

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

CLOGHERHEAD

Volume 2
Self-Sustaining Towns

3 CLOGHERHEAD

3.1 TOWN CONTEXT/CHARACTER

Clogherhead is located 12km north of Drogheda and 30km south of Dundalk. It is an attractive seaside town with a picturesque setting. The headland area to the east of the town is designated as an Area of Outstanding Natural Beauty (AONB). While Clogherhead has traditionally relied on fishing and to a lesser extent tourism for employment, in more recent years it has developed as a commuter settlement.

The original core of the town with its curved streetscape has retained much of its historic character comprising of single storey fishermen’s cottages and two storey vernacular buildings, many of which are located on long narrow plots. The main street largely comprises of residential units interspersed with commercial facilities.

Table 3.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 population	2,145
2011 Population	1,993
Percentage Change 2011-2016	7.6%
Housing Stock 2016	896
Residential Units Granted since 2015	12 units (0 completed)
Housing Allocation 2021-2027	75 units
Population Projection 2027	2,445
Education Facilities	Callystown National School
Community Facilities	Dreadnots GAA Club, playground, two crèches, St Michael’s Church, community hall, health care centre, Garda station, primary school and all weather flood lit football pitch.
Architectural Conservation Area (ACA)	None
Protected Structures	6
Zone of Archaeological Potential (ZAP)	None
Views and Prospects	Yes
Adjacent to European Sites	Clogherhead SAC

Settlement Overview	
Strategic Flood Risk Assessment	<p>Flood Zones A and B on lands to the east of settlement adjacent to Coast (outside settlement boundary). Pluvial flooding elsewhere on lands within the development boundary.</p> <p>Manage flood risk and development in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities</p>
Water Services Infrastructure/Capacity	<p>Clogherhead is located within the South and East Meath Water Resource Zone. There was limited capacity at the time of writing.</p> <p>There was limited capacity at Clogherhead Waste Water Treatment Plant at time of writing.</p>

3.2 OPPORTUNITIES

- Development as a sustainable tourism destination and living town.
- Development of lands zoned General Employment.
- Provision of additional walking and cycling facilities including looped walk to Port Oriel
- Provision of additional tourist accommodation including camper van facilities.
- Public realm improvements to Main Street

Future residential development will focus on protecting the setting of the town and consolidating the existing urban footprint by utilising brownfield and infill sites. Employment generating development will be focused on lands to the south west of the settlement. Opportunities to continue to strengthen the tourism potential of the town will continue to be supported.

3.3 SETTLEMENT AND HOUSING

Clogherhead experienced significant residential growth in the 1990's and early 2000's, with the town expanding in a westerly direction. The pressure for development has eased in more recent years and is evident by the limited level of residential construction during the previous plan period.

3.4 ECONOMY AND EMPLOYMENT

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

It originally developed as a small fishing village and today Port Oriel continues to function primarily as a fishing port.

The harbour area was recently upgraded providing facilities for large fishing fleets and sea anglers. The Council will continue to support the function and operation of the port and any related uses associated with the facility.

Notwithstanding the importance of the town as a fishing port, employment opportunities are limited. This is evident in the Job:Workforce ratio, which was 0.17 in 2016, the lowest of all settlements in the County.

The low Job:Workforce ratio is an indication of a weak employment base and that the settlement is dependent on outbound commuting for employment.

There are opportunities to improve the Jobs Ratio by building on the strengths of the settlement including its setting, blue flag beach and links to the fishing industry, which would assist in making the town more self-sufficient.

In recognition of the tourism potential of the town, the Council supports the upgrade of the coastal path from Clogherhead to Port Oriel and the development of a loop back into the town.

Improvements to tourism accommodation including campervan facilities, the upgrade of caravan parks and conversion of vernacular buildings into holiday accommodation will make Clogherhead more appealing to visitors and is therefore supported.

Support will also be given to local festivals such as 'Seafood Rocks' which attracts substantial visitors to the town.

This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

In addition to tourism and fishing, there are 7 hectares of land identified for General Employment uses to the west of the town centre that has the capacity to facilitate local enterprises or employment generating development.

3.5 WATER SERVICES INFRASTRUCTURE

Clogherhead is served by the following water services infrastructure:

Water: Clogherhead is located within the South and East Meath Water Resource Zone. There was limited capacity at the time of writing.

Wastewater: There was limited capacity at Clogherhead Waste Water Treatment Plant at time of writing.

