

# RATHMOLYON DRAFT LOCAL AREA PLAN



comhairle chontae na mí  
meath county council



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**Appendix 1. PRE-DRAFT SUBMISSIONS**

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## **PREAMBLE**

This draft Local Area Plan relates to the village of Rathmolyon. Specific planning policy relating to Rathmolyon is currently contained in the Detailed Objectives, Written Statement and Urban Detail Map for the town which was prepared for the Meath County Development Plan 2001 and which has been transposed to the Meath County Development Plan 2007 – 2013 (thereafter referred to as CDP) pending preparation of a new Local Area Plan. The CDP identified Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarney, Donore, Drumconrath, Gormanstown, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon as “Villages” and specified that the future development of all nineteen villages would be subject to the adoption of Local Area Plans. It is an objective of the Meath County Development Plan (2007- 2013) that all Local Area Plans will be prepared within the immediate two years following the adoption of the County Plan (March 2007). The CDP including Variation No. 2 adopted in February 2008, sets out the context for the Local Area Plan (LAP) for Rathmolyon.

This Plan will consist of a written statement accompanied by a zoning and objectives map. It will guide development in the area for 6 years from the date of adoption by Meath County Council, or until the Plan is varied or a new Plan is made.

In accordance with Section 20(1) of the Planning and Development Act, 2000 pre draft public consultation took place with the publication of an issues paper.

A notice was published in the Meath Chronicle on the 6<sup>th</sup> December 2008. This notice advertised the Planning Authority’s intention to prepare the Rathmolyon LAP and that an Issues Paper would be available for public inspection for a period of five (5) weeks until Wednesday 7<sup>th</sup> January. The notice also invited written submissions from interested parties and members of the public on what matters should be addressed in the LAP. 5 submissions were received in response to the Issues Paper. All submissions and observations received by the closing date were taken into account in the preparation of the Draft LAP.

When the Draft LAP is published a public notice advertising the publication of the Draft Plan, its availability for inspection and inviting submissions and observations from interested parties will be published in the Meath Chronicle. The Draft LAP will be on display for a period of six weeks from the 23<sup>rd</sup> February 2008.

All mapping and diagrams throughout the document are orientated in the direction of true north, none are to scale but contain an indicative scale bar for guidance only. Where there is any apparent conflict between the text and illustrations, the text shall be the interpretive determinant.

## **1.0 INTRODUCTION**

### **1.1 Statutory context**

#### ***1.1.1 Scope of the LAPs***

A LAP consists of a written statement and a plan or plans indicating the objectives for the proper planning and sustainable development of the area to which it applies including details of community facilities and amenities and standards for the design of development and structures.

#### ***1.1.2 Likely Significant Effects on the Environment***

A LAP shall contain information on the likely significant effects on the environment of implementing the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Rathmolyon LAP as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the proposed plan would have. An Appropriate Assessment of any significant effect, either direct or indirect, on any Natura 2000 site, in the vicinity of the LAP will be carried out in the Draft LAP.

### **1.2 Policy context**

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Rathmolyon as one of 19 villages in the County. Section 2.1.8.5 of the CDP states settlements designated as “are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.” Variation No 2 adopted in February 2008 establishes an order of priority for the release of lands with a residential land use zoning objective in Rathmolyon for the period 2007-2013.

#### ***1.2.1 National Strategic Policy***

A number of national policies and guidelines informed the preparation of the CDP. The CDP examines the Regional and County context for each area. This LAP will fall as a sub-set of documents within that overall context. However since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, in February 2008, issued “Sustainable Residential Development in Urban Areas Consultation Draft Guidelines for Planning Authorities”.

These Consultation Draft Guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. The Planning Authorities are required to have regard to these guidelines in the performance of their functions.

The guidelines were accompanied by a best practice Urban Design Manual which provides guidance to planning authorities on the standards of urban design that should be insisted upon in new urban developments.

