownfield sites and infill development.

Policy

KNOC 2 *To promote and facilitate limited residential development, that is commensurate with the nature and extent of Knockbridge and which will assist in consolidating the urban footprint over this Plan period, in compliance with the Core Strategy.*

9.3 Community Facilities

Knockbridge is a small village. Its facilities include a community centre, primary school, Church, crèche, medical centre, a public house, shop, petrol pumps and sub post office. St. Brides GFC grounds and Stephenson Pond are located to the east of the village boundary, beyond the existing footpath. The farm complex, located on the southwest corner of the crossroads junction, could be utilised as community purposes.

Table 9.1 Knockbridge Community Facilities

Facilities	Number
Community Centre	1
Primary School	1
Creche	1
Medical Centre	1
Public House	1
Shop	1
Petrol Pumps	1
St Brides GFC	1
Stephenstown Pond	1

The primary school which had 279 children enrolled in 2010 currently has no additional capacity.

Policy
KNOC 3 To encourage the provision of new community facilities serving Knockbridge and the surrounding rural areas with particular consideration to the farm complex central to the village core.
KNOC 4 To encourage the development of a pedestrian link between the village centre to the St. Brides GFC grounds and Stephenson Pond.
KNOC 5 To provide for the provision of a public park / recreational area in front of the church as detailed by the objectives map.

9.4 Natural and Built Heritage

One of Knockbridge's greatest assets is its scenic rural setting. Sited in a relatively elevated location in this rolling landscape, views, particularly of St Mary's Church, are available from considerable distances in the surrounding countryside. From the northern approaches to the village views of the rears of houses in Lisroland View are visible. To retain and enhance the village setting it will be important that any future developments have cognisance of the village's location within the landscape.

A Village Design Statement has been undertaken for the village which has informed the preparation of this plan.

There are two protected structures within the village boundary; the Church and the farm complex at the crossroads.

Table 9.2 Knockbridge Protected Structures

ID Number	Name of Structure
LHS 011-024	St Mary's RC Church c 1830
LHS 011-029	Farm House c 1840

Policy
KNOC 6 To protect and conserve the protected structures within the village
KNOC 7 To retain and enhance the village setting within its rural landscape.

9.5 Commercial and Enterprise Development

It is estimated that in the region of 76 people were employed⁸ within the village in 2006 in the school, the pub, medical centre, shop, crèche, community hall and Drummonds Grain Store. Most locals have to travel to find employment.

Policy

KNOC 8 *To ensure that Knockbridge develops a sustainable economic base by seeking to provide a range of employment opportunities locally.*

KNOC 9 *To facilitate new retail and commercial development commensurate with Knockbridge's population, location and traditional built environment.*

KNOC 10 *To support sustainable tourism development in Knockbridge.*

9.6 Infrastructure

Knockbridge experiences a considerable volume of road traffic passing through. Despite the provision of yellow road markings to the north and south approaches to the village, the speed of traffic is also an issue which compromises pedestrian and cyclist safety in particular. Footpaths are provided in an adhoc fashion within the village but do extend considerable distances northeast along the Dundalk Road and eastwards from the village. The latter falls short of the GAA grounds. Thus, although new residential developments in the village are within walking distance to services, they are not easily or safely accessible.

Bus Éireann services Knockbridge on the Dundalk to Ardee Route. At present bus services drop off and pick up in the village core but infrastructure provision including timetables, seating and shelter is extremely poor.

The car park opposite the church has no roadside boundary. As well as being a traffic hazard it detracts from the visual amenities of this approach to the village. It would benefit from the provision of a kerbed, tree lined boundary with designated ingress and egress points.

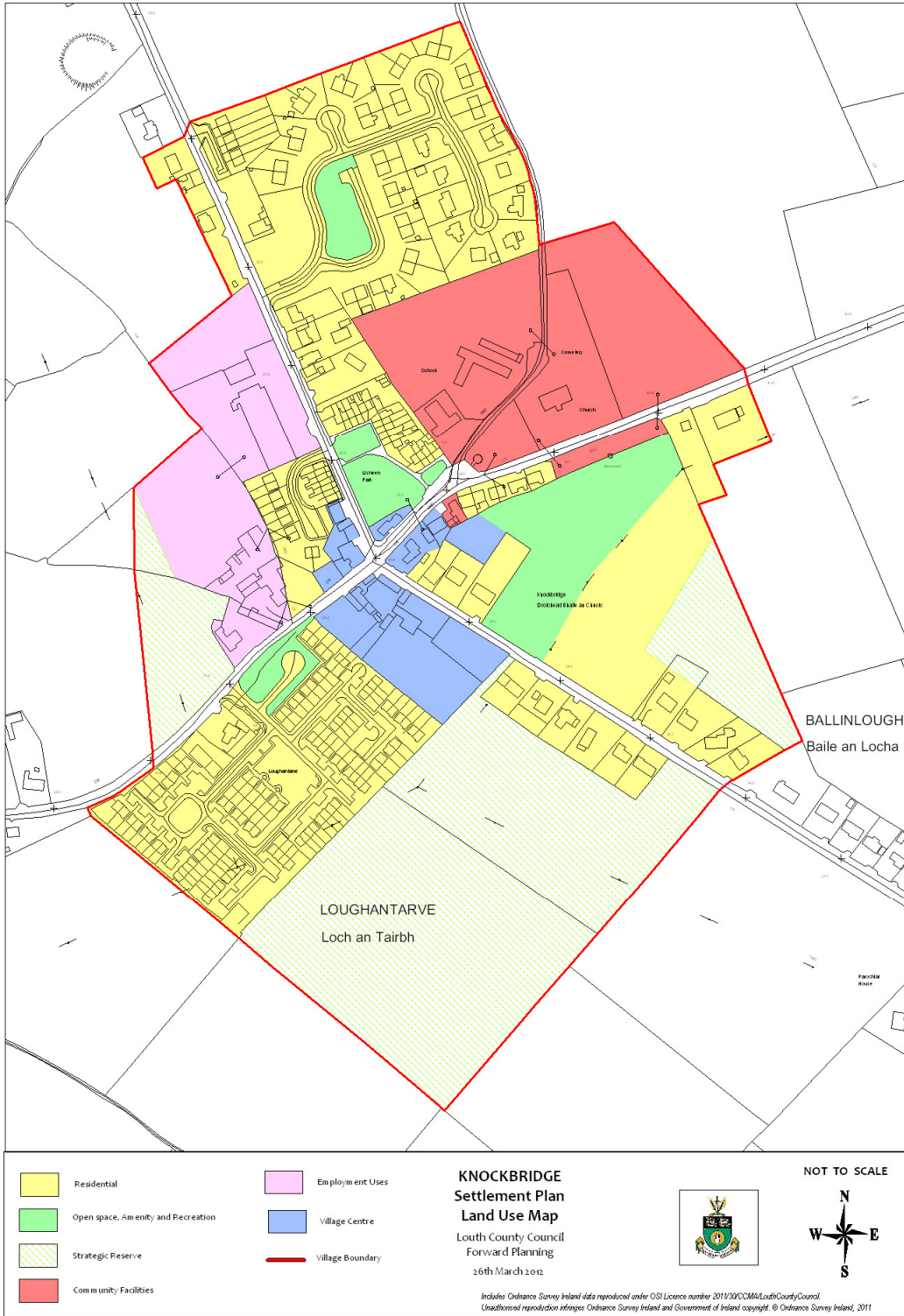
Knockbridge is supplied with water from the Tallanstown public water scheme and ultimately may be integrated into the proposed Mid-Louth Regional Water Supply Scheme. The expansion of the wastewater treatment plant in Knockbridge was completed in 2010, increasing capacity to 1000 population equivalent (pe). To date there is a total load commitment of 959pe. Thus there is capacity for limited additional development only.

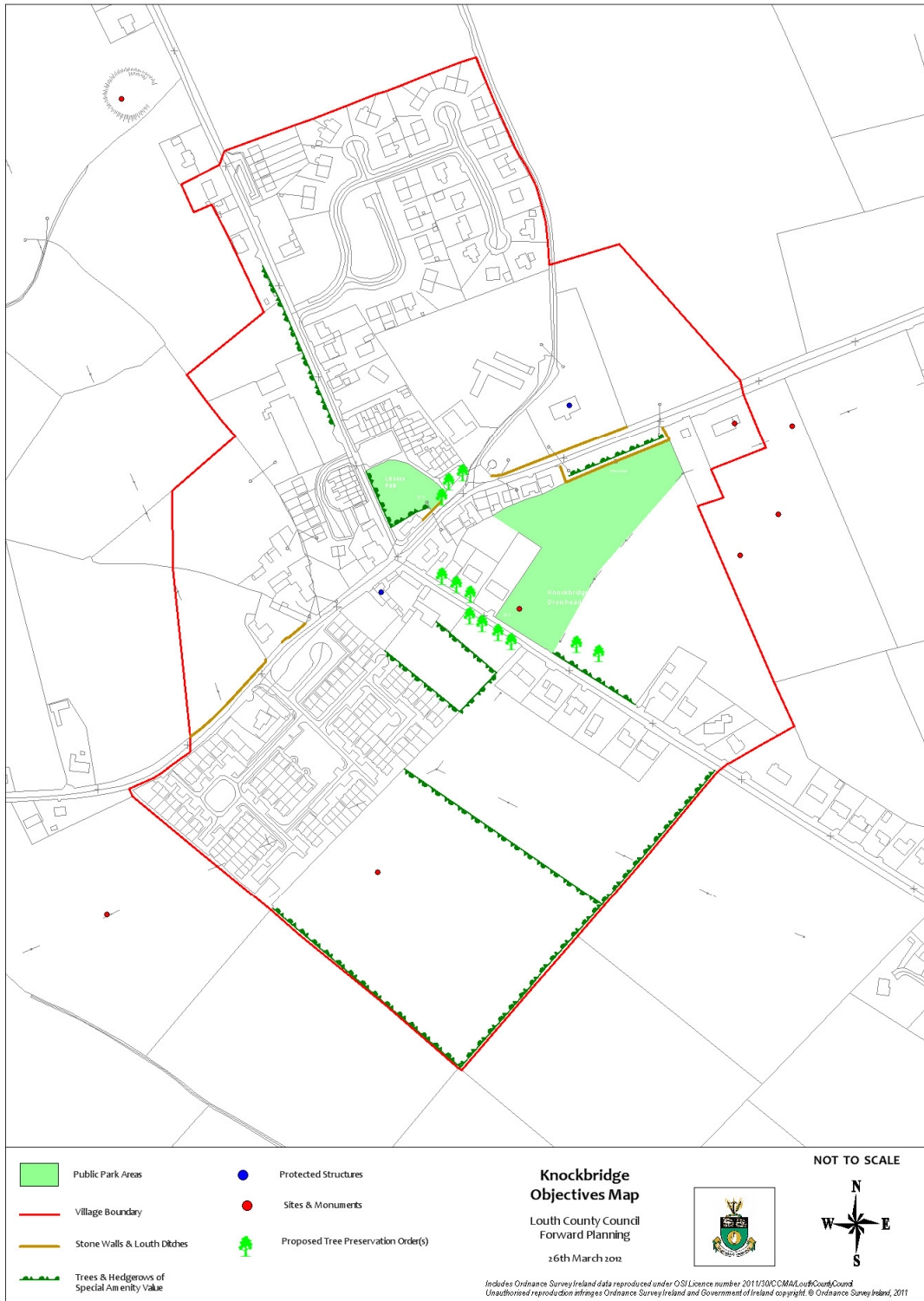
Policy

KNOC 11 *To seek the provision of a pedestrian crossing in the vicinity of the church and school designated bus stops with appropriate infrastructure in the village core and to prevent on street car parking which interferes with pedestrian cyclist activity in the vicinity of the crossroads junction.*

KNOC 12 *To facilitate the provision of a kerbed, tree lined boundary to the car park opposite the church including designated ingress and egress points, while facilitating access to lands to the rear.*

⁸ CSO POWCAR Data 2006





Chapter Ten

Louth Village

10.1 Plan Area

Louth Village is situated on the Dundalk to Ardee Regional Route (R171), some eleven kilometres south west of Dundalk. Originally a monastic site, the village formed around the junction of five roads with the establishment of dwellings and commercial outlets close to the edge of the through routes. The recent social housing scheme, Fr Finns Park is integrated with the village core whereas previous estate type developments have been developed in an adhoc manner. With the exception of the northern approach to the village, along the other four routes there is excessive ribbon development.

Policy

LOU 1 To support Louth Village in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, natural and built environment, are enshrined.