3.6 MOVEMENT

The R166 links Clogherhead to Drogheda and Dunleer. The town is served by the Drogheda to Grangebellew public bus service (Service 189). This is augmented by the Rural Transport Initiative, which provides a weekly service between Clogherhead and Drogheda.

Connectivity and road safety in the town could be improved by providing an additional section of footpath between the Main Street and the residential areas located to the west of the town centre and increasing pedestrian priority at the Strand Road/Main Street junction.

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

3.7 NATURAL HERITAGE

The boundary of the settlement plan encompasses Clogherhead and Port Oriel. The adjoining headland is designated as an Area of Outstanding Natural Beauty (AONB).

The coastline to the east of the town is designated as a European Site, namely Clogherhead Special Area Conservation (Site Code:001459).

3.8 BUILT HERITAGE

There are six protected structures within the boundary of the town as detailed in Table 3.2 below.

There are seven archaeological features within the town, which are listed as Recorded Monuments and afforded protection under the National Monument Acts.

Table 3.2: Protected Structures in Clogherhead

ID Number	Name of Structure
LHS 022-014	Thatched House c.1800
LHS 022-015	Thatched Cottage
LHS 022-016	The Sail Inn Public House c.1850
LHS 022-017	Slip Thatch Cottage c.1800
LHS 022-018	Slip Thatch Cottage c.1800
LHS 022-019	Farm Yard Complex c.1810

3.9 SOCIAL INFRASTRUCTURE

Clogherhead has a blue flag beach, which provides many recreational opportunities for both locals and visitors. There is a RNLI lifeboat station in the town, which is a valuable resource to marine based activities including fishing and sailing in Clogherhead and the wider coastal area.

Within the town, there are facilities and services to cater for its population, day-trippers and holidaymakers.

Clogherhead enjoys well-developed community facilities and services.

These include *inter alia*; school, convenience store, health centre, pharmacy, local shop, pubs and takeaway, St Michael's Church and the Dreadnots Gaelic football grounds which are located outside the town boundaries.

The Community Hall, which is the former national school, has been refurbished and facilitates various social activities.

This Plan will support the continued investment in community and social infrastructure in the town.

3.10 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 Clogherhead.

While Clogherhead's Main Street has retained its unique vernacular character and scale, vacancy is however an ongoing challenge. The provision of a cohesive public realm strategy has the potential to promote regeneration and make the town a more attractive area to live, work and visit.

The focus of any public realm strategy should be on environmental improvements including underground cabling, coordinated street furniture, attractive entrance nodes, improved pedestrian priority in the vicinity of Strand Road/Main Street and greater legibility between Main Street and the beach in addition to providing for the integration of any new and existing cycle/walkways.

3.11 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.

3.11.1 Settlement and Housing

Policy Objective	
CLOG 1	To consolidate and strengthen the commercial and residential town centre of Clogherhead 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.

Policy Objective	
CLOG 2	To support the role of Clogherhead as a local service and employment destination by facilitating development which will contribute to the towns economy and complements and enhances the town's attractive natural and built heritage.

Policy Objective	
CLOG 3	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Clogherhead is not exceeded.

Policy Objective	
CLOG 4	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.

3.11.2 Economy and Employment

Policy Objective	
CLOG 5	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.

Policy Objective	
CLOG 6	To support and promote sustainable tourism development in Clogherhead.

Policy Objective	
CLOG 7	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Clogherhead including a looped route to Port Oriel.

Policy Objective	
CLOG 8	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
CLOG 9	To facilitate improvements to existing and the provision of additional tourism accommodation including camper van facilities.

Policy Objective	
CLOG 10	To promote and facilitate the provision of a range of employment and enterprise units on lands zoned for General Employment.

Policy Objective	
CLOG 11	To support any improvements or expansion of Port Oriel subject to the preparation of a Master Plan and compliance with relevant planning and environmental criteria.

Policy Objective	
CLOG 12	To support and promote various events and festivals.

Policy Objective	
CLOG 13	To support and promote the provision of heritage trails.

3.11.3 Infrastructure

Policy Objective	
CLOG 14	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Clogherhead within the Plan period.

Policy Objective	
CLOG 15	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	
CLOG 16	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
CLOG 17	To support the progression and delivery of social and community projects.