### **1.3 The challenge**

The challenge is to produce a LAP that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the development objectives for Rathmolyon, in a manner which is physically, economically and socially sustainable. The challenge is also to produce a document, which facilitates the creation of a built environment, which is attractive and distinctive and which creates a sense of place for those who will live and work in it as well as those who visit it.

A further challenge is to provide a document that is sufficiently prescriptive to achieve these objectives while allowing for flexibility to account for economic and social changes that may occur over the Plan period.

This LAP, when adopted, will be a subsidiary document of the CDP 2007-2013, which is the primary document. The CDP takes precedence over the Rathmolyon LAP in the event of a conflict arising between the contents of the two documents.

### **Objectives**

It is an objective of Meath County Council:

- OBJ 1** To accommodate population growth in accordance with the levels provided for by Table 6 of the County Development Plan through the implementation of the policies contained in Variation No.2 of that Plan and to cater primarily for the needs of the local population.
- OBJ 2** To provide opportunities for expansion of the employment base of the village.
- OBJ 3** To provide an urban design framework of real quality.
- OBJ 4** To provide for a good social mix including the provision of residential units which cater for the requirements of different user types.
- OBJ 5** To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.
- OBJ 6** To develop an appropriate network for pedestrians, cyclists, public transport and motorists.
- OBJ 7** To ensure adequate provision of appropriate commercial, community and educational facilities to serve existing and future residents.

#### **1.4 LAP Content and Structure**

The LAP is structured in a manner which takes into account all the contents required for an LAP in the Planning and Development Act 2000 but sets them out in a sequential form dealing with the Context, Development Framework, Movement, Public Open space, Design Standards, Infrastructure, Zoning, and finally Phasing and Implementation.



#### **1.5 Vision**

Rathmolyon is situated in the Southern part of County Meath around 8km south of Trim. The village has developed around the junction of two regional roads namely the R156 Dunboyne to Mullingar and the R159 Trim to Enfield road. Rathmolyon essentially provides local services for a generally rural hinterland. The village is characterized by some impressive buildings, one of which closes the street at its Eastern end, and some impressive open spaces with stone walls and trees.

The vision for Rathmolyon is essentially set out in the CDP which identifies it as a village with a housing requirement of no more than 140 dwelling units up to 2013.

The LAP will endeavour to:

- Provide the land use planning conditions conducive to the creation of employment opportunities locally in cooperation with the state's enterprise development agencies.
- Encourage development at densities appropriate to Rathmolyon's designation as a village in the CDP.
- Conserve and enhance the high quality of the streetscape in Rathmolyon.
- Facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.
- Make provision for appropriate community, childcare and educational facilities.
- Encourage the provision of passive and active recreation spaces to serve the needs of the village.

*Draft Rathmolyon Local Area PPlan*

- Create pedestrian and cycle routes to facilitate a modal shift away from vehicular transport in favour of more sustainable methods.
- Encourage the intensification of business and community uses in the village centre.
- To identify a site appropriate to the development of small/medium sized employment enterprises.
- Enhance landmark/focal points in the village. Protect and enhance key architectural features in the village.
- Develop key infill sites in the village such as the South West corner of the R156 and R159 junction and the stables and former farmyard associated with Rathmolyon House.
- Secure an adequate water supply and waste water treatment facility for the village.
- Identify areas that are at risk of flooding with a view to ensuring that any development of such areas comply with the Consultation Draft Guidelines for Planning Authorities “The Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government” September, 2008



## **2.0 SETTLEMENT CONTEXT**

### **2.1 Introduction**

Rathmolyon has been designated as a village in the western part of the Trim electoral area. The village is located in the south west of County Meath on the Regional road R156 Dunboyne to Mullingar. The village has developed in a linear pattern along this Regional road, which intersects the R159 leading North to Trim and South to Enfield. The approaches to the settlement from both East and West are quite attractive and relatively free of ribbon development.