10.2 Population and Housing

The village did not experience much growth prior to 2002 when it was estimated that its population was in the region of 470. Since then the population has increased to some 668, an increase of just over 41%. The largest developments have been Fr. Finn's Park which comprises some 32 dwellings and Chapel View. Planning permission has been granted for two further housing developments comprising of a total of 24 houses. Construction of these has not yet commenced.

Louth Village has some spare capacity within its waste water treatment plant. However there are 6.4 hectares of land zoned for residential development. This amount of land could accommodate an additional population of almost 500 which would not be commensurate with the scale, nature or service provision within the village. It is considered appropriate that future development should be directed to the centre of the village and developed organically from the core. Developments that result in 'leap-frogging' of undeveloped lands or which are peripheral to the village centre would not be appropriate or in the interest of the proper or sustainable spatial planning.

Policy

LOU 2 To promote and facilitate limited residential development that is commensurate with the nature and extent of Louth Village and which will assist in consolidating the urban footprint, over this Plan period, in compliance with the Core Strategy.

LOU 3 To require development to be properly integrated in terms of access to community and recreational facilities, existing residential areas and the village centre.

10.3 Community Facilities

Louth Village provides a good level of services for its population and the surrounding rural areas, as detailed below.

Table 10.1 Louth Village Community Facilities

Facilities	Number
Church	1
Local Shop	3
Pub	3
National School;	1
Fast Food Outlet	2
Playing Fields	1
Hairdresser	1
Credit Union	1
Recycling Facilities	1
Post Office	1
Petrol Filling Station	1

The number of children enrolled in the village primary school has steadily increased to 135 in 2010. It has capacity for a further 15 pupils.

Policy

LOU 4 To promote new and existing local services, facilities and amenities within the village.

LOU 5 To seek the provision of playground facilities.

10.4 Natural and Built Heritage

The village sits within an attractive landscape setting in the county. It is important that a clear distinction is achieved between the village and the countryside to protect this setting.

A large proportion of the village lies within an *Area of Special Archaeological Interest* which is afforded protection under the *National Monuments Act*. This area includes St Mochta's House (circa 500AD) and the ruins of St Mary's Abbey, a 12th-century priory to the north of the village core. It is important to ensure that future development shall not be detrimental to the character of the archaeology within the village or its setting.

There are five Protected Structures within the boundary of this settlement.

Table 10.2 Louth Village Protected Structures

ID Number	Name of Structure
LHS 011-001	Church of The Immaculate Conception 1890-1904
LHS 011-019	St Mochta's House & St Mary's Priory C12th
LHS 011-020	Cottage c1880
LHS 011-021	House c1930
LHS 011-030	Weighbridge/Water pump erected c1880

Policy

LOU 6 To protect and conserve the protected structures

LOU 7 To seek to provide a clear distinction between the village and the countryside in order to enhance and preserve its setting.

LOU 8 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

10.5 Commercial and Enterprise Development

It is estimated that in the region of 52 people were employed⁹ within the village in 2006, the main sources of employment being education and public administration. This is a relatively small settlement. However, the introduction of new and the retention of existing commercial uses in the centre of the village, to support and service the population within the village and those within the surrounding rural areas, will sustain other uses and add to its vitality and self sufficiency.

Policy

LOU 9 To encourage the introduction of new and the retention of existing commercial uses in the village centre of a scale commensurate with its population size, location and traditional built environment.

10.6 Infrastructure

Provision for pedestrians and cyclists within the village is complicated by the five road junctions in the central area. Significant improvements have, however been undertaken in the village. These have included new public lighting, resurfacing along the Tallanstown Road, upgrading of footpaths and the installation of road crossings, speed platforms and a ramp to assist people with disabilities. Further road resurfacing is proposed in the village and the installation of a footpath opposite the doctor's surgery.

⁹ CSO POWCAR Data 2006

There remains inadequate provision for pedestrians to St Mochta's GFC grounds and the Credit Union.

Bus Éireann services Knockbridge on the Dundalk to Ardee Route (Service 167). The Rural Transport Initiative also provides a local service to Dundalk once a week. At present there is no provision for a bus drop off and pick up in the village or associated infrastructure such as seating and shelter.

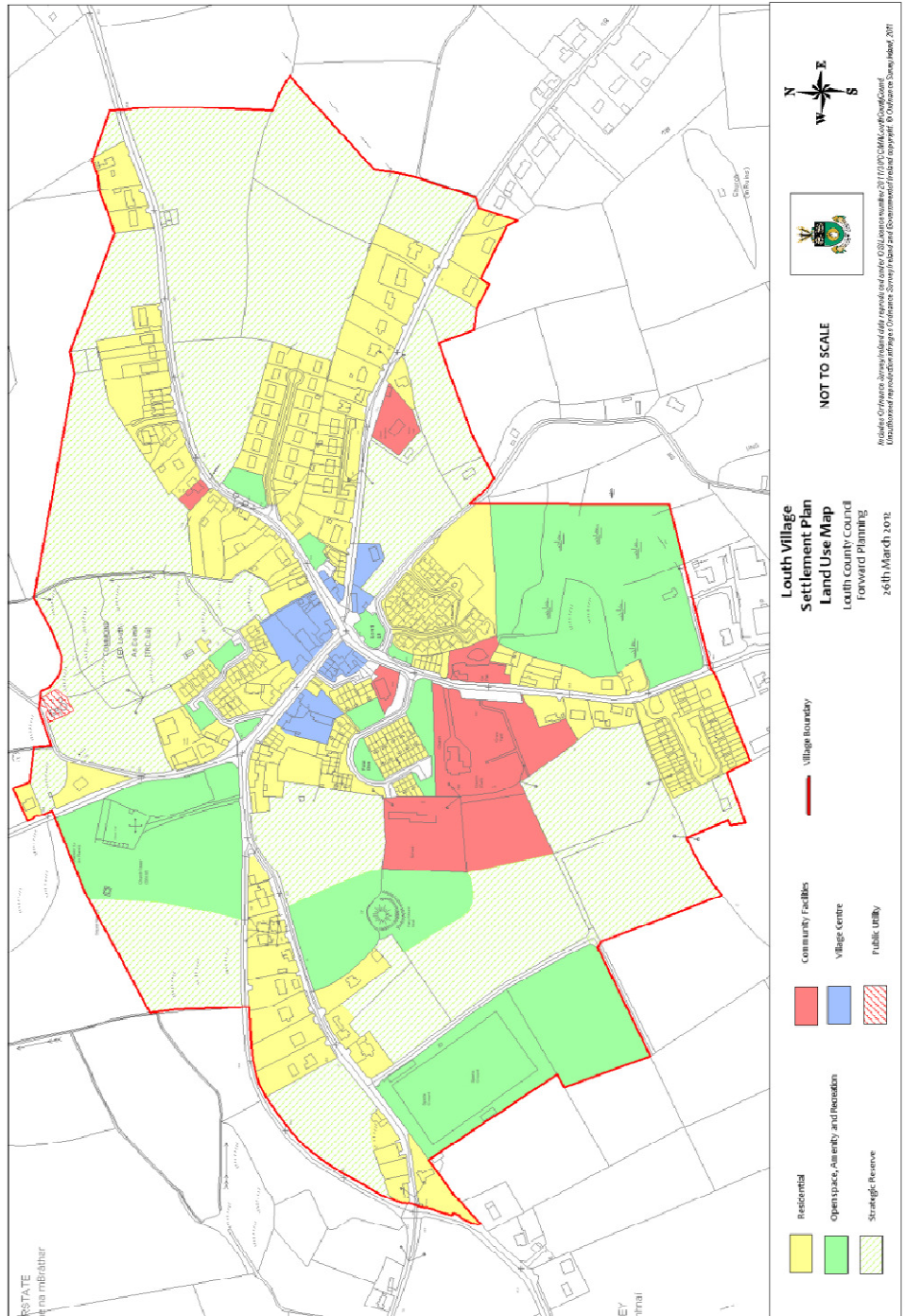
Louth Village is supplied with water from the Tallanstown public water scheme and ultimately may be integrated into the proposed Mid-Louth Regional Water Supply Scheme. The expansion of the wastewater treatment plant in Louth was completed in 2009, increasing capacity to 1000 population equivalent (pe). There is some spare capacity. **Policy**

LOU 10 *To seek the comprehensive treatment of pedestrian linkages within the village centre to residential areas and community facilities including Mochta's GFC grounds and the Credit Union, to create a more accessible and attractive pedestrian environment.*

LOU 11 *To carry out further resurfacing works on the Tallanstown Road and provide a footpath opposite the doctors surgery.*

LOU 12 *To seek the provision of designated bus stops with appropriate infrastructure in the village centre.*

LOU 13 *To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.*



Chapter Eleven

Omeath

11.1 Plan Area

Omeath is an isolated coastal village located six kilometres north of Carlingford and 10 kilometres south of Newry. It is sited on the Cooley peninsula on the southern shore of Carlingford Lough. The settlement is surrounded by dramatic landscapes with the Carlingford Lough coastline and expansive views of the Mourne Mountains to the east and the Cooley Mountains and Slieve Foye to the west.

Omeath is a very long linear settlement which has evolved primarily along the along the Greenore-Newry regional road. The village comprises a 'commercial centre' on a crossroads which is the location of Howe's Pub, the former Dublin House, Mulligan's general store and the Top service station and a 'civic centre' towards the southern end of the village containing the Garda Station, Credit Union, church, graveyard and primary school.

Since the late 1990's significant residential development has taken place to the west of the village centre towards the mountains which has exaggerated an historic ad-hoc pattern of development around the village. Apartment development has been prevalent east of the crossroads. This development comprises primarily holiday homes and investment properties. In addition, scattered ribbon-type development has continued along each of the approach routes into the village, which dilutes the visual distinction between the settlement and the countryside.

The principle solution to this 'sprawl' is to encourage organic development within the designated zoned lands within the village centre rather than spread out linear development. It is also imperative to focus on redevelopment and regeneration of key infill and brownfield lands between the shore road and the Greenore-Newry road as opposed to the further development of greenfield sites away from the village core.

Policy

OTH 1 To support Omeath in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.

11.2 Population and Housing

The Geo Directory survey for the village would indicate that the population within the plan boundary has almost doubled from 460 in 2002 to 832 in 2010. However the 2006 census revealed that 37% or some 630 dwellings in Drummullagh electoral division were unoccupied on census night. This represents a very significant level of vacancy and is reflective of the demand for holiday homes and second homes prevalent in these highly scenic areas. Since 2006 this problem may be compounded by additional house completions. It is therefore estimated that the 2010 population was in the region of 500.

The larger developments of Cul-na-Rath, Village Green, Elmore Lawns and Mullach Alainn amongst others have contributed to this growth. In addition planning permission

has been granted for some 41 further dwelling units. However the supply for new housing has exceeded demand with 21 new vacant properties recorded in the latter part of 2010. Many of these have been vacant for a number of years.

Within the boundaries of this Plan there are some 27 hectares of undeveloped land zoned for residential purposes. This settlement plan seeks to prioritise and promote the consolidation of the village centre, the commercial node, the 'community centre' and along the intervening section of the Newry – Greenore Road, through the reuse of brownfield sites and infill development. It is desirable to provide a mixture of use in the village centre, shops, workshops, office and residential activities while also creating defined building lines and a much needed urban streetscape. It is important that new buildings reflect the traditional character, form and established building designs of the landmark buildings around the village. The building height of Howe's House and Dublin House should be used as markers for building heights.

Policy

OTH 2 *To promote and facilitate a mixture of uses including residential development within the village centre that is commensurate with the nature and extent of Omeath and which will assist in consolidating the village footprint, over this Plan period, in compliance with the Core Strategy.*

11.3 Community Facilities

Table 11.1 Omeath Community Facilities

Facilities	Number
Church	2
Local Shop/ Grocers	5
Pub	3
Community Centre	1
National School	1
Restaurant / Café	2
Hotel	2
Fast Food Outlet	1
Caravan Park	2
Playground	1
Playing Fields	1
Crèche	1
Post Office	1
Credit Union	1
Recycling Facilities	1
Petrol Filling Station	3
Salt Clinic	1

Despite its small population size, Omeath has a range of services which include those detailed above. This reflects its tourist base and generally cheaper fuel rates which draws Northern Ireland buyers to Omeath's three petrol stations. However this range of services needs to be expanded as the village lacks some essentials such as a pharmacy and youth facilities, which are important for the surrounding dispersed rural community. Playing fields which are home to the Cuchulainn Gaels Gaelic Athletic Club are peripherally located to the south of the village accessed by a narrow county road, with no footpath or lighting.