3.11.4 Movement

Policy Objective

CLOG 18	To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.
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Policy Objective

CLOG 19	To promote and facilitate the development of the Coastal Greenway in the vicinity of Clogherhead.
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Policy Objective

CLOG 20	To facilitate with service providers an expansion to the existing public transport services including the provision of bus infrastructure within the town.
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3.11.5 Natural and Built Heritage

Policy Objective

CLOG 21	To protect and enhance the unique characteristics and setting of Clogherhead including its archaeological features and built and natural heritage elements.
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Policy Objective

CLOG 22	To protect the Area of Outstanding Natural Beauty landscape setting of Clogherhead.
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Policy Objective

CLOG 23	To seek to preserve views identified on the composite map from development, which would adversely impact on the character and visual amenity of the landscape.
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Policy Objective

CLOG 24	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.
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3.11.6 Urban Design & Public Realm

Policy Objective

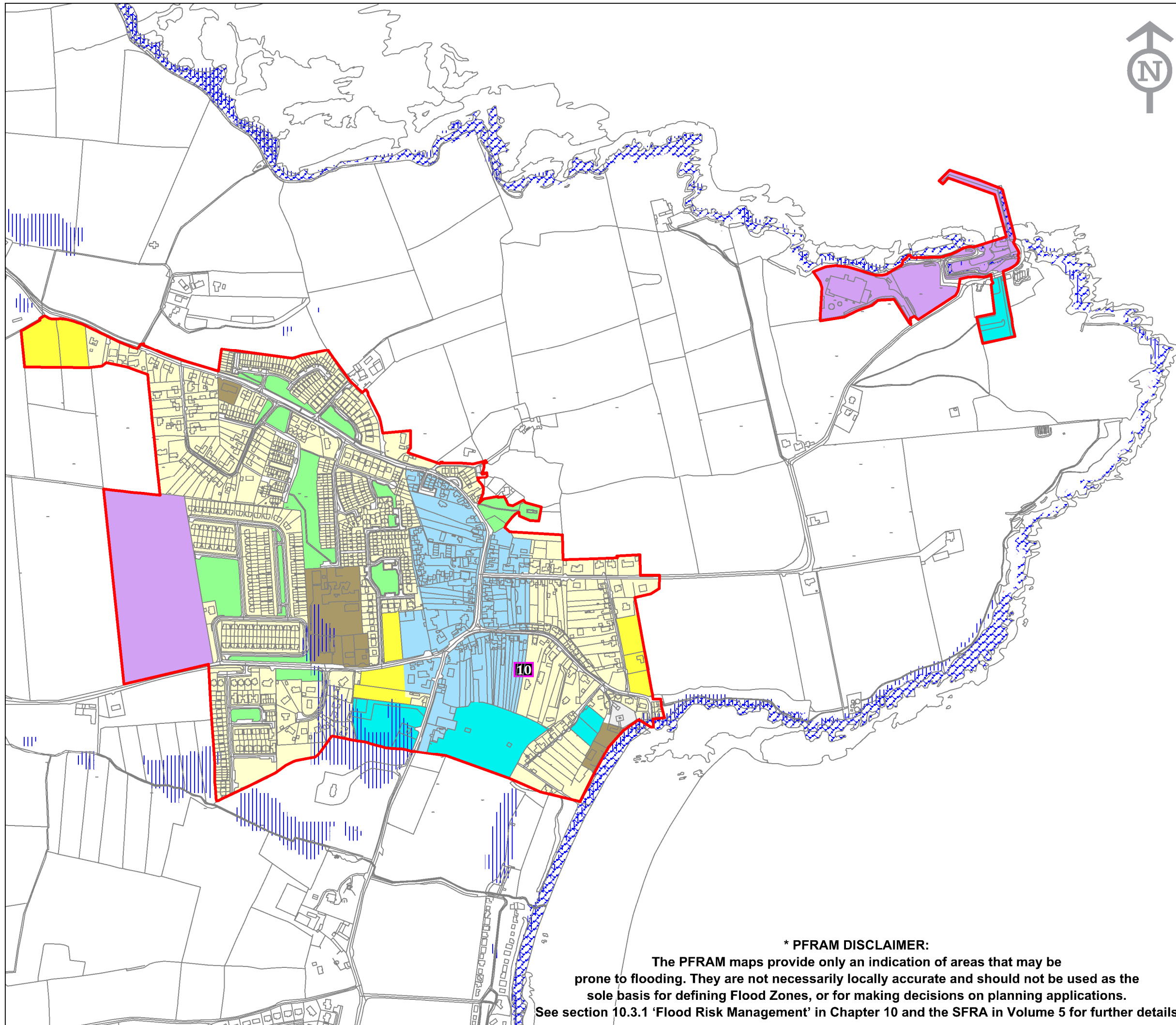
CLOG 25	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Clogherhead.
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Policy Objective

