

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

TERMONFECKIN

Volume 2
Self-Sustaining Towns

4 TERMONFECKIN

4.1 TOWN CONTEXT/CHARACTER

Termonfeckin is located in south Louth approximately 7km north-east of Drogheda. The town centre is approximately 2km from the coastline where there is access to a beach.

Termonfeckin has a rich history. The historic part of the town is characterised by dense trees, hedging, and stone walls, which, together with the Ballywater River, which flows through the town towards the sea in an easterly direction, creates a strong sense of place.

The two churches St. Fechin's and the Church of the Immaculate Conception are important landmarks, whilst the bar and restaurant, located on the banks of the Ballywater River are a focal point and would be considered as the original town centre. In more recent years the town centre foci has shifted in a north-easterly direction to Big Street where more services, including a local shop and credit union are located.

Table 4.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 population	1,579
2011 Population	1,443
Percentage Change 2011-2016	9.4%
Housing Stock 2016	584
Residential Units granted since 2015	96 units (40 units completed)
Housing Allocation 2021-2027	70
Population Projection 2027	1,829
Education Facilities	Scoil Naisiunta Naomh Feichin
Community Facilities	Church, nursing home, crèche and GAA pitch. Pitch and putt course and the caravan/mobile home parks nearby.
Architectural Conservation Area (ACA)	No
Protected Structures	11
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	No
Adjacent / Links to European Sites	Boyne Coast and Estuary SAC.

Settlement Overview	
Strategic Flood Risk Assessment	Flood Zones A and B on land located along the River Ballywater. Manage flood risk and development in accordance with the Neagh Bann Flood Risk Management Plan and in line with Policy Objectives as set out in Volume 1, Chapter 10: Infrastructure and Public Utilities
Water Services Infrastructure/Capacity	Water supply for Termonfeckin is supplied from the South Louth and East Meath Water Resource Zone. There was limited capacity available at the time of writing. Foul Water in Termonfeckin is treated in the Drogheda Waste Water Treatment Plant, which had available capacity at the time of writing.

4.2 OPPORTUNITIES

- Maximise the environmental and tourism assets in the town including its setting along the Ballywater River and proximity to the beach.
- The town is well served by community facilities, however, improvements to the public realm including walking and cycling facilities would provide more sustainable connections to these facilities.

4.3 SETTLEMENT AND HOUSING

Termonfeckin experienced rapid residential growth in the 1990's and early 2000's with development primarily concentrated on lands to the north of the town centre. The proximity of the town to Drogheda in addition to its setting has made the town an attractive place to live.

Future development in Termonfeckin during this Plan period will focus on consolidation and the build out of extant permissions, with opportunities for infill and brownfield development close to the town centre.

4.4 ECONOMY AND EMPLOYMENT

Termonfeckin is identified as a Level 4 retail centre in the County Retail Hierarchy. The Job:Workforce ratio in Termonfeckin is 0.32, which is an indication of a weak employment base and that the settlement is dependent on outbound commuting.

Employment opportunities are provided primarily in the service and education sectors including An Grianán (education centre), the nursing home, school, crèche, and retail services. Future employment in the town will be concentrated in these sectors.

Whilst the opportunities for employment in the town may be limited, it is recognised that there are employment sectors where people are able to work remotely. This Plan will support the provision of co-working facilities and digital hubs within Termonfeckin thereby meeting the needs of businesses and enabling employees to have a local base, thus reducing the need to commute.

Potential also exists to develop Termonfeckin's tourism economy. Its proximity to the coast, Boyne Valley, and local golf courses, provide opportunities for the town to capitalise on the demand for short breaks.

This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails. Existing facilities in the town include a hotel and restaurants.

To encourage residents and visitors to spend locally, the Council will encourage the use of smart technology to promote and support local businesses, an example of which is the 'Village Pod', an App that allows electronic payment to local businesses.

4.5 WATER SERVICES INFRASTRUCTURE

Termonfeckin is served by the following water services infrastructure:

Water: Water supply for Termonfeckin is supplied from the South Louth and East Meath Water Resource Zone. There was limited capacity available at the time of writing.

Wastewater: Foul Water in Termonfeckin is treated in the Drogheda Waste Water Treatment Plant, which had available capacity at the time of writing.

4.6 MOVEMENT

Termonfeckin is located along the R166, which links the town to Drogheda to the south-west and Clogherhead to the north.

The town is served by the Drogheda to Grangebellew public bus service (service 189). Monday to Friday, there are five daily services. This is augmented by the Rural Transport Initiative, which runs a weekly service to Drogheda.

It remains an objective of the Council to support the progression of a road line to the south of the settlement between the Drogheda and Baltray Roads, which is to be achieved in conjunction with the development of residential lands.