There are two schools Scoil Naomh Bhríde and Scoil Naomh Lorcan which provide for primary education. Both schools are relatively small with enrolment numbers for 2010 being 71 and 46 respectively. However these numbers attending Scoil Naomh Bhríde have doubled since 2003. It has approval from the Department of Education for an additional classroom. Numbers attending Scoil Lorcan dipped over the period of the 2002-2008 local area plans but increased by 50% between 2009 and 2010. This reflects the increases in population both in Omeath and surrounding rural areas.

Policy

OTH 3 To provide for any identified shortfall in community facilities or services and facilitate the improvement of same.

11.4 Natural and Built Heritage

The natural heritage of the Omeath shoreline and the Cooley Mountains are afforded protection under both National and European Legislation. The Omeath shore lies within a Special Area of Conservation (SAC) and a proposed National Heritage Area (pNHA) Any development likely to impact on these designations will be assessed having regard to policy as set out in Chapter 2. The village is also set in a designated Area of High Scenic Quality given its natural scenic landscape.

The main focal area in Omeath is its coastline centred on the pier head where a ferry connects the village to Warrenpoint during the summer. This is both a tourist attraction and local amenity. Improvements undertaken in this area of the village have included enhanced surface treatment, car parking facilities and seating. It is important to develop further attractive urban spaces and amenity facilities in the village with a series of pedestrian routes linking and connecting them.

There are eight protected structures within the boundary of the village as detailed in the following table.

Table 11.2 Omeath Protected Structures

ID Number	Name of Structure
LHS 002-001	St Andrew's Church 1838
LHS 005-001	Former coast guard house c1800
LHS 005-002	Former coast guard house C1800
LHS 005-003	Former coast guard house C1800
LHS 005-004	Former coast guard house C1800
LHS 005-066	Bayview House c1800
LHS 005-067	Prospect House c1740
LHS 005-069	Oberon Villa c1880

Howe's House is a landmark building at the crossroads which is in use as a public house. On the opposite side of the Newry – Greenore Road, Dublin House provided further definition and streetscape on an important corner site prior to being burnt down. Prospect House is a detached two-storey house built c. 1740. Incorporated within the Mullagh Alainn residential development, the planning permission required that this building be restored. To date this has not been undertaken and it remains vacant. Nucella Lodge built around 1840 occupies a prominent centrally located site to the west of the Newry Road. It is crucial that any future development in its proximity should conserve its setting.

Policy

OTH 4 *To seek to undertake a village design statement for Omeath developing a comprehensive streetscape scheme in order to improve the quality, image and appeal of the village environment and inform planning decisions. This statement should have particular respect to buildings and areas of architectural and historic importance and provide for pedestrian and cyclists linkages throughout the village.*

OTH 5 *To retain and enhance the village setting within its unique scenic landscape.*

OTH 6 *To permit development only if it contributes to the reinforcement of a clear urban structure particularly on the Newry – Greenore Road, the road to the pier and the shorefront.*

OTH 7 *To comply with Policy CON 11 to CON 15(Chapter2) in respect to Carlingford Shore SAC, Carlingford Lough SPA and the proposed National Heritage Area (pNHA)*

OTH 8 *To seek the further sustainable development of the shore line for amenity purposes and the development of attractive urban spaces and amenities within the village with pedestrian linkages to and between them.*

OTH 9 *To protect and conserve the protected structures and their settings.*

OTH 10 *To protect archaeology sites within the village.*

11.5 Commercial and Enterprise Development

Omeath has long been established as a summer tourism centre particularly for day-trippers and caravan holidays. Its range of tourism attractions extends from its coastal location to its key position on the Táin Way walking tour and Táin Trail cycling route around the Cooley Peninsula and its proximity to the Cooley mountain range. In addition the Louth Economic Forum's Tourism and Heritage Plan has, as one of its signature projects the establishment of a coastal trail stretching between Omeath to Baltray in the south of the county. Investment in the caravan parks and facilities for campers could reinforce its attraction.

Due to fuel prices south of the border generally being cheaper over recent years Omeath attracts a substantial trade from Northern Ireland for fuel; hence three petrol stations are located within the village. However Omeath lacks diversification in other retail outlets. It is key that the village retail offer is sufficient to cater for the basic convenience and comparison requirements of its existing population and that of the adjoining rural areas.

The census 2006 figures revealed that only 55 people were employed¹⁰ within the village in 2006, primarily within commerce and education. Located west of the village boundary, Morgan's Fine Fish filleting processing factory is a significant employer. It specialises in harvesting, processing and fish sales. It is important that a range of sustainable employment opportunities are provided within the village.

Policy

OTH 11 *To ensure that Omeath develops a sustainable economic base by seeking to provide a range of employment opportunities locally.*

OTH 12 *To facilitate new retail development and services commensurate with the village's population size, location and traditional built environment.*

OTH 13 *To support sustainable tourism development in Omeath.*

OTH 14 *To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Omeath.*

11.6 Infrastructure

The long, linear nature of Omeath often means that traffic does not respect the speed limit. This together with the volume of traffic purchasing fuel creates conflict between traffic, particularly through traffic and pedestrians and cyclists. It is vital that measures are put in place to manage traffic in the village and that greater priority is given to pedestrians and cyclists.

It is acknowledged that comprehensive renewal works are required in Omeath which would include upgrading the road and footpaths through the centre of the village and the installation of traffic calming measures. These works however are pending the provision of water and sewerage infrastructure which may be laid along this route.

Beyond the private car Omeath can also be accessed by transport modes including bus services, cycling and walking. The village is serviced by a limited number of daily bus services to Dundalk and Newry provided by Bus. A limited number of additional services provided by Louth Lynx and Halfpenny Travel but are limited to Sunday services. Improved access to and use of such alternative modes of transport would have environmental benefits and alleviate road side parking and congestion.

There are significant issues with water supply in that during dry periods yield from existing sources is barely adequate to meet with existing demand. Furthermore no capacity exists locally to adequately augment supplies. It is proposed to link Omeath to the Cooley water supply scheme. It is anticipated that these works will be complete by the end of 2012.

Particular care must be taken when assessing proposal for any activities or developments which are within the Groundwater Source Protection Zones of wells, as detailed on the objectives map, in order to militate against contamination.

¹⁰ CSO POWCAR Data 2006

The provision of a treatment plant for the village has been the subject of a design study. However this project is not included in the Water Services Investment Plan for 2010 – 2012. Notwithstanding this, it is likely that this provision will be highlighted either through EPA licensing or Framework Directive/Shellfish Directive as a priority.

As such, it is recommended that planning permission is not granted for any further significant development works until a treatment facility is provided and the water supply network upgraded.

Policy

OTH 15 *To facilitate, with service providers, an expansion of the existing public transport services.*

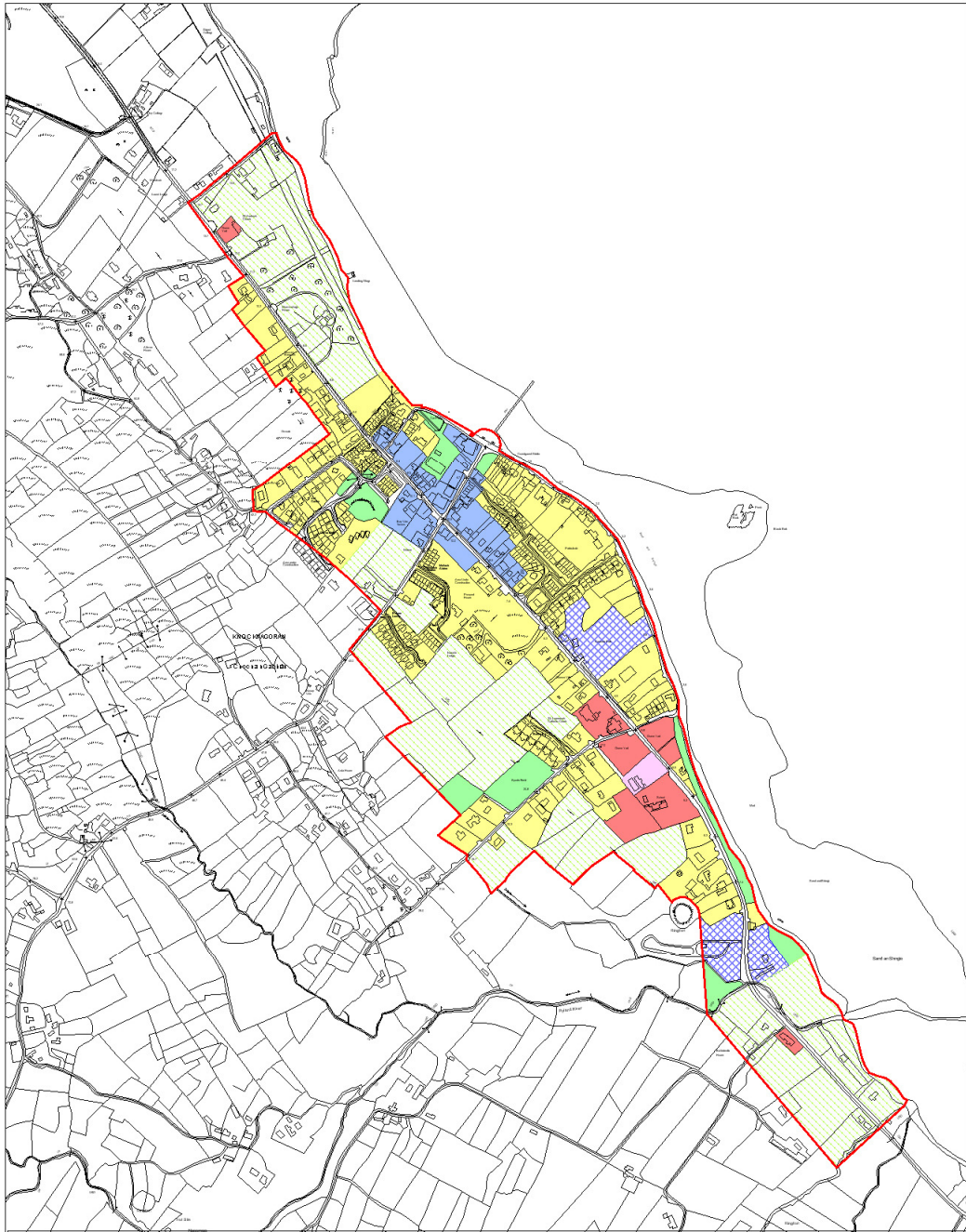
OTH 16 *To manage traffic in the village so that greater priority is given to pedestrians and cyclists.*









OTH 17 *To protect the existing groundwater source and aquifer and control development within the Groundwater Source Protection Zones (see objective map) in a manner consistent with the recommendations of Source Protection Zone Delineation Study undertaken by Geological Survey of Ireland (GSI).*

OTH 18 *To only permit development where there exists adequate water supply.*

OTH 19 *To not permit significant development until a wastewater treatment facility is provided and the water supply network upgraded.*

OTH 20 *To undertake comprehensive renewal works including upgrading footpaths and the road through the centre of the village and installation of traffic calming measures, pending the provision of sewage and water infrastructure, a Village Design Statement and availability of funding.*



- | | |
|--|---|
|  Residential |  Village Centre |
|  Open space, Amenity and Recreation |  Tourism & Leisure |
|  Strategic Reserve |  Employment Uses |
|  Community Facilities |  Village Boundary |