### **2.2 Population Context**

The population of Rathmolyon declined by 18.4% between 1996 and 2006 from 206 to 168. The rate of decline between 2002 and 2006 fell to 13.4%.

Variation No. 2 of the CDP envisages that the number of households in Rathmolyon will increase by 140 between 2006 and 2013. This would cater for a population increase of approximately 360 people at an occupancy rate of 2.6 persons per household (p.p.h.).

### **2.3 Recent Growth**

The population of the village declined even though 143 dwellings were completed between 1996 and 2001. The figures below refer to the E.D. of Rathmolyon. The village represents about 14% of the E.D. population.

- 41 private dwellings were built between 2001 and 2006.
- 102 private dwellings were built between 1996 and 2000.
- 96 private dwellings predate 1940 out of a total of 374

There are no small area population statistics (SAPS) available for the actual village of Rathmolyon apart from its overall population, which is provided above. However, there are comprehensive SAPS under many categories available for the electoral division (formerly called a DED) of Rathmolyon. The electoral division includes the village but also its rural hinterland for an approximate distance of 6km to the South-west. Therefore all the SAPS provided in this document should be treated with caution as they deal with a significantly larger area than just Rathmolyon and a large number of people who don't live in the actual village.

### **2.4 Employment Context**

Statistics available from the Central Statistics Office, demonstrate that although there is a well educated workforce resident in Rathmolyon, the vast majority of residents are travelling significant distances to their place of work or education. This is not sustainable and the Planning Authority will endeavour through this LAP to facilitate the development of local enterprise to alleviate this situation.

The recent downturn in the economy has ensured that employment creation has become an issue of concern for both people locally and the local authority. The matter will have to be addressed if the village is to prosper and grow sustainably.

As significant numbers of people are travelling more than 15km to work, school and college as well as trying to attract employment to the village itself it is important to improve access to other employment centres such as Trim, Mullingar and Dublin.

## **2.5 Commercial Development**

Rathmolyon has a limited range of retail services. The village would benefit from having a greater range and variety of retail facilities. There are two public houses, one shop, one post office and a hairdresser in Rathmolyon.



## **2.6 Heritage**

The CDP 2007-2013 has a strong and positive focus towards Heritage. This LAP acknowledges that focus with particular regard being had to local areas, buildings and places recorded as having archaeological, architectural, natural or built heritage value.

A number of small streams flow near Rathmolyon. All are tributaries of the Boyne which is a Candidate Special Area of Conservation (cSAC)

Rathmolyon contains a fine collection of structures of architectural and historical interest, including the Catholic and Protestant churches, Cherryvale House, Rathmolyon Villa and Rathmolyon House. The village also contains a number of trees which are of amenity value and which are associated with the Protected Structures listed above.

The “Rathmolyon Esker” just east of the village is a proposed Natural Heritage Area.

## **2.7 Community and Educational Facilities**

Rathmolyon is currently served by a crèche, and a Primary School which is located outside the village. It also has a R.C. Church and a Church of Ireland church. The nearest secondary schools are in Longwood and Trim. The old national school on the Enfield road appears to be in use as a hall.



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### **2.8 Movement and Access**

Rathmolyon is served by a poor level of public transport. Bus Eireann provides a bus service to and from Dublin and Summerhill to the East and Mullingar to the West. A limited rail service is available from Enfield.

The roads leading to Trim, Mullingar and Enfield are circuitous. Traffic/access issues generally were not raised during pre-draft public consultation nevertheless these are important issues and all developments in Rathmolyon will be assessed having regard to the local transportation and road network.

Recent housing schemes are laid out in a way that facilitates the development of an internal network of cycle ways and footpaths. The provision of these will allow for safe access to the centre and the schools, and a reduction in journey distances and times. They will encourage movement along secondary routes independent of the Main Street and the use of motor vehicles

### **2.9 Services and Utilities**

#### ***2.9.1 Water Supply***

There is no public water supply in Rathmolyon. A group water supply scheme with 1000p.e. will be completed by the spring of 2009. The water is being sourced from Trim.