The installation of traffic lights and provision of a pedestrian walkway adjacent to the bridge in the town centre have improved connectivity and road safety within the settlement. The Council will continue to support measures, which enhance permeability and ease of access including the provision of a footpath from the village centre towards Seapoint. The Ballywater River is visually attractive and the provision of a 10m riparian strip either side of the riverbank will allow an opportunity to open up the river to provide a riverside walk and enhance recreational facilities within the settlement.

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

4.7 NATURAL 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 town, the Ballywater River and vegetation provide a strong connection to the landscape.

Many of the streets in the centre of the town are narrow, enclosed and heavily planted, which adds to Termonfeckin's character and charm.

4.8 BUILT HERITAGE

The central area of Termonfeckin is designated a Zone of Archaeological Potential (ZAP) which is afforded protection under the National Monuments Act.

There are a number of archaeological features within the town, which are contained within the Record of Monuments and Places.

There are 11 Protected Structures within the settlement boundary as detailed in Table 4.2 below. It is important to ensure that future development shall not be detrimental to the character of the built and archaeological heritage of the town.

Table 4.2: Protected Structures in Termonfeckin

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 Grianán
LHS 022-020	Termonfeckin Parochial House
LHS 022-022	House
LHS 022-023	House, Main St. C.1920 modern extension
LHS 022-024	Highfield House
LHS 022-025	Curates House

4.9 SOCIAL INFRASTRUCTURE

Termonfeckin has a broad range of services, which include *inter alia*; shops, pubs, restaurant and cafes, hotel, petrol station, hairdressers/barber, ATM, in addition to churches, a national school, playing fields, crèche, post office, nursing home and credit union. The convenience store provides for the day-to-day needs of the community. However, it is nearby Drogheda, which provides an extensive range of services.

Termonfeckin is home to An Grianán, which offers a wide variety of courses for adults.

In close proximity to the town, there are two international links golf clubs, County Louth Golf Club and Seapoint Golf Club. Termonfeckin Strand is also located nearby. Termonfeckin Soccer pitch is located within the town boundary while the Gaelic grounds are located some distance away at Beaulieu. There is also a pitch and putt course and caravan/mobile parks nearby.

This Plan will continue to support opportunities to provide improved and new facilities and services that complement those already available in the town. Given Termonfeckin's population, a playground would be of benefit to those residing in the town and its hinterland.

4.10 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 Termonfeckin.

Termonfeckin's town centre is heavily planted and has retained many stone walls and ditches, all contributing to its unique sylvan character. Any new development shall respect the existing character and exploit its unique charm. The spires of St Fechin's and the Church of the Immaculate Conception are significant landmarks and their views should remain unimpeded. Any new residential developments along the arterial routes should provide a strong edge and assist with defining the settlement.

4.11 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.

4.11.1 Settlement and Housing

Policy Objective	
TER 1	To consolidate and strengthen the commercial and residential town centre of Termonfeckin 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	
TER 2	To support the role of Termonfeckin 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	
TER 3	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Termonfeckin is not exceeded.

Policy Objective	
TER 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.

4.11.2 Economy and Employment

Policy Objective	
TER 5	To ensure that the town centre is the priority location for new commercial 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	
TER 6	To support the provision of co-working facilities and digital hubs.

Policy Objective	
TER 7	To support and promote sustainable tourism development in Termonfeckin.

Policy Objective	
TER 8	To support and promote the provision of heritage trails.

4.11.3 Infrastructure

Policy Objective	
TER 9	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Termonfeckin within the Plan period.

Policy Objective	
TER 10	To support existing public, community and sporting facilities and the provision of any additional facilities, including provision of a play park.

Policy Objective	
TER 11	To support the progression and delivery of social and community projects.

Policy Objective	
TER 12	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.

4.11.4 Movement

Policy Objective	
TER 13	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Termonfeckin including along the Ballywater River.

Policy Objective	
TER 14	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
TER 15	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	
TER 16	To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.

Policy Objective	
TER 17	To promote and facilitate the development of the Coastal Greenway in the vicinity of Termonfeckin.

Policy Objective	
TER 18	To facilitate with service providers an expansion to existing public transport services including the provision of bus infrastructure within the town.

4.11.5 Natural and Built Heritage

Policy Objective	
TER 19	To protect and enhance the unique characteristics and setting of Termonfeckin including its archaeological features, Zone of Archaeological Potential and built and natural heritage elements.

Policy Objective	
TER 20	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.

Policy Objective	
TER 21	To preserve the views of St. Fechin's and the Church of the Immaculate Conception.

Policy Objective	
TER 22	To seek to protect and incorporate existing stone walls into any new developments.

4.11.6 Urban Design & Public Realm

Policy Objective	
TER 23	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	
TER 24	To seek to enhance the streets and spaces within Termonfeckin through public realm improvements.

Policy Objective	
TER 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 Termonfeckin.