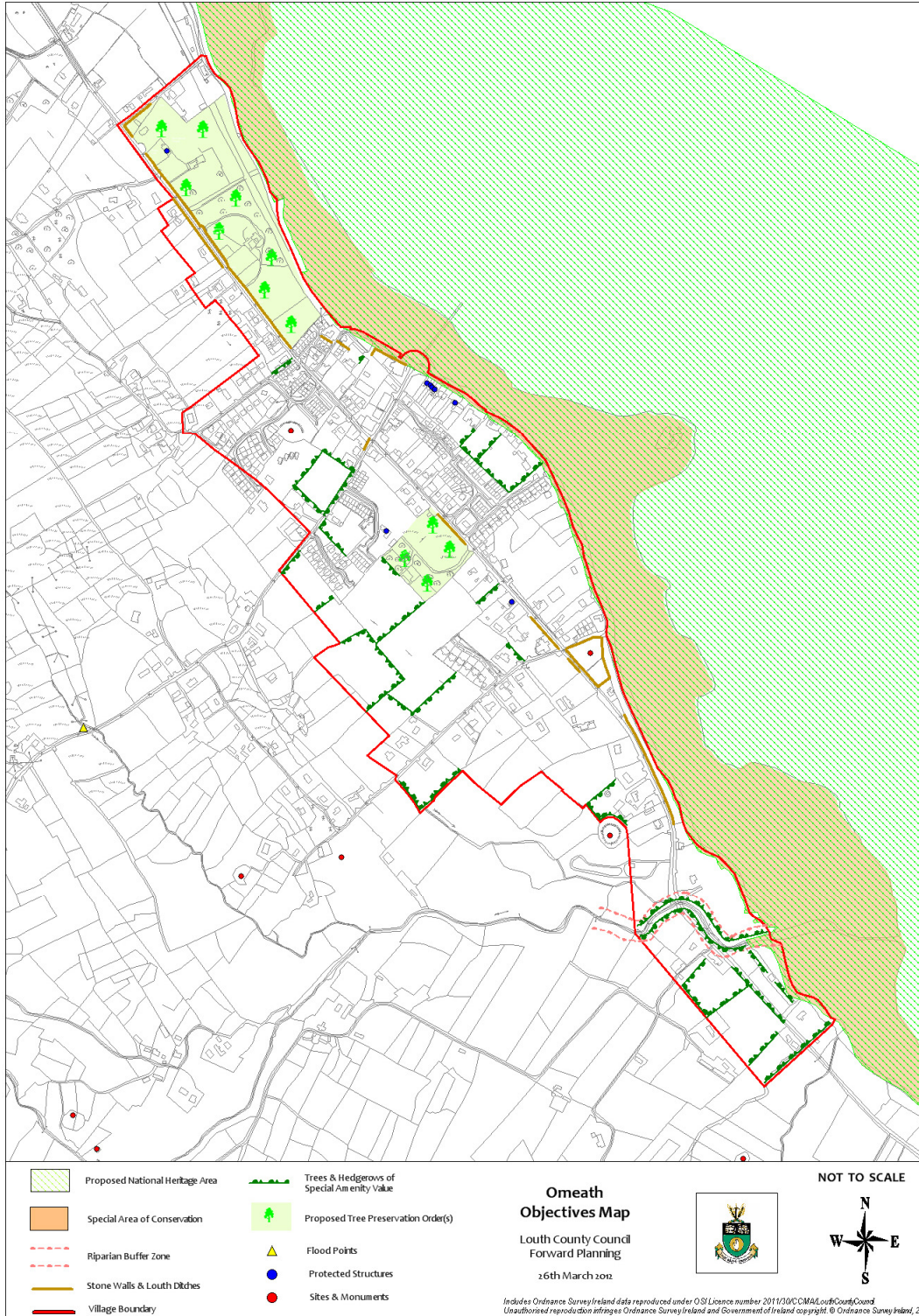
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 Louth County Council
 Forward Planning
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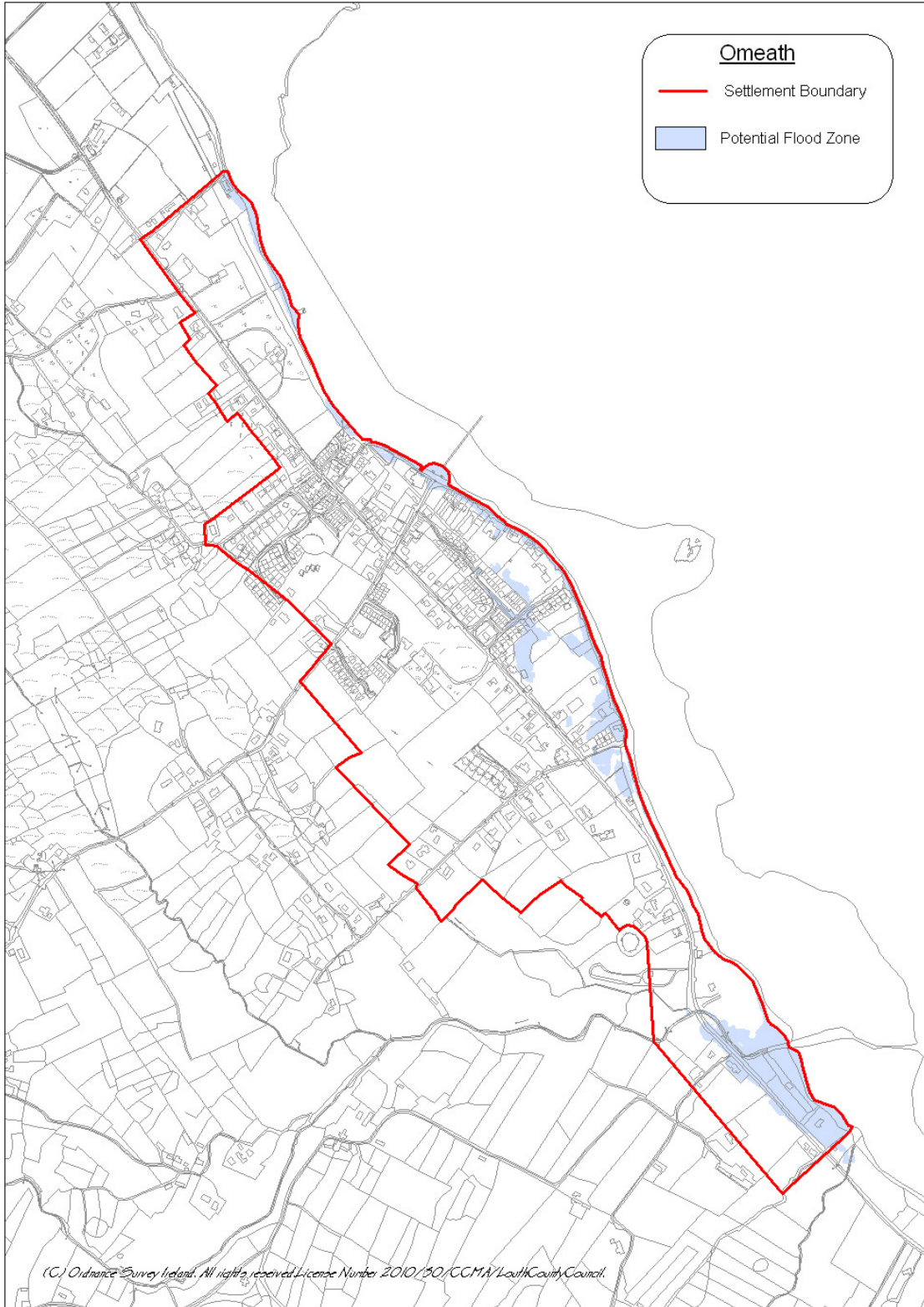


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Chapter Twelve

Tallanstown

12.1 Plan Area

The village of Tallanstown occupies a picturesque location on the banks of the River Glyde. Triangular in shape, the village centre was developed in the 19th century to house workers on the nearby Louth Hall estate. It is located along the R171 regional route from Dundalk to Ardee some 13 kilometres from Dundalk. The village shop, crèche and public house are located at the triangular core. There is quite a strong streetscape in the centre of the village but the remainder of the village is comprised primarily of semi-detached and detached dwellings with varied setbacks and newer housing developments which are accessed off single entrances. There is no distinct divide as such, between the village and the surrounding countryside with considerable ribbon development particularly along the northern approaches of the village.

Policy

TAL 1 To support Tallanstown in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.

12.2 Population and Housing

Tallanstown experienced its most significant growth between 2002 and 2008. In 2002 the population within the Tallanstown plan boundary was in region of 403 persons, increasing to 640 in 2008. This represented a 59% increase over this period. Since 2008 there has been no new residential development within the village.

Prior to 2002 the housing stock in the village comprised predominately of social housing, some 102 dwellings. Newer developments consisting of Tallanstown Manor, Tallansfield Manor and Glyde View have contributed to significant additional growth. Planning permission has been granted for two further developments comprising of a total of 90 dwelling units. While the planning permission for 50 of these units was activated, in that some works were started on site, this permission has since lapsed. There appears to have been little demand for new housing since the collapse in the property market from 2008 onwards.

There remains some 8.2 hectares of land zoned for residential use that is undeveloped which could accommodate a doubling of the existing population.

It is not necessary or appropriate to zone additional lands for development over the period of this Plan. This Plan will seek to promote the consolidation of the village core through organic growth from the centre outwards, reuse of brownfield sites and the development of infill sites.

Policy

TAL 2 To promote and facilitate limited residential development over this Plan period which will provide for the organic growth of Tallanstown and which will assist in consolidating and enhancing its built form, in compliance with the Core Strategy.

12.3 Community Facilities

The following table details the existing community facilities and services available in Tallanstown which cater for the day to day needs of the community. The Glyde Rangers grounds are to the south of the village beyond the existing footpath.

Table 12.1 Tallanstown Community Facilities

Facilities	Numbers
Church	1
Community Centre	1
Centra – Supermarket	1
Off Licence	1
Sub Post Office	1
Credit Union	1
Primary school	1
Pubs	2
B&B	1
Public Park	1
Crèche	1
Post Office	1
Recycling Facilities	1
Playing Fields	1

Enrolment in Tallanstown National School reached 239 pupils in 2010 which was a significant increase of 23 pupils on the previous year. It does not currently have any additional capacity. Where future development proposals will increase the provision of student places required, applicants will need to demonstrate and address this shortfall.

It is proposed to provide playground facilities in the village. This however is subject to a site being secured and funding being available.

Policy

TAL 3 To facilitate the provision and extension of community facilities serving Tallanstown.

TAL 4 Encourage the development of a pedestrian link and lighting between the village centre to the sports ground.

TAL 5 To seek the provision of playground facilities.

12.4 Natural and Built Heritage

One of Tallanstown's greatest assets is its scenic rural setting. Sited along a meandering section of the Glyde River all future development should maximise the amenity and recreational potential of the river. The linear public park along the Marsh Road and wildlife sanctuary at the southern fringe of the settlement enhance the amenities of the area.

Many improvement schemes to the village have been carried out in co-operation with the Tallanstown Tidy Towns Committee with the support of the local community. As a direct result of this commitment, Tallanstown was awarded the title of Ireland's Tidiest Town 2010.

The village contains a number of archaeological features the most apparent being the motte in the park. There are two protected structures within the boundary of the village as detailed in the following table. Their locations are identified in the accompanying objectives map.

Table 12.2 Tallanstown Protected Structures

ID Number	Name of Structure
LHS 011-011	National School 1840
LHS 011-012	St Peters Catholic Church c1780

Policy

TAL 6 *To protect and conserve the protected structures*

TAL 7 *To protect archaeology within the village.*

TAL 8 *To retain and enhance the village setting within its rural landscape.*

TAL 9 *To establish a minimum 20 metre wide riparian corridor free from development along each bank of the River Glyde, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank.*

12.5 Commercial and Enterprise Development

There is no major commercial enterprise within Tallanstown village. As such employment opportunities in the village are limited mainly to the pubs, shops, school and crèche. In total the 2006 census revealed that only 43 people were employed in the village.

In the Tallanstown Village Local Area Plan 2003 - 2009 two areas were designated as enterprise parks. Permission has been granted for a warehouse type development on the larger of these sites. Work on this development has not yet commenced.

Policy

TAL 10 *To ensure that Tallanstown develops a sustainable economic base by seeking to provide a range of employment opportunities locally.*

TAL 11 *To facilitate new retail and commercial development commensurate with Tallanstown's population size, location and traditional built environment.*

12.6 Infrastructure

Within the village area there are four road junctions in addition to accesses to the various residential developments. A textured surface has been provided in order to indicate that this is a shared pedestrian and vehicular space. This seeks to minimise conflict between traffic, pedestrians and cyclists. In recent years footpaths have been upgraded, speed platforms installed, new public lighting standards erected, disability crossings installed and overhead services were under-grounded. Further road scheme improvements, the overlaying of sections of road surface in the village centre along the southern approach to the village and the provision of a new section of footpath are proposed. It is crucial that the centre of the village is easily assessable and that it pleasant walk between the various uses and amenities.

Bus Éireann services Tallanstown on the Dundalk to Ardee Route. At present bus services drop off and pick up in the village core but infrastructure provision including timetables, seating and shelter is extremely poor.

Water is supplied from the Tallanstown public water scheme and ultimately may be integrated into the proposed Mid-Louth Regional Water Supply Scheme.

Given development commitments, there is very limited spare capacity in the wastewater treatment plant which services the village. This will be a constraint on future development.