CLOG 26	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.
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Policy Objective

CLOG 27	To seek to enhance the streets and spaces within Clogherhead through public realm improvements.
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
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
-  SO Spot Objective

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

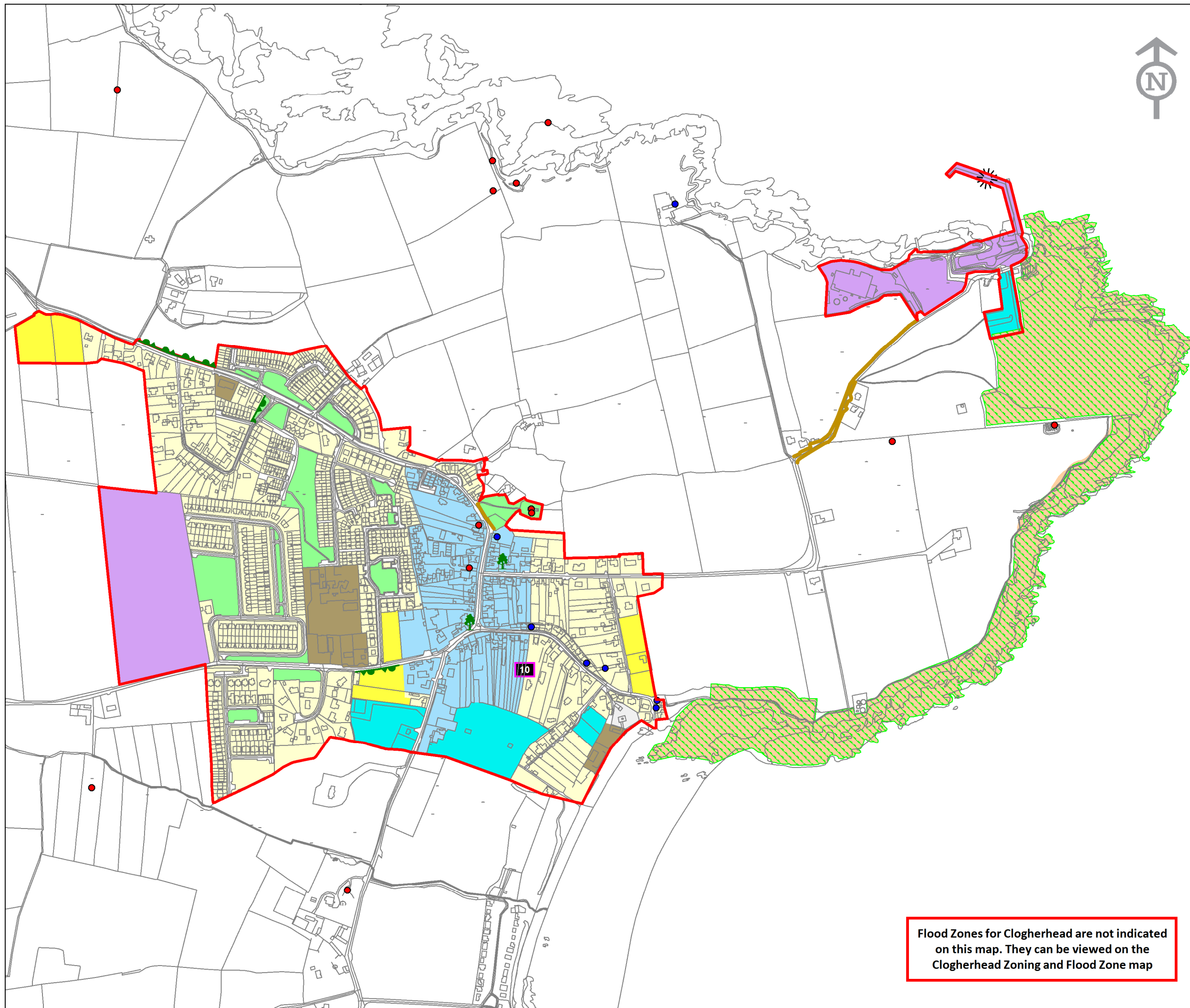


LEGEND

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
- SO Spot Objective

- Settlement Boundary
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Sites & Monuments (NMS)
- Record of Protected Structures
- Views & Prospects (see Table 8.18)
- Osi Vector Mapping



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