Louth County Development Plan
2021 - 2027

Termonfeckin
Zoning and Flood Zones Map



Map Number: 3.4

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
-  J2 Public Infrastructure and Utilities
-  L1 Strategic Reserve

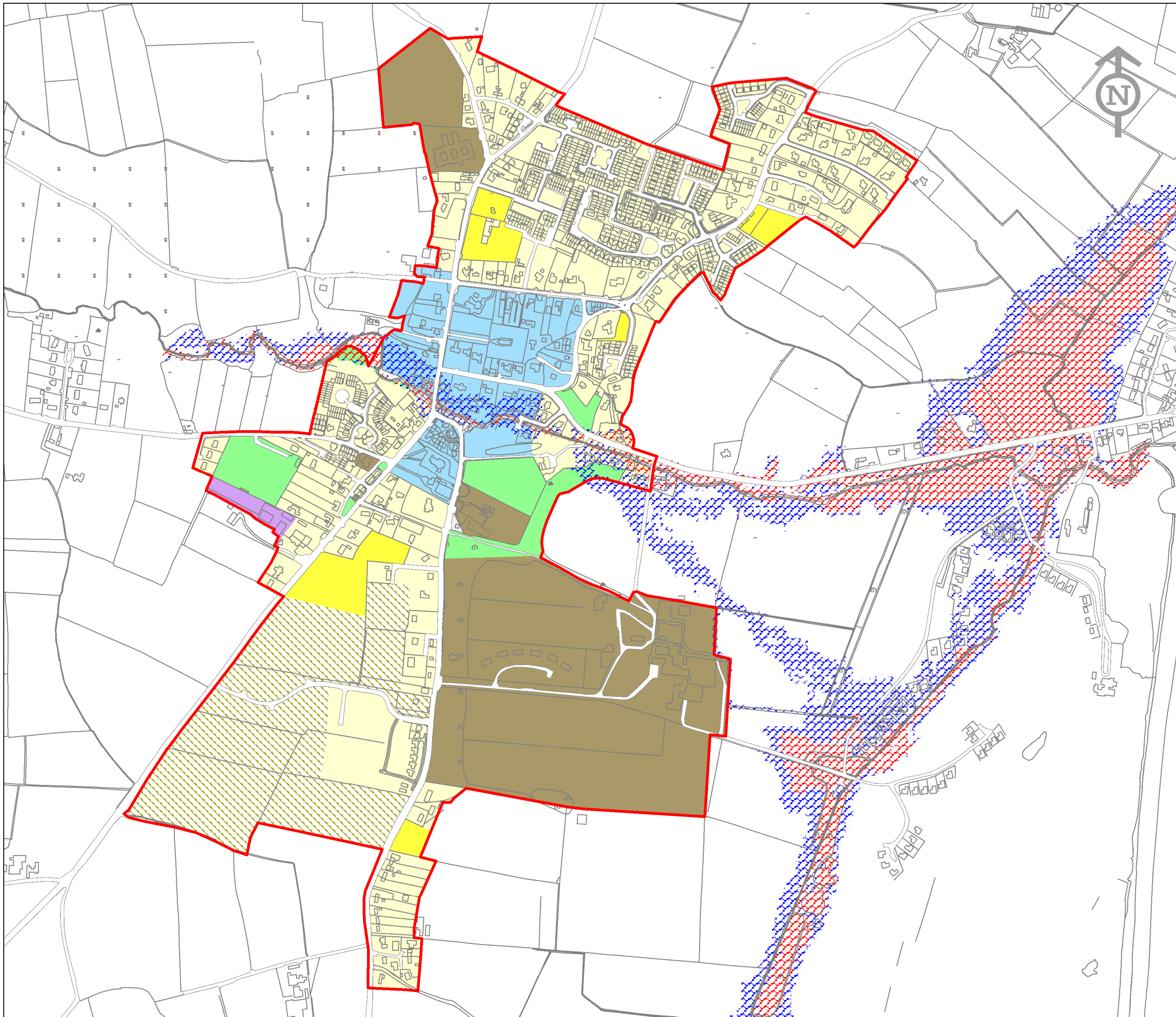
OPW CFRAM Study

-  Flood Zone A
-  Flood Zone B

Osi Vector Mapping



Settlement Boundary



Louth County
Development Plan
2021 - 2027

Comhairle Contae Lú
Louth County Council
www.louthcoco.ie

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

SCALE: Not to scale









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Source <http://floodinfo.ie>

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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
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-  J2 Public Infrastructure and Utilities
-  L1 Strategic Reserve

-  Settlement Boundary
-  Zone Of Archaeological Potential
-  Potential for Green Infrastructure Enhancement (see Appendix 8)
-  Significant Trees & Hedgerows
-  Trees & Woodlands of Special Amenity Value
-  Stone Walls & Louth Banks
-  Riparian Buffer Zone
-  Sites & Monuments (NMS)
-  Record of Protected Structures
-  Osi Vector Mapping

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