Policy

TAL 12 *To facilitate the provision of a safe and assessable village centre.*

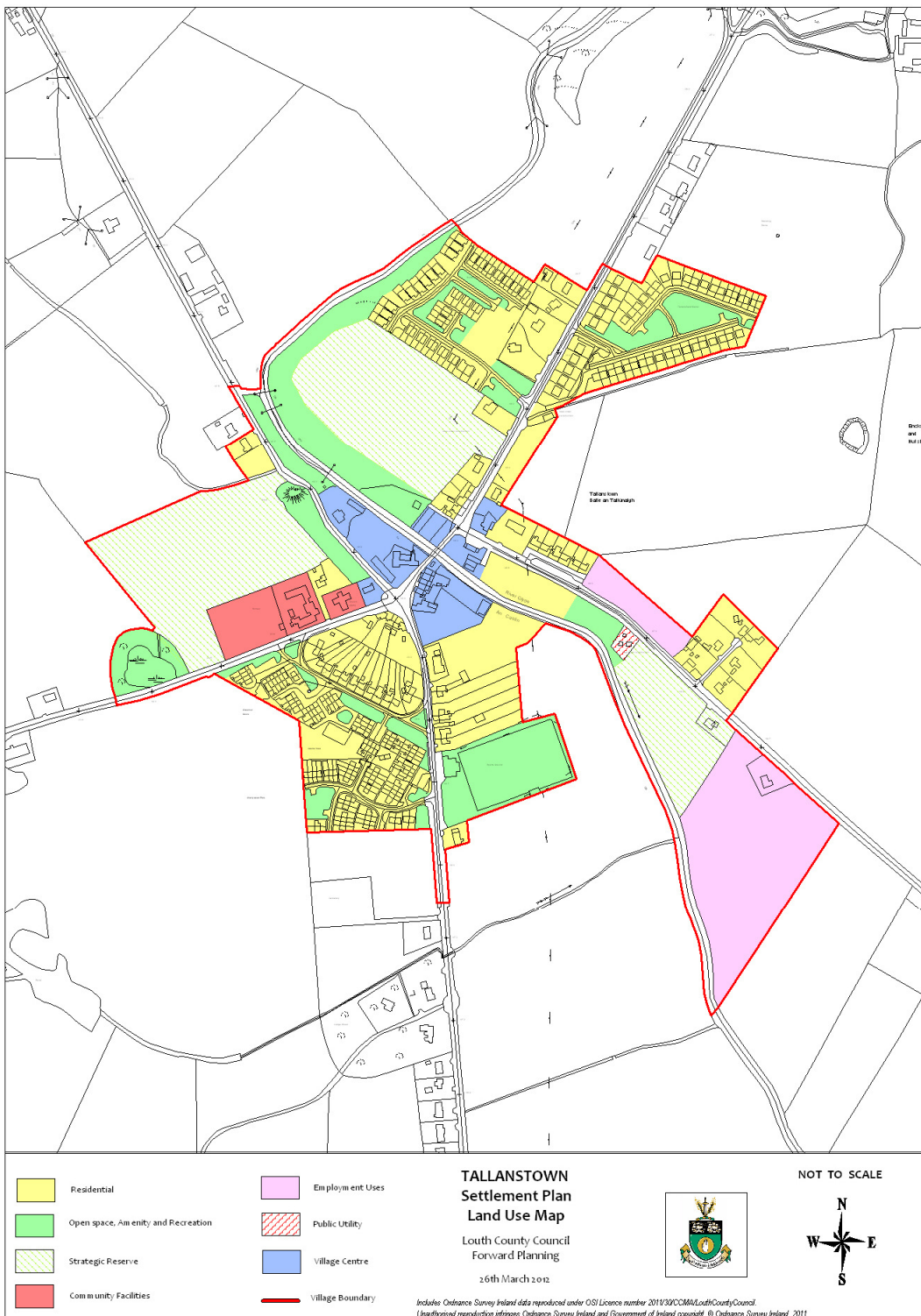
TAL 13 *To undertake further road and footpath improvements subject to the availability of funding.*

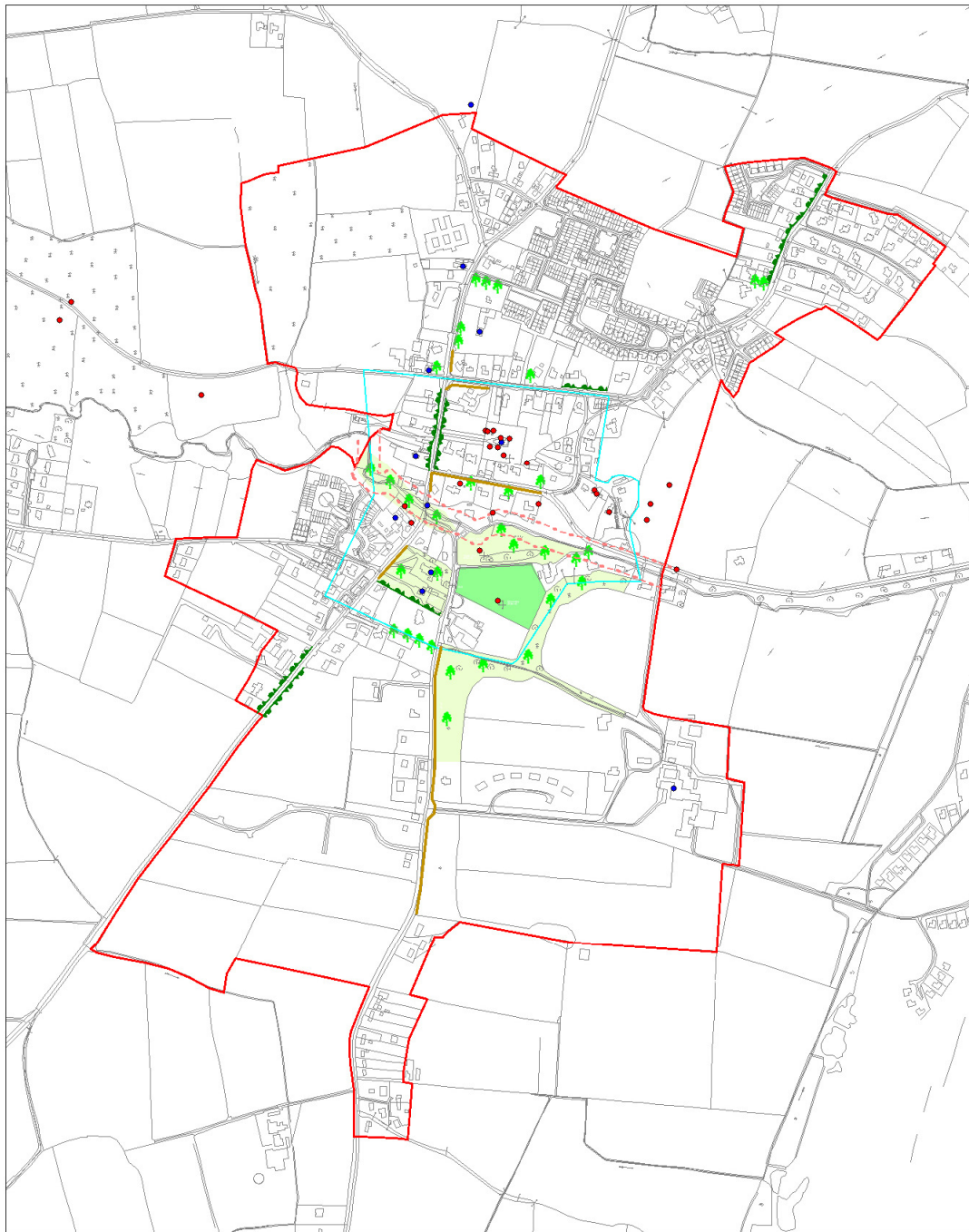
TAL 14 *To facilitate, with service providers, an expansion to the existing public transport services including the provision of bus infrastructure within the village.*

TAL 15 *To resurface the centre of the village and repair frost damaged roads.*

TAL 16 *To only permit development where there exists capacity within the waste water treatment plant to treat the discharges arising.*

TAL 17 *To require new residential or care facilities to be setback an appropriate distance from the boundary of the waste water treatment plant in the interest of public health.*





- Village Boundary
- Zone of Archaeological potential
- Trees & Hedgerows of Special Amenity Value
- An amenity/Open Space/ Recreation
- Riparian Buffer Zone
- Stone Walls & Louth Ditches
- Proposed Tree Preservation Order(s)
- Protected Structures
- Sites & Monuments

**Termonfeckin
Objectives Map**

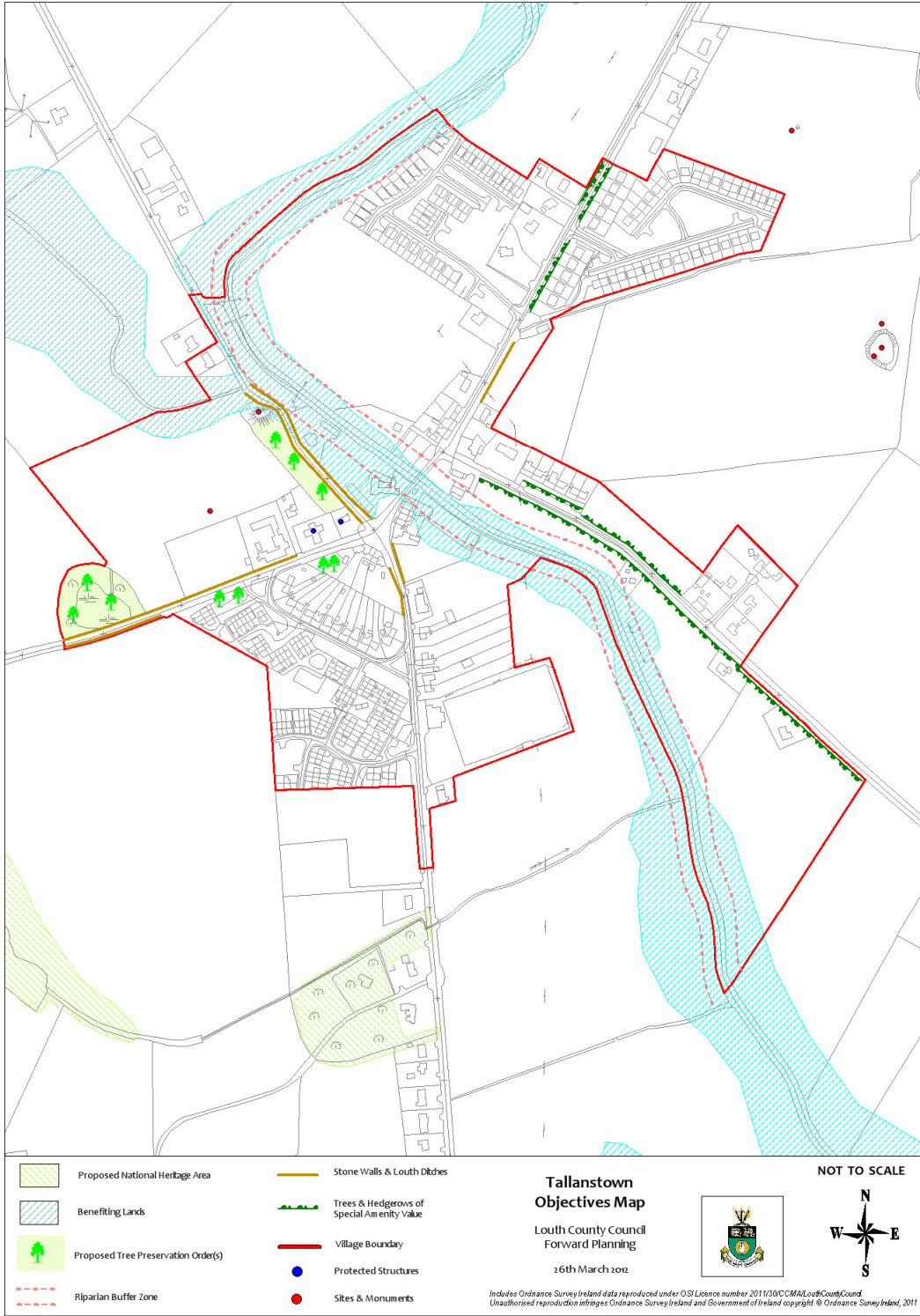
Louth County Council
Forward Planning
16th March 2012



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Chapter Thirteen

Termonfeckin

13.1 Plan Area

Termonfeckin is located to the south of County Louth some 7 kilometres from Drogheda. The older part of Termonfeckin is rustic in appearance. Lying in a valley transversed by the Ballywater River, it is set amidst a dense landscape of hedges and trees, with stone walls and hedging creating roadside boundaries. The two churches St Fechin's and the Church of the Immaculate Conception create strong landmarks. The pub and shops provide a focus to the village. Residential development in the centre of the village is typified by individual dwellings in large, heavily landscaped gardens.

Termonfeckin has experienced unprecedented pressure for new residential developments over recent years. These have not followed the original built form and boundary treatment, but comprise substantial suburban type housing developments accessed by single entrances. These are located mostly to the north of the village.