Pending resolution of issues relating to water supply, priority will be given both to community facilities and to employment generating developments.

#### ***2.9.2 Waste Water Treatment***

A new plant with a capacity of 800p.e. is under construction at present. It is scheduled for completion in Spring 2010. The capacity could be increased to 1200p.e.

### **3.0 DEVELOPMENT FRAMEWORK**

#### **3.1 Residential Use**

The CDP sets out the general nature of land use for the area. Residential use is the most significant element and this is shown on Urban Detail Map No 27. As this map illustrates, four different types of residential zoning are articulated as follows:

**A1** which provides for the protection and enhancement of the amenity of existing residential areas. This zoning implies that sensitivity is required in relation to planning those areas close to existing houses so that their amenities are fully protected and enhanced. This will involve consideration of appropriate density, height, private open space standards, overlooking and overshadowing issues.

**A3** To conserve and protect the character and setting of institutional complexes and heritage buildings in residential re-development and infill proposals in accordance with action area planning approaches.

**A2** which provides for new residential communities with ancillary mixed uses. Higher residential densities are also provided for. This zoning permits greater freedom in achieving more mixed use development in a sustainable manner and offers considerable freedom to create a unique sense of place.

**A5** which provides low density residential development in accordance with action area based planning and individual design.

Generally the objective is to provide a range of residential units, which vary in both size and type, to accommodate a broad population profile including young singles, couples, and families with children and older people. These can be mixed to provide both visual variety and a cross section of the community

The HS POL 16 of the settlement strategy of the CDP states that:

*'In Small Growth Towns, Key Villages and Villages, between 25 – 30% of all new multi house developments, being developments in excess of four houses, shall be reserved for persons native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only. The reservation of 25 - 30% of multiple housing units for local derived needs shall include the 20% reservation for social and affordable housing needs.'*

#### **3.2 Residential Unit Numbers**

Based on Table 6 of the CDP and Variation No. 2 of that Plan, the existing zoned lands, including those with the benefit of planning permission, will cater for all of the need for residential development in Rathmolyon with a surplus of 235 sites.

#### **3.3 Social and Affordable Housing**

The County Housing Strategy (Section 5.10.15 of the CDP refers) sets out the methods for meeting the Part V requirements of the Planning and Development Act 2000 (as amended) for social/affordable housing. The preferred options include:

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- a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of Houses on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement with the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or more of the things referred to in the preceding paragraphs, and;
- i) A combination of the doing of 2 or more of the options referred to in paragraphs (b) to (g).

The County Housing Strategy, in respect of Rathmolyon, indicates that there will be a requirement for 20% of all residential units to be available for social/affordable housing, on the basis of 3% social and 17% affordable.

Social / Affordable housing must be provided in a form that is not distinguishable from other housing by reason of its visual appearance or design quality.

Open space for amenity purposes will be required at a rate of 15%. Private gardens will be necessary for housing and communal private open space for town houses, duplexes and apartments. Private balconies would also be required for all apartments. A suitable children's' play space will be an essential component of those residential developments, which are primarily family orientated.

### **3.4 Density**

The CDP projects a density of 20 households/Ha which is at the lower end of the densities recommended by the Department of the Environment, Heritage and Local Government.

Section 10.1.4.10 of CDP states:

“Three storey duplex units will not be permitted in villages and graigs. The Planning Authority will generally permit three storey duplex apartments in large growth towns, moderate growth towns, small growth towns and key villages only where, it is considered that the siting, layout, design and finishes used will not negatively impact on the character and the amenity of the surrounding area”.

### **3.5 Economic Development**

The best prospect for the creation of employment lies with developing small to medium sized enterprises (SME's) to cater for local needs and passing trade. Secondly, the provision of a dedicated commuter bus service to Dublin, Maynooth and Trim would be a welcome initiative.

