

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

# CASTLEBELLINGHAM/ KILSARAN

Volume 2  
Self-Sustaining Towns

## 2 CASTLEBELLINGHAM/KILSARAN

### 2.1 TOWN CONTEXT/CHARACTER

Castlebellingham/Kilsaran is located c.14km south of Dundalk and c.24km north of Drogheda along the R132, the old Dublin to Belfast Road. Although they are two separate settlements, due to their proximity to each other, they were merged under one boundary in the County Development Plan 2015-2021. To avoid coalescing, an area of open space has been identified between the settlements. This will enable each settlement to retain their individual character.

Castlebellingham's history is linked with the Bellingham family and the brewing industry. The town has a rich built heritage including Bellingham Castle and the picturesque group of Widows Cottages.

The town centre consists of a mixture of modest two storey residential and commercial units. The exception is the former malt house, a three storey landmark brick building which has been converted to commercial use at ground floor level with residential development above.

Kilsaran is located 400metres directly south of Castlebellingham. It has a linear form and contains more modern housing estates and industries.

Bellingham Demesne and the River Glyde are centrally located within the Castlebellingham/Kilsaran settlement boundary and make an important contribution to the landscape setting and character. The mature trees in the settlements add to the character and sense of place.

**Table 2.1: Settlement Overview**

Settlement Overview	
<b>Position in Settlement Hierarchy</b>	Self-Sustaining Town
<b>2016 Population</b>	1,126
<b>2011 Population</b>	1,035
<b>Percentage Change 2011-2016</b>	8.8%
<b>Housing Stock 2016</b>	510
<b>Residential Units granted since 2015</b>	59 units (8 units completed)
<b>Housing Allocation 2021-2027</b>	65 units
<b>Population Projection 2027</b>	1,236
<b>Education Facilities</b>	Scoil Mhuire gan Smál
<b>Community Facilities</b>	Church, Garda station, nursing home and crèche, playground and GAA pitch.

Settlement Overview	
<b>Architectural Conservation Area (ACA)</b>	Yes
<b>Protected Structures</b>	20
<b>Zone of Archaeological Potential (ZAP)</b>	No
<b>Views and Prospects</b>	No
<b>Adjacent to European Sites</b>	No
<b>Strategic Flood Risk Assessment</b>	Flood Zones A & B on land located along the River Glyde. Pluvial flooding elsewhere on lands within the development boundary. Manage flood risk and development in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities.
<b>Water Services Infrastructure/Capacity</b>	Castlebellingham/Kilsaran is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing. There was limited capacity in the Castlebellingham Waste Water Treatment Plant at the time of writing.

## 2.2 OPPORTUNITIES

- Development of strategically located ‘General Employment’ lands.
- Sensitive restoration and reuse of historic and vernacular buildings.
- Improve visual amenity of nodal points.
- Facilitate development of Castlebellingham/Kilsaran as a tourist destination.
- Provision of a walkway/cycleway along the River Glyde.

## 2.3 SETTLEMENT AND HOUSING

Castlebellingham/Kilsaran experienced significant residential growth in the 1990’s and early 2000’s with a concentration of residential development in the centre and some ribboning along the town’s arterial routes. Until very recently there has been limited demand for residential development.

The development strategy for the town will facilitate incremental growth focused on the build out of extant permissions and the consolidation of the urban core. Employment generating development will be focused on the lands to the north-west of the town centre. Opportunities to strengthen the tourism potential of the town will continue to be supported.

## 2.4 ECONOMY AND EMPLOYMENT

Castlebellingham/Kilsaran is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail, and retail service units include; pubs, restaurants and cafes, pharmacies, butchers and fast food outlets as well as a local shop associated with the petrol station to the north.

Castlebellingham/Kilsaran has a Jobs:Workforce ratio of 0.65 which is the second highest Jobs: Workforce ratio of all the Self Sustaining Towns. This ratio is a reflection of the town's well-established industrial base which includes Laundry Machines Ireland, Standard Brands, PMC Bonding and Logistics Ltd and Kilsaran Concrete.

Given the towns established employment base and proximity to the M1 motorway, five parcels of land have been zoned as General Employment. Four sites encompass existing employment uses and allow for extension of same. An additional serviced but undeveloped site with an area of approximately 22 hectares is located to north of the R166.