Along the coast road to the south of the village there is excessive ribbon development along both sides of the road. In an effort to curtail this type of development the 2003 local area plan encompassed these dwellings within the boundary. However this has resulted in further in-depth development exasperating this growth. Thus this area is no longer included in the settlement boundary and thus falls within the remit of the rural housing policy as set out in chapter 4.

Policy

Term 1 To support Termonfeckin in its role as a local rural service centre for its population and that of its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village's heritage, the natural and built environment are enshrined.

13.2 Population and Housing

The population of Termonfeckin grew extremely rapidly from 2002 to 2006. This intense pressure for residential development was primarily due to the village's proximity to Drogheda and the Dublin – Belfast motorway. The population within the plan area increased from some 567 persons in 2002 to 1,365 in 2010. Duffs Farm, the Stables and the Spires are larger developments which have contributed to this growth.

Prior to 2000 the vast majority of new housing developments were constructed by the council. These included Windmill Cottages, Newtown Cottages and Orchard Villas. The council has recently completed Rathview which comprises a further 67 residential units.

There exist planning commitments for 186 additional dwelling units within the settlement boundary. These includes two substantial unfinished residential developments namely Ballywater Meadows to the north and Belfedock Manor to the south. In the former, only six dwellinghouses of the 70 granted permission have been constructed and are

occupied and in the latter two houses of 51 granted permission have been constructed and remain vacant. Works on these sites have ceased for a considerable period of time due to the collapse of the construction industry and economic climate over recent years.

There remains approximately 54 hectares of undeveloped lands within the boundaries of the settlement plan. These have previously been zoned for a combination of residential development, possible future residential expansion, town centre / mixed use development, and strategic land reserve.

Over this Plan period it is proposed to promote and facilitate limited population growth in locations closest to the village centre. As the village is characterised by mature vegetation, all new development should generate a proper landscape response including, where appropriate, stone wall and hedgerow boundaries.

Policy

Term 2 *To promote and facilitate limited residential development that is commensurate with the nature and extent of Termonfeckin, within landscaped settings with comprehensive stone and hedgerow boundary treatments, in compliance with the Core Strategy.*

13.3 Community Facilities

Community facilities in the village comprise of the following:

Table 13.1 Termonfeckin Community Facilities

Facilities	Numbers
Church	2
Centra Supermarket	1
Pubs	2
Health Centre	1
Community Centre	1
National School	1
Restaurant / Café	2
Hotel	1
B&B	2
Playing Fields	1
Crèche	1
Post Office	1
Credit Union	1
Recycling Facilities	1
ATM	1
Hairdresser / Barber	1
Petrol Filling Station	1
Nursing Home	1

The level of community services in the village centre has not expanded greatly in tandem with the growth in population experienced. The Waterside Hotel has however been extensively refurbished and the Centra Store does provide for the day to day needs of the community. Drogheda which is just 7 kilometres south of the village, offers an extensive range of services.

Termonfeckin is home to An Grianán. An Grianán is located in substantial grounds and offers a wide variety of courses for adults. In close proximity to the village there are two international links golf clubs, County Louth Golf Club and Seapoint Golf Club. Termonfeckin Strand is also located close to the village. The Strand is an attractive beach and provides excellent recreational opportunities both for locals and day trippers. Termonfeckin Soccer pitch is located within the village boundary while the Gaelic grounds are located some distance away at Beaulieu.

The numbers of pupils attending Termonfeckin mixed National School has increased from 205 pupils in 2002 to 293 in 2010 and currently does not have the capacity to cater for additional pupils. It has applied to the department for an extension to accommodate four additional classrooms. Similarly the numbers attending Scoil Muire Gan Smal have increased from 143 pupils to 241 over the same period. Two new classrooms are being constructed which will be capable of accommodating an additional 35 students.

Policy

Term 3 *To maintain and enhance existing, and provide additional community facilities and services to serve the residents of Termonfeckin and surrounding rural area.*

Term 4 *To secure the provision of a playground in the village.*

Term 5 *To retain and enhance existing trees and vegetation throughout the village area.*

Term 6 *To improve comprehensive pedestrian and cycling linkages to and within the village centre and between residential areas, schools and recreational areas.*

13.4 Natural and Built Heritage

The centre of Termonfeckin lies within a valley which provides a sense of enclosure and shelter in comparison to the exposed coastal area nearby. Within the village the Ballywater River and vegetation provides a strong connection to the landscape. Many of the streets in the centre of the village are narrow and enclosed which adds to the rustic character and charm of the village. New development which is located on the arterial roads is not however consistent in form or character. Given the quantity of undeveloped lands within the boundary of this settlement it is important that the village form is defined and that views of the two churches remain unimpeded.

The Ballywater River is visually attractive and represents an opportunity to open up the river to provide a riverside walk within a riparian corridor and provide an enhanced recreational role.

The central area of Termonfeckin is designated an *Area of Special Archaeological Interest* which is afforded protection under the *National Monuments Act*, as demarcated by the accompanying Objectives Map. It is important to ensure that future development shall not be detrimental to the character of the archaeology within the village.

There are ten protected structures within the boundary of the village as detailed in the following table and the locations of which are illustrated on the objective map.

Table 13.2 Termonfeckin Protected Structures

ID Number	Name of Structure
LHS 022-005	Church of The Immaculate Conception
LHS 022-006	Bridge
LHS 022-007	Termonfeckin Thatch
LHS 022-008	St Fechin's Church & High Cross
LHS 022-009	Termonfeckin Castle
LHS 022-010	Newtown House/An Grianan
LHS 022-020	Termonfeckin Parochial House
LHS 022-022	House
LHS 022-024	Highfield House
LHS 022-025	Curates House

There are a number of archaeological features within the village which are contained within the Record of Monuments and Places. Their locations are illustrated on the objectives map.

Policy

Term 7 To seek that all new developments are set within heavily landscaped settings with comprehensive stone and hedgerow boundary treatments.

Term 8 To comply with Policy CON 21 and CON 22 (Chapter 2) to ensure the protection and conservation of the village's special monuments and archaeological sites.

Term 9 To protect and conserve the protected structures within the village.

Term 10 To preserve the views of the St Fechin's and the Church of the Immaculate Conception.

Term 11 To establish a minimum 20 metre wide riparian corridor free from development along each bank of the Ballywater River, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank.

13.5 Commercial and Enterprise Development

There is no major commercial enterprise within Termonfeckin village. However in total the 2006 census revealed that some 200 people were employed in the village. An Grianan would be the largest employer with other employment opportunities in the village being provided mainly by pubs, shops, schools and crèche.

The village has experienced very rapid, significant population expansion with new residents having an outward focus including commuting to Drogheda and further afield to work. It is important that the village creates a more sustainable living environment. It is intended that the proposed village centre zone should facilitate a blend of mainly residential and commercial, retail and social activities. Given the village's close proximity

to Drogheda it is not considered prudent or necessary to zone lands for an enterprise park or similar uses.

Termonfeckin's location near Drogheda and the M1 motorway means that it is easily accessible to a large population. In the village the Waterside Hotel, Highland House and Triple House Restaurant provide accommodation and restaurant facilities close to attractions which include the coast, golf courses and Boyne Valley. It is ideally placed to capitalise on the demand for short breaks particularly in the context of the wealth of attractions located in nearby Drogheda and the associated Boyne Valley.

Policy

Term 12 To seek that Termonfeckin village centre develops a mixture of residential, commercial, retail and social uses.

Term 13 To facilitate new services and commercial development commensurate with its population size, location and traditional built environment.

Term 14 To support and promote sustainable tourism development in Termonfeckin.

Term 15 To support the development of the Coastal Trail from Omeath to Baltray, in so far as it relates to Termonfeckin.

13.6 Infrastructure

The village is served by the Dublin to Grangebellew bus service (Service 189). The service is limited to four buses running daily. While the Rural Transport Initiative runs a local service once a week, public transport services are very limited given the village's population.

Termonfeckin is supplied with water from Drogheda and is augmented by well sources. Particular care must be taken when assessing proposal for any activities or developments which are within the Groundwater Source Protection Zones associated with well sources in the plan area, as detailed on the objectives map, in order to militate against contamination. Sewage is pumped to Drogheda wastewater treatment plant which has adequate capacity.

Recently, to improve road safety, traffic lights and a pedestrian walkway have been provided at the bridge in the village. Resurfacing works are to be undertaken along the Sheetland Road and in the Duff Farm area and measures to enhance safety at the primary school.

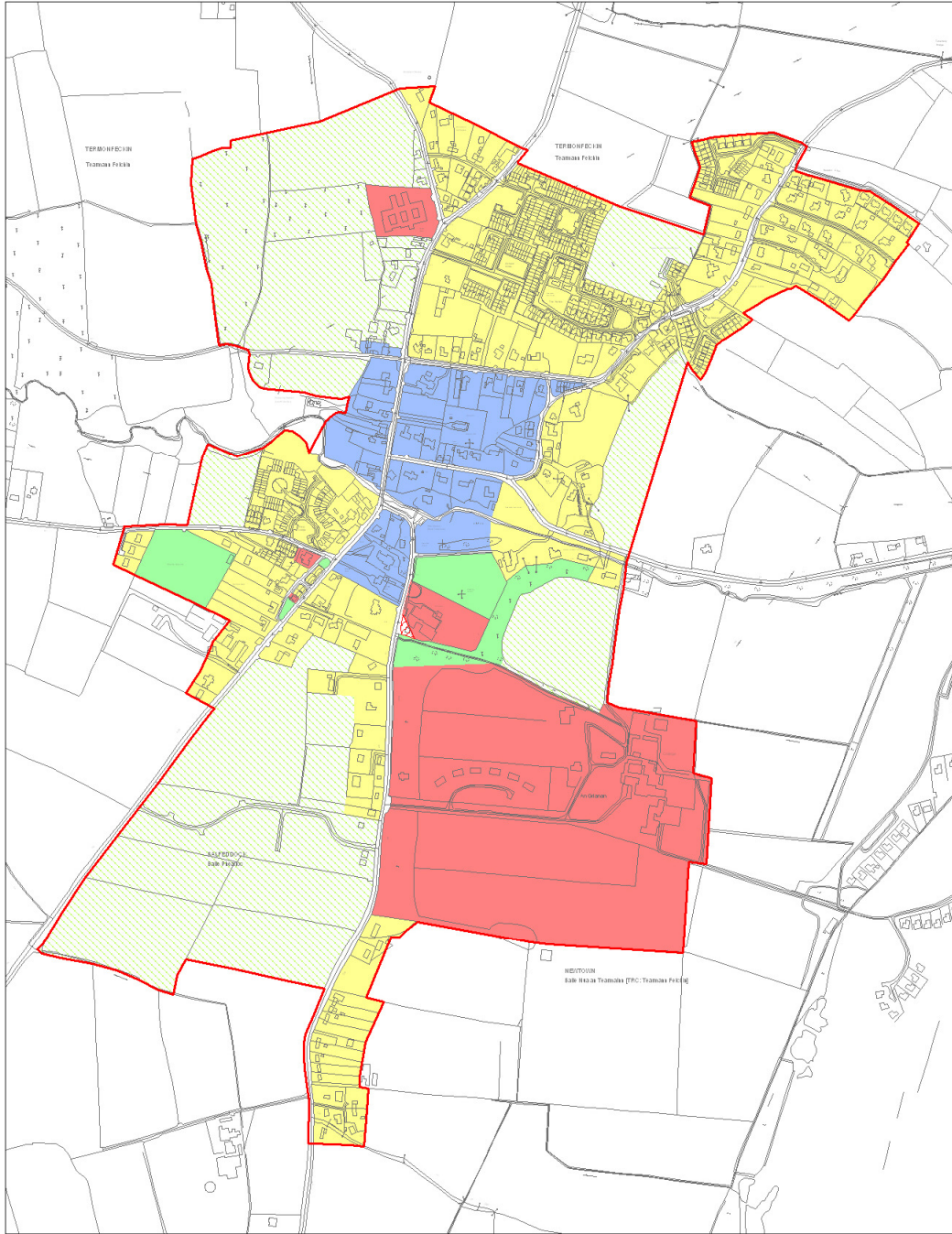
Policy










Term 16 To facilitate the further development of the public transport system.