There are no CSO figures available for Rathmolyon due to its small population of 168 in the 2006 Census. Based on figures for the smallest local area of Rathmolyon E.D. it appears that about 47% of males were employed in the Building and Construction and in the manufacture of industries. 4% were engaged in Professional Services. 15% of females were similarly engaged in the Building and Construction or manufacturing industries while 29% were engaged in Professional Services. On the positive side 21% of males and 47% of females had a third level qualification.

The village center is zoned C1 to facilitate mixed residential and business use. It is important that this area should be devoted to employment creation use with residential use limited to above the ground.

### **3.5 Community Facilities**

The old national school site has the potential to be developed as a Community facility.

#### **Policy**

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>SOC POL 1</b> | To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Rathmolyon in liaison with other statutory, voluntary, and community groups.  |
| <b>SOC POL 2</b> | The Planning Authority shall seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and that these facilities are developed contemporaneously with residential development. |
| <b>SOC POL 3</b> | To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities appropriate to the area.  |
| <b>SOC POL 4</b> | To implement the development Contribution Scheme which will form a basis for the improvement of existing community facilities and the funding of new community facilities.   |
| <b>SOC POL 5</b> | To protect the sites of existing facilities and support their further development and expansion.   |
| <b>SOC POL 6</b> | To seek to identify a suitable site for a playground.  |
| <b>SOC POL 7</b> | To reserve sites for Community Use as shown in the Zoning Map.   |

### **3.7 LAND USE POLICIES**

It is the policy of Meath County Council:

LUP 1 To seek a better balance between social and affordable housing and spread it throughout Rathmolyon so that it cannot be distinguished by reason of its design from private housing.

LUP 2 To seek the early development of the site for employment creation purposes.

LUP 3 To provide a series of link roads in conjunction with development.

LUP 4 To reserve access to backlands at appropriate locations.

LUP 5 To expedite the provision of an adequate water supply and wastewater treatment to allow residential development to proceed.

LUP 6 To reserve scarce infrastructure to facilitate employment creation and Community facilities in Rathmolyon.

LUP 7 Consolidate the Central area of the village for commercial uses.

#### **4.1 Public Open Space**

The main provision of Open Space in Rathmolyon is associated with the protection of the character and setting of Cherry Valley House, Rathmolyon Villa and Rathmolyon House. These open spaces afford vistas of these houses from adjoining public roads.



#### **4.2 Other Open Space**

A number of open spaces within existing housing estates are highly visible. These have the potential to contribute to the enhancement of the appearance of Rathmolyon. It is the policy of the Council to facilitate the improvement and maintenance of these spaces to a very high standard.

#### **4.3 Natural Heritage**

Trees associated with Rathmolyon House, Rathmolyon Villa, and Cherry Valley House contribute greatly to the attractiveness of Rathmolyon. Other hedgerows and trees also contribute. It is an objective of the Council to protect wildlife corridors, these include both rivers, watercourses, trees and hedgerows.

#### **4.4 Built Heritage**

It is an objective of the Council to protect the attractive quality of the Built Heritage of Rathmolyon.

It is the policy of Meath County Council:

**DOA 1** To protect the structures included in the list of protected structures in the County Development Plan 2007-2013.

**DOA 2** To facilitate high quality low-density residential development in keeping with the conservation of the setting of Rathmolyon House. This development would be dependent on the widening of the lane to the GAA grounds, including the junction with the Summerhill road, the provision of a footpath on the north side of this road as far as the



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development boundary and the provision of acceptable waste water disposal arrangements.

**DOA 3** To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.

**DOA 4** To promote a high quality mixed residential use and commercial development providing for continuation of the established building line on the main street, extension of the footpath to the west side of the Enfield road, two storey development and the possibility of petrol services station provided a site of adequate size is available.

**DOA 5** To promote a mix-use comprehensive development including the creation of a courtyard development and the conservation or reuse of old stone walling.