Whilst it is acknowledged large scale employers may favour locating in Drogheda or Dundalk, there are opportunities to attract small-medium sized enterprises that could avail of the skilled workforce, some of whom have to travel outside the settlement for employment.

The restoration of Bellingham Castle has increased the number of visitors to the town. There is potential to further develop the local tourism sector by encouraging those attending events to stay for a longer period.

The town has a rich heritage within a picturesque setting on the River Glyde and offers an attractive historic built environment. Furthermore, given the town's strategic location in close proximity to the M1, it could also be used as a base to explore other tourist attractions in the vicinity. If the number of visitors and duration of their stay increased, further employment opportunities in the tourism and hospitality sector will arise.

## 2.5 WATER SERVICES INFRASTRUCTURE

Castlebellingham / Kilsaran is served by the following water services infrastructure:

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

**Wastewater:** There was limited capacity in the Castlebellingham Waste Water Treatment Plant at the time of writing.

## 2.6 MOVEMENT

Castlebellingham /Kilsaran is located along the R132 (the former Belfast to Dublin Road) and is accessible from the M1 Motorway via the R166.

There is a regular public transport service, which includes hourly bus services linking Newry with Dundalk, Drogheda and Dublin. These services are complemented by a limited local Bus Éireann service to Annagassan via Castlebellingham.

## 2.7 NATURAL HERITAGE

Bellingham Demesne, which is located to the west of the settlement is included in the National Inventory of Heritage Gardens and Designed Landscapes.

The River Glyde is an attractive feature traversing the centre of the settlement area. In many parts, the land adjoining the river edges remains undeveloped and the provision of a 10m riparian strip either side of the river bank will provide an opportunity to explore the feasibility of developing a public access, which would improve the public amenity potential of the River.

There are trees and woodlands throughout the Plan area, which make an important contribution to the natural environment and amenities of the town.

Trees and woodlands, which have been identified as being of special amenity value are illustrated in the Castlebellingham/Kilsaran Composite Map.

## 2.8 BUILT HERITAGE

The town has considerable architectural interest and thus part has been designated an Architectural Conservation Area (ACA), thereby preserving its historic street pattern and character.

There are 20 Protected Structures within the boundary of the town as detailed in Table 2.2 below.

**Table 2.2: Protected Structures in Castlebellingham/Kilsaran**

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

ID Number	Name of Structure
LHS 015-034	Water Pump – erected c. 1880
LHS 015-035	P.J. Byrne Public House built c. 1860
LHS 015-036	Owen Breen Victualler, House & shop c.1880
LHS 015-056	First World War Memorial Village Green 1919

## 2.9 SOCIAL INFRASTRUCTURE

Castlebellingham/Kilsaran enjoys well-developed community facilities and services. These include *inter alia*; local shops, pubs, cafes, pharmacies, butchers, hairdresser, bookmakers, hotel and fast food outlets. Additionally there is a Church, school, playground, credit union and Garda Station.

### 2.10 URBAN DESIGN AND PUBLIC REALM

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

Castlebellingham/Kilsaran has benefited from the construction of the M1 motorway which has removed heavy Dublin – Belfast through traffic from the settlement, thus creating a more pleasant environment for residents and visitors.

Considerable investment has been made to the public realm including landscaping, lighting, paving and the provision of street furniture.

The R166/ Main Street junction is an important entrance node to the north of the town.

There is an opportunity to strengthen and improve the visual amenity of this entrance node through the sensitive development of greenfield and brownfield sites.

The composite map for the settlement has identified an area of potential public realm enhancement. See Table 7 in Appendix 8 – Green Infrastructure Strategy (Volume 3).

### 2.11 POLICY OBJECTIVES

The Policy Objectives set out below are in addition to those included in the Written Statement in Volume 1 of the County Development Plan. To avoid repetition Policy Objectives have only been restated where they have particular relevance to the settlement.

These should, therefore, be read in conjunction with the Policy Objectives and Development Standards and Guidance set out in Volume 1 of the County Development Plan.