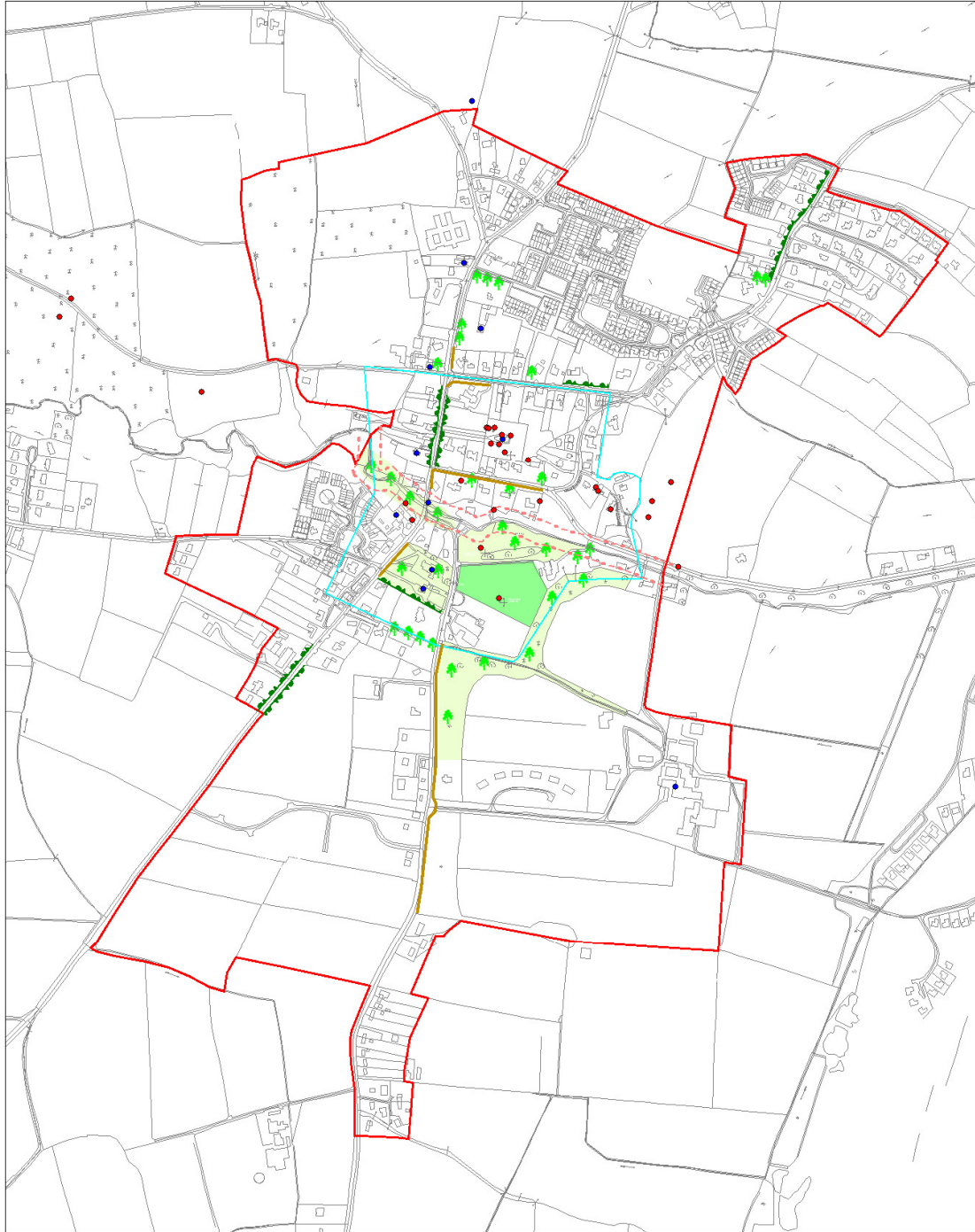
Term 17 To continue to undertake road improvement schemes and to install safety measures in the vicinity of the primary school.










Term 18 To ensure an adequacy of water supply.

Term 19 *To protect the existing groundwater source and aquifer and control development within the Groundwater Source Protection Zones (see objective map) in a manner consistent with the recommendations of the Termonfeckin water supply scheme ground water protection zone study.*



	Residential		Public Utility	<p>TERMONFECKIN Settlement Plan Land Use Map Louth County Council Forward Planning 26th March 2012</p> <p><small>Includes Ordnance Survey Ireland data reproduced under OSI Licence number 2011/2000MA/LouthCountyCouncil. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland, 2011</small></p>	<p>NOT TO SCALE</p> 
	Open space, Amenity and Recreation		Village Centre		
	Strategic Reserve		Community Facilities		
	Community Facilities		Village Boundary		




 Village Boundary	 Riparian Buffer Zone
 Zone of Archaeological potential	 Stone Walls & Louth Ditches
 Trees & Hedgerows of Special Amenity Value	 Proposed Tree Preservation Order(s)
 Amenity/Open Space/ Recreation	 Protected Structures
	 Sites & Monuments

Termonfeckin Objectives Map
 Louth County Council
 Forward Planning
 26th March 2012

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Chapter Fourteen

Tullyallen

14.1 Plan Area

Tullyallen is situated within the Boyne Valley area, in the southern part of County Louth. It is located approximately three kilometres from Drogheda just off the Drogheda to Collon Road. The village initially developed around the parochial house, church and the Morning Star Pub with a small number of detached houses on dispersed plots and St Malachy's Terrace comprising eight houses fronting onto a green space.

A disproportionate amount of residential development has taken place in Tullyallen since the late 1999's driven by commuter demand. Much of this suburban type residential development has been undertaken on a piecemeal basis with poor relations between each in terms of open space provision, orientation of buildings and connectivity between each other and the village amenities and community facilities. It has undermined the original rural character of the village somewhat and challenges community assimilation. This emphasises the importance for physical and social integration in future developments.

Policy

TUL 1 *To provide for limited additional growth commensurate with the size of the settlement and based on consolidation of the village and the provision of additional community and commercial services to meet the needs of the inhabitants.*

14.2 Population and Housing

Over the course of the past decade Tullyallen has been under threat of becoming a satellite settlement of Drogheda or even Greater Dublin. Since the early 2000's, pressure for private residential development has been intense due to the village's proximity to a major interchange on the Dublin – Belfast motorway and consequent easy accessibility to Dublin. The population within the plan area increased from some 416 persons in 2002 to 1,037 in 2008. Gleann Alainn, Townley Manor, Cnoc Na Grene, Ard Rath Wood, Moorecourt, Burton Hall and an additional eleven houses in Lavin Park contributed to this growth. They alone account for some 299 new housing units which based on an average household size of 2.6, could accommodate some 777 persons.

Since 2008 the population figure has remained quite stable. There are existing permissions for a further 67 dwelling units which potentially can accommodate an additional population of almost 175. The largest of these permissions, the Allenwood development on Watery Lane has been activated with about one-third of the 45 houses completed and occupied. Progress on this development is continuing, though at a very slow pace.

The zoning objectives contained in the Tullyallen Local Area Plan 2004 included 4.2 hectares of mixed village centre uses and 1.4 hectares for a mixed residential/medical centre. In conjunction with residentially zoned land there remains some 8 hectares of undeveloped lands.

Given the extant permissions it is not considered necessary or appropriate to prioritise additional lands for substantial multi-residential development in the village over the period of this Plan. Rather this Plan will seek to direct development towards the centre of the village, to avail of substantial infill and brownfield sites.

Policy

TUL 2 To make provision for only limited new residential development that would help to consolidate and integrate existing residential areas, in compliance with the Core Strategy.

14.3 Community Facilities

The level of community facilities and services has expanded and all are centrally located adding to the physical fabric of the village core. They enhance the appeal of and help to sustain the village. Drogheda, which is just 3 kilometres from Tullyallen, offers an extensive range of services.

Table 14.1 Tullyallen Community Facilities

Facilities	Numbers
Church and Graveyard	1
Mace supermarket	1
Pub	1
National School	1
Pharmacy	1
Hair saloon	1
Crèche	1
Takeaway	2
Butcher	1
Playing field	1
Credit Union	1
ATM	1

Over the period of the previous plan Scoil na Tulach Aluinn has been extended and modernised. The number of pupils attending has steadily increased and in 2010 some 336 pupils were enrolled. There remains capacity for some 20 to 25 additional students. Tullyallen is home to Glen Emmets GFC whose grounds have been notably upgraded including the provision of a club house.

It is important that this plan continues to build on these facilities, utilising opportunities to provide improved and new facilities and services that complement those already available in the village, in the most accessible locations.

Policy

TUL 3 To encourage the provision of additional community facilities to serve the needs of the population of Tullyallen and adjoining rural areas.

TUL 4 To promote and facilitate the provision of formal play and recreation areas including children's play areas.

TUL 5 To seek the provision of pedestrian and cycling linkages to King Williams Glen, Townley Hall and the Boyne Valley.

14.4 Natural and Built Heritage

One of Tullyallen's greatest assets is its rural setting. Lying within the Boyne Valley and at the head of King Williams Glen, an Area of High Scenic Quality to the south and the Drogheda green belt to the north, it is considered that designations as set out in the Louth County Development Plan 2009 -2015 will assist the village in retaining its rural setting and protect the surrounding unspoiled rural landscape and impressive views.

A portion of King Williams Glen is included in the River Boyne and Blackwater SAC and is a proposed Natural Heritage Area (pNHA) within the limits of this plan. An area of land adjoining the Glen has been identified for amenity and recreational uses. It is crucial that the future development of these lands will enhance the appreciation of this glen and woodlands which are considered to be of national importance.

Mature trees, hedgerows and stone boundaries extend into the heart of the village and contribute to its attractiveness, character and visual amenities. These natural features should be integrated within new development.

Historically Tullyallen is very significant in that it played a role in the 1690, Battle of the Boyne. Occupying prominent sites within the village are Mellifont Parish Church and the parochial house dated 1898 and c. 1900 respectively. These are protected structures. Tullyallen is rich in archaeological features which are afforded protection under the *National Monuments Act*, as demarcated by the accompanying Objectives Map. It is important to ensure that future development shall not be detrimental to the character of the archaeology within the village.

Table 14.2 Tullyallen Protected Structures

ID Number	Name of Structure
LHS 024-013	Parochial House
LHS 024-014	Mellifont Parish Church

Policy

TUL 6 To retain Tullyallen's distinct rural setting and enhance the northern and eastern approaches to the village.

TUL 7 To retain and protect from damage all trees, hedgerows and boundaries that contribute to the environment, including those identified by the objectives map.

TUL 8 To ensure any permitted development will not be detrimental to sites of archaeological interest, protected structures or their settings and to ensure that proposed development acknowledge and be sensitive to the wider landscape setting north of the Buffer Zone of the Brú na Bóinne World Heritage Site.

TUL 9 To comply with Policy CON 11 to CON 15 (Chapter 2) in respect to River Boyne and River Blackwater SAC and King William's Glen proposed National Heritage Area (pNHA).

14.5 Commercial and Enterprise Development

In 2006 there were only 34 persons employed¹¹ in the village. Relative to the size of the population this was extremely low and demonstrates how unsustainable the growth of this village has been. To secure a spread of employment opportunities throughout the county, commercial and employment opportunities commensurate with the needs of the village population will be encouraged primarily within the village core. However other locations within the development boundary will be considered where it is demonstrated to the satisfaction of the planning authority that no suitable site exists within the village core.

The village lies at the core of the historic Boyne Valley and as such, affords easy access to a broad range of attractions including Townley Hall, its woodlands and golf course, King Williams Glen (pNHA), Brú na Bóinne, Mellifont Abbey, and Monasterboice. These historic, natural and built attractions contribute to the appeal of the village and give it the potential to be an attractive tourist destination particularly in relation to short breaks.

Policy

TUL 10 *To encourage commercial and employment opportunities primarily within the village core, commensurate with the needs of the village population while preserving the residential amenities of any adjacent properties.*

TUL 11 *To promote and support sustainable tourism development in Tullyallen.*

TUL 12 *To utilise opportunities to provide shops, facilities and services that complement those already available in the village, in the most accessible central locations at are on a scale that is commensurate with the needs of the existing and anticipated population of Tullyallen.*

14.6 Infrastructure

The village has benefited from a significant village renewal scheme carried out from the R169 through to King William's Glen. To enhance the safety of road users and pedestrians road markings are to be provided and signage and flashing beacon lights installed in vicinity of the primary school.

Tullyallen is served by the Drogheda to Ardee bus route which is limited to five buses running daily. The Rural Transport Initiative provides a weekly service between Collon and Drogheda on Fridays.

Environmental improvements have been completed over recent years providing a comprehensive treatment of pedestrian linkages to and within the village. These have included the realignment of junctions to provide footpaths, improved pavement surfaces, street lighting and landscaping to create a more accessible and attractive pedestrian environment.