**DOA 6** To encourage the removal of visually intrusive elements such as overhead cable and inappropriate signage.

**DOA 7** To require the preservation and re-instatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance works are being carried out.

**DOA 8** Protect the structures included in the list of protected structures.

**DOA 9** To protect the following trees because of their amenity value:

- Trees on the Trim Road within the grounds of Rathmolyon Villa.
- Trees to the front of Rathmolyon House.
- Trees within the grounds of the Protestant Church.

**DOA10** Refer proposals involving sub surface excavation in the vicinity of any Archaeological site to the Heritage Service for their comments which will form part of the consideration of such proposals.

## **5.0 MOVEMENT**

### **5.1 Movement Strategy**

The underlying strategy aims to ensure that:

- The development of the area creates movement along looped routes so that internal village movement can take place independently of the Main Street, R156, which carries most of the through traffic.
- Public transport accessibility is maximised.
- Pedestrian and cycle movement is encouraged to keep vehicular traffic to a minimum.
- Streets are designed to encourage pedestrian activity to make going outside a safe and pleasant experience.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

### **5.2 Public Transport**

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. In the first instance, it is essential that a Commuter bus service is provided to Maynooth and Trim.

### **5.3 Pedestrian and Cycle Movement**

Movement by pedestrians and cycles should be as easy, direct, attractive and as safe as possible. Separate defined pathways for each will be a requirement and where they occur in parallel with routes containing vehicular traffic, a key element will be the provision of controlled crossings. The main desire lines for pedestrians and cyclists will lead to the centre, the bus stops, the recreation and employment zones, the school and crèche. This sets up a basic structure around which the land uses can be laid out.

It is critical to improve the movement of both pedestrians and cyclists through the area to both avail of new facilities but also to animate and self police the area. The main pedestrian and cycle connections are likely to develop in parallel with the main roadways.

### **5.4 Vehicular Traffic**

The main traffic desire line is along the R156- East/West Dublin to Mullingar. Rathmolyon is unlikely to get a by-pass within the period of the LAP. It is important, therefore, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Rathmolyon are located on the R156. It is important, therefore, that circulation takes place along secondary looped routes as indicated.

### **5.5 Employment Zone**

There is a need to provide a location where small to medium enterprises can develop. The small underused area at the junction between the Enfield Road and the Ballivor Road could fulfil this need.

### **5.6 Car Parking**

The County Development Plan sets out clearly the appropriate standards applicable to the various use categories and these will be followed in general terms for the uses within the LAP. However, there will be opportunities for spaces to be shared, particularly in the vicinity of the centre, which would reduce the overall quantum of car parking to be provided and so improve the visual amenity of the area. Good quality surface finishes and landscaping must be utilised to reduce any negative visual impact arising from surface car parking.

### **5.7 Bicycle Parking**

Bicycle parking will be required at the School and the employment zone. The parking should preferably be sheltered. Bicycle parking will also be required for users in the individual use categories.

### **Policies**

It is the policy of Meath County Council:

- MP 1** To prepare a traffic management plan for the R 156 through the village.
- MP 2** To seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians.
- MP 3** To encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan.
- MP 4** To encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles.
- MP 5** To require the provision of short-term on-street vehicle parking where appropriate.
- MP 6** To require underground or semi-basement or screened parking in the village centre.
- MP 7** To require the provision of cycle lanes where appropriate.
- MP 8** To require the provision of good public lighting standards on all routes.
- MP 9** To seek, over the life of the Local Area Plan, to identify additional car parking space in the centre of the village.
- MP10** To provide for the extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

## **6.0 DESIGN STANDARDS**

The approach to overall design is based on the contents of Chapter 10 of the CDP, which is the parent document of this Local Area Plan. Regard is also had to Sustainable residential development in urban areas draft guidelines for planning authorities and its companion document the Urban Design Manual.

Chapter 10 of the CDP 2003-2009 sets out in detail development management guidelines and standards for a range of development types.