### 2.11.1 Settlement and Housing

#### Policy Objective

<b>CAS 1</b>	To consolidate and strengthen the commercial and residential town centre of Castlebellingham/Kilsaran and encourage development, which will contribute to its character, preserve and enhance the quality of its attractive built and natural environment, while catering for the needs of all sections of the local community.
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#### Policy Objective

<b>CAS 2</b>	To support the role of Castlebellingham/Kilsaran as a local service and employment destination by facilitating development which will contribute to its economy and complements and enhances the town's attractive natural and built heritage.
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#### Policy Objective

<b>CAS 3</b>	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Castlebellingham/Kilsaran is not exceeded.
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#### Policy Objective

<b>CAS 4</b>	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.
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### 2.11.2 Economy and Employment

#### Policy Objective

<b>CAS 5</b>	To ensure that the town centre is the priority location for new commercial, retail and mixed use developments thereby creating opportunities to live, work and shop within the town and reduce the need to travel by private car.
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#### Policy Objective

<b>CAS 6</b>	To facilitate the expansion of existing employment opportunities in the town.
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#### Policy Objective

<b>CAS 7</b>	To promote and facilitate the provision of a range of employment and enterprise units on lands zoned for General Employment.
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#### Policy Objective

<b>CAS 8</b>	To seek to support and develop Castlebellingham/Kilsaran as a tourist destination.
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#### Policy Objective

<b>CAS 9</b>	To encourage the return of vacant buildings in the town centre to uses which complement its existing scale and character.
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### 2.11.3 Infrastructure

Policy Objective	
<b>CAS 10</b>	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Castlebellingham/Kilsaran within the Plan period.

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

Policy Objective	
<b>CAS 12</b>	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
<b>CAS 13</b>	To support the progression and delivery of social and community projects.

### 2.11.4 Movement

Policy Objective	
<b>CAS 14</b>	To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.

Policy Objective	
<b>CAS 15</b>	To investigate the development of walkways and cycleways at appropriate locations throughout Castlebellingham/Kilsaran including adjacent to the River Glyde.

Policy Objective	
<b>CAS 16</b>	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
<b>CAS 17</b>	To ensure that no development, including clearing or storage of materials, takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

Policy Objective	
<b>CAS 18</b>	To facilitate with service providers, an expansion to the existing public transport services including the provision of bus infrastructure within the town.

### 2.11.5 Natural and Built Heritage

Policy Objective	
<b>CAS 19</b>	To protect and enhance the unique characteristics and setting of Castlebellingham/ Kilsaran including its archaeological features, ACA and built and natural heritage elements.

Policy Objective	
<b>CAS 20</b>	Ensure new development will not adversely affect the site, setting, or views to and from Bellingham Demesne.

Policy Objective	
<b>CAS 21</b>	To promote the preservation of significant trees and hedgerows including those identified on the composite map and to manage these trees in line with arboricultural best practice.

### 2.11.6 Urban Design & Public Realm

Policy Objective	
<b>CAS 22</b>	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Castlebellingham/Kilsaran.

Policy Objective	
<b>CAS 23</b>	To protect and enhance the character of the town by requiring that the height, scale, design and materials of any proposed development has regard to the architectural heritage of the town and does not diminish its distinctive sense of place.

Policy Objective	
<b>CAS 24</b>	To seek to enhance the streets and spaces within Castlebellingham/Kilsaran through public realm improvements.

Policy Objective	
<b>CAS 25</b>	To seek to provide an attractive entrance node into the town.




**LEGEND**

**Land Use Category**

-  A1 Existing Residential
-  A2 New Residential Phase 1
-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space
-  I1 Tourism and Leisure
-  J2 Public Infrastructure and Utilities
-  L1 Strategic Reserve