The upgrade of the waste water treatment plant serving Tullyallen in 2005 increased its capacity from 500 population equivalent (PE) to 1500. However, given development that has been undertaken since then and the amount of committed load there remains only very limited capacity.

¹¹ CSO POWCAR Data 2006

Tullyallen group water scheme and the council network supplied from Drybridge Wells serve the village. Water conservation is very important as the water supply is currently somewhat limited. It is envisaged that in the medium term Tullyallen will be supplied from Drogheda.

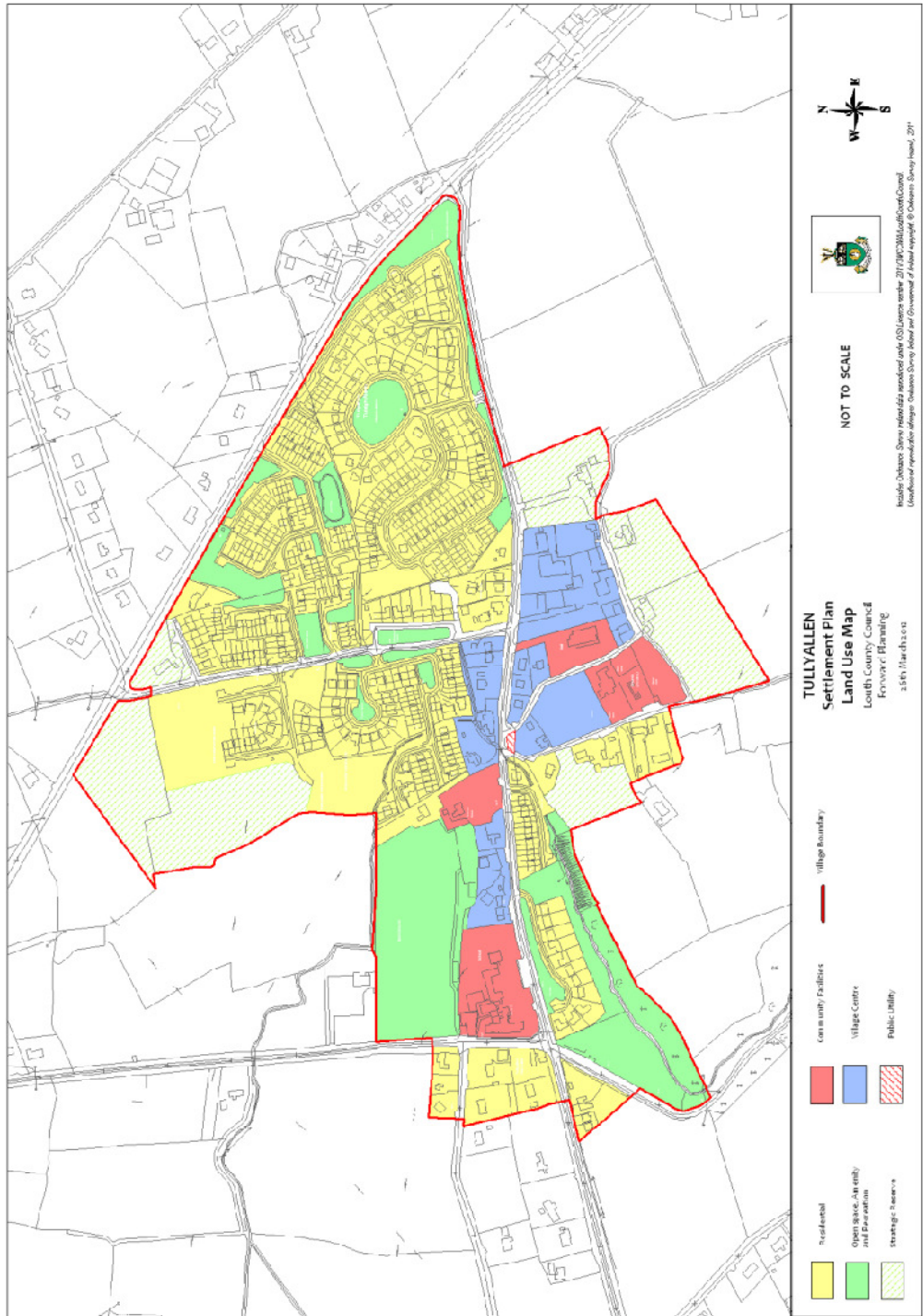
Policy

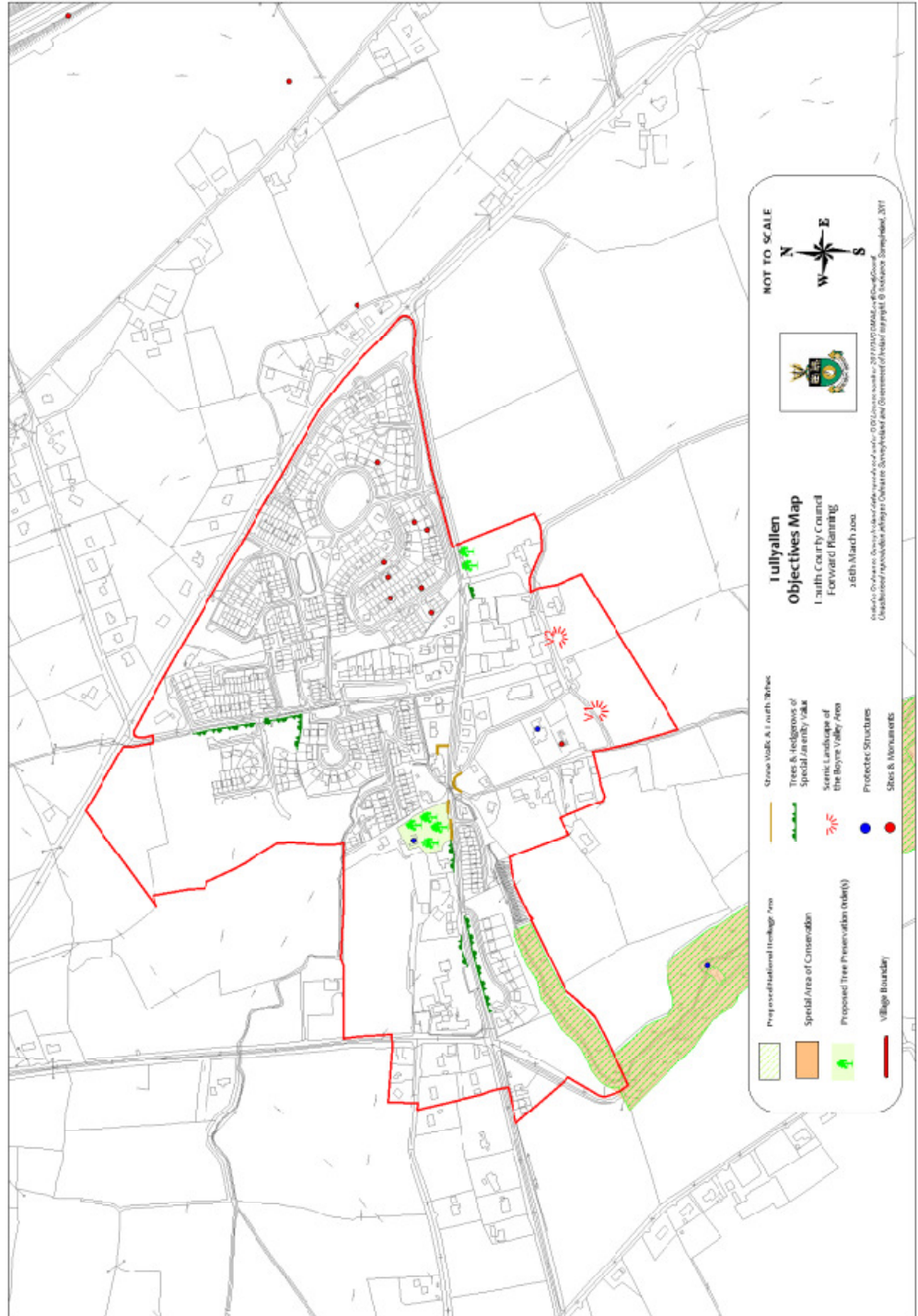
TUL 13 To undertake road safety measures in the vicinity of the primary school.

TUL 14 To permit new development only where the council is satisfied that the waste water treatment plant and water supply has adequate capacity to cater for committed development and sustainable growth.

TUL 15 To facilitate, with service providers an expansion to the existing public transport services and bus infrastructure.

TUL 16 To retain and protect streams in order to alleviate flood risk and impact on receiving waters.





Part 3
Amendments to
Louth County
Development Plan 2009 – 2015

Amendments to the Louth County Development Plan 2009 – 2015.

This Variation consists of the inclusion of settlement plans in the written statement, inclusion of land use zoning maps and objective maps pertaining to each of these settlements and the amendment of development zones to the Louth County Development Plan 2009 – 2015.

In this document changes to the text follow the format of the County Development Plan with the relevant chapter headings and page numbers. This has been undertaken in a tabulated format. Omissions from the text are denoted using ~~strikethrough~~ and additions by using **bold** text. This facilitates comparison between the adopted County Development Plan and the Variation No 3.

Chapter 1		
Introduction		
Amendment to Section / Policy No.	Amendment	Page no. of CDP
Section 1.1.1 Plan Coverage	<p>The Plan does not set out detailed policies for Ardee and Dunleer which are contained in their respective local area plans, 2010-2016. Settlement plans are included for the thirteen Category I Settlements in appendix 11. Detailed policies for Category II (a) and II (b) Settlements are contained in chapter 4. The detailing of policies for individual towns and villages throughout the county will be achieved through a review of the existing local area plans which will commence during the Plan's operating period.</p>	17
Section 1.5.8 Local Area Plan	<p>In accordance with Sections (18), (19) and (20) of the <i>Planning and Development Act 2000</i>, subject to section 19(2B) (inserted by section 12 of the Act of 2010), provision is made for the making of local area plans for any area falling under the jurisdiction of a planning authority. Section 19(1) (b) imposes an obligation on a planning authority to prepare local area plans in respect of any area which is designated as a town in the most recent census of population, has a population in excess of 2000 5000 and is situated within the functional area of a planning authority. The Ardee Local Area Plan is the only mandatory local area plan required under the planning Acts.</p> <p>In the context of Louth, the need for the creation of a series of local area plans grew out of the unprecedented levels of development. The purpose of these local area plans is to provide a more detailed framework and response to the development needs of specific towns and villages within the overall framework of the Plan. An important feature of this process is that it provides an opportunity for local communities to participate in the preparation of the plan for their own area. The plans also contain more specific proposals in terms of the use of land and zoning objectives.</p>	22

Under the *County Development Plan 2003-2009*, a total of fifteen local area plans were prepared for the settlements listed below. In addition to these a local area plan was prepared for the North Drogheda Environs.

Table 1.1: Local Area Plans

Annagassan	Dunleer
Ardee	Knockbridge
Castlebellingham/Kilsaran	Louth
Carlingford	Tallanstown
Clogherhead	Termonfeckin/Baltray
Collon	Tullyallen
Dromiskin	Omeath

The council has reviewed the Ardee and Dunleer local area plans in 2010. In conjunction with the preparation of the core strategy settlement plans have been prepared for the remainder of the settlements listed in table 1.1. The council will commence the review process of the various local area plans upon completion of this Plan.

A review of the Local Area Plan for North Drogheda Environs 2004 will be undertaken.

Chapter 4

Settlement Strategy

4.3.5 Level 3: Category I Settlements	Level three contains thirteen Category I Settlements. and represents villages and towns with populations of fewer than 1,500. All of these Category I Settlements are covered by local area settlement plans . which will be subject to review on the adoption of the <i>County Development Plan</i>.	96
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Policy SS8	SS 8 To review the local area plans for Category I Settlements following the adoption of the <i>County Development Plan</i>.	96
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Chapter 11 Water Services

Additional Policies WS 41	Development proposals for the lands identified by this SFRA, the Draft	
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<p>WS 42</p>	<p>Preliminary Flood Risk Assessment of the National Catchment-based Flood Risk Assessment and Management programme, future flood risk assessment studies or otherwise reasonably adjudged to be at risk from flooding by the planning authority shall be the subject of a site-specific flood risk assessment appropriate to the type and scale of the development being proposed.</p> <p>Development proposals within the rural areas of the county on lands identified by the Draft Preliminary Flood Risk Assessment of the National Catchment-based Flood Risk Assessment and Management programme, future flood risk assessment studies or otherwise reasonably adjudged to be at risk from flooding by the planning authority, shall be the subject of a site-specific flood risk assessment appropriate to the type and scale of the development being proposed.</p>	<p>262</p> <p>262</p>
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