### **6.1 Sustainable Residential Development in Urban Areas, consultation draft guidelines for planning authorities**

These set out guidelines for residential developments in small towns and villages (Chapter 6) and the home and its setting (Chapter 7).

Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan. The recommendations are as follows:

- New development should contribute to maintaining compact towns and villages in the absence of an adopted local area plan.
- In central sites, densities of 30-40+ dwellings per hectare may be appropriate for mainly residential or mixed-use schemes. At edge of centre sites, under controlled circumstances, densities of 25-30 dwellings per hectare with a variety of dwelling types will be appropriate. At edge of small town/village, under controlled circumstances, densities lower than 15-20 dwellings per hectare may be appropriate as long as such low-density development does not exceed 20% of total new planned housing.
- The scale of new development should be in proportion to existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities.

### **6.2 The Home and its Setting**

Key recommendations of the guidelines are as follows:

- Residents are entitled to expect that their new homes will offer decent levels of amenity, privacy, security and energy efficiency.
- The orientation of the dwelling and its internal layout can affect levels of daylight and sunlight, and will thus influence not only the amenity of the occupants but the energy demand for heat and light.
- Privacy is an important element of residential amenity, and contributes towards the sense of security felt by people in their homes.
- Where possible, designers should seek to create child-and pedestrian-friendly car-free areas, especially in higher density schemes, through the careful location of access streets and parking areas.

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- All houses (terraced, semi-detached and detached) should have an area of private open space behind the building line. The provision of adequate and well-designed private open space for apartments is crucial in meeting the amenity needs of residents: in particular, usable outdoor space is a high priority for families.
- Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and the normal frailty associated with old age.
- Adequate provision needs to be made for the storage and collection of waste materials.

## **7.0 INFRASTRUCTURE**

### **7.1 Water Supply**

Water supply in Rathmolyon is provided by a Group Scheme. This was upgraded recently to 1000 p.e. capacity. It will be commissioned in Spring 2009.

In the short term the implementation of water conservation measures may be of considerable benefit. The typical level of unaccounted for water within Meath is 60%. This means that for every 10 litres of water produced, 6 litres are wasted through consumer negligence, leaking pipes or lost through illegal or unknown connections. Under the new project, the aim is to reduce this to accepted economic levels of leakage, which typically range from 25-35%. Water is a precious resource which is costly to treat and deliver and it needs to be protected.

#### **Policy**

It is the policy of Meath County Council:

**POL 1** To utilize the existing water supply in an efficient and fair manner.

**POL 2** To reduce leakage and wastage from the water supply.

**POL 3** To implement the water conservation programme.

### **7.2 Wastewater**

There is currently no public sewer network in Rathmolyon. A new scheme is under construction and will be completed by Spring 2010. It will have a capacity of 800 p.e. and could be upgrade to 1200 p.e.

#### **Policy**

It is the policy of Meath County Council:

**POL 1** To provide an adequate waste water collection and treatment system to serve existing and future population in accordance with the projections in Table 6 of the County Development Plan, the Water Framework Directive 2000 and the Water Services Investment Programme as finances permit.

### **7.3 Surface Water Disposal**

Surface water disposal from new developments will not be allowed into the wastewater collection system. Instead surface water will be disposed of by other means that will not cause flooding or surcharging of existing rivers and streams.

### **7.4 Flooding**

Recognizing the need for an integrated, planned and sustainable approach to flooding, having regard to its impacts on and link to development, the Planning & Development Act addresses this

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issue. The First Schedule of the Planning and Development Act, 2000 indicates that development plans can include objectives regulating, restricting or controlling development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards.