**OPW PFRAM Study**

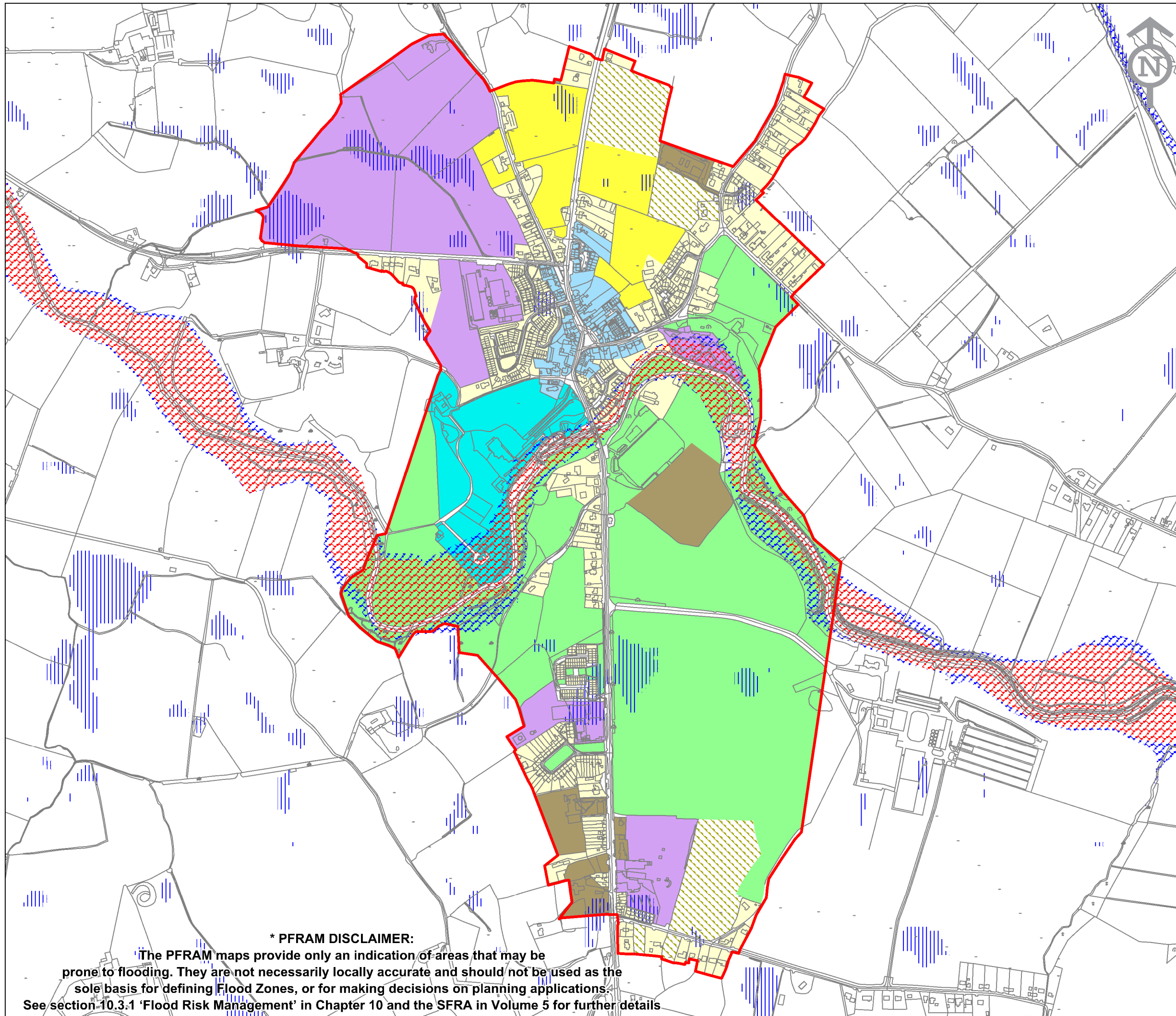
**\*See Disclaimer\***

-  Flood Zone A
-  Flood Zone B
-  Pluvial Flooding

**Settlement Boundary**



**Osi Vector Mapping**



**\* PFRAM DISCLAIMER:**














The PFRAM maps provide only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications. See section 10.3.1 'Flood Risk Management' in Chapter 10 and the SFRA in Volume 5 for further details



**LEGEND**

**Land Use Category**

-  A1 Existing Residential
-  A2 New Residential Phase 1
-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space
-  I1 Tourism and Leisure
-  J2 Public Infrastructure & Utilities
-  L1 Strategic Reserve

-  Settlement Boundary
-  Special Protection Area (NPWS)
-  Special Area of Conservation (NPWS)
-  Benefiting Lands (OPW)
-  Architectural Conservation Area
-  Potential for Green Infrastructure Enhancement (see Appendix 8)
-  See Table 7 in Appendix 8  
Green Infrastructure Strategy
-  Significant Trees & Hedgerows
-  Stone Walls & Louth Banks
-  Riparian Buffer Zone
-  Sites & Monuments (NMS)
-  Record of Protected Structures
-  Osi Vector Mapping

Flood Zones for Castlebellingham - Kilsaran are not indicated on this map. They can be viewed on the Castlebellingham - Kilsaran Zoning and Flood Zone map