### **Policy**

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>INF POL 1</b> | To control development in the natural flood plain of rivers and develop guidelines, in cooperation with the adjoining Local Authorities, for permitted development in different flood risk category areas.   |
| <b>INF POL 2</b> | Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.   |
| <b>INF POL 3</b> | To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimize impact on the river flood regime.  |
| <b>INF POL 4</b> | To identify areas that are at risk of flooding to ensure that any development at such areas comply with the Consultation Draft Guidelines for Planning Authorities, “The Planning System and Flood Risk Management” published by the Department of the Environment, Heritage and Local Government, September 2008. |

### **7.5 Waste Management**

Waste will be managed in accordance with the provisions of the Waste Management Plans for County Meath/North East Region which advocates an integrated approach to waste management which utilises a range of waste treatment options to deliver effective and efficient waste service with ambitious recycling and recovery targets. In particular, 2 Bring Bank Sites are required in Rathmolyon.

In assessing planning applications, regard will be had to the waste produced by proposed developments including the nature and amount produced and proposed method of disposal. Developments should ensure that production / disposal methods do not give rise to environmental pollution, result in undue loss of amenity or be detrimental to public health.

### **7.6 Gas**

Rathmolyon is not connected to the Natural Gas Transmission Network.

### **7.7 Telecommunications and Broadband**

A Broadband Strategy for Meath County Council has been published and it states that the Local Authority is determined to take advantage of the supportive position that the Government has adopted to ensure that broadband infrastructure is made widely available throughout the county.

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Broadband is live in the following Group Scheme Areas; Ballivor, Kilcloon, Oldcastle, Slane, Summerhill, Moynalvey, Kiltale, Boardsmill & Longwood.

In the 2000 C.S.O. returns the E.D. of Rathmolyon had a total of 374 houses. 14 had broadband, 161 had other connections while 182 had no internet access.

### **7.8 Electricity Networks**

Electricity supply has not been identified as a constraint on development in the area.



## **8.0 ZONING**

### **8.1 Introduction**

The CDP sets the criteria for Zoning – particularly for residential use. Table 6 sets a target of 140 residential units for Rathmolyon. Available lands zoned for residential use will accommodate 299 units which allows generous headroom. This provision is acceptable for a number of reasons.

- (1) There is a serious deficiency in waste water treatment capacity, which will not be eliminated before 2010.
- (2) The Town Centre zoning will accommodate some residential use
- (3) Slightly higher densities may be possible under the Sustainable Residential Development in Urban Areas Draft Guidelines.
- (4) The CDP is quite explicit in that it stipulates that any area that is to be zoned for development must provide sites for community uses.

### **8.2 Criteria Determining the Release of Residential Land**

The release and development of residential lands shall be linked to:

- The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged;
- Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account.
- The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the settlement.
- The Local Area Plan identifies additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Permission for the development of these lands may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development.
- The Local Authority social and affordable house building programme, and local community and services that can be provided;
- A more sustainable economic base whereby a greater percentage of people are employed closer to home. This will require closer liaison between the Development Agencies and Meath County Council.
- To facilitate the realisation of objectives contained in the Local Area Plan in relation to the delivery of identified critical and necessary social and /or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This will also ensure that development is concentrated at locations where it is possible to integrate

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employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which downgrades the priority of outer suburban greenfield sites.

### **8.3 Zoning Designations**

The Zoning designations A, A2, A5 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy. The designations are as follows:

Use Zone Objective Code	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas in accordance with an approved framework plan.
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential development and infill proposals in accordance with an approved framework plan.
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan.
A5	To provide for low-density residential development in accordance with an approved framework plan and individual dwelling design.
B1	To protect and enhance the special physical and social character of the existing town and village centre and to provide for new and improved town centre facilities and uses.
B2	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
E3	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

## 8.4 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be ‘permitted in principle’ from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

### **A = Will Normally be Acceptable**

A use which will normally be acceptable is one which the Planning Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

### **O = Are Open for Consideration**

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

### **X = Will Not Normally be Acceptable**

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

### **Zoning Matrix**

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
<b>A.T.M. (In Commercial Premises)</b>	A	A	X	A	X	A	A	A	A	A	A	X	X	O	X	X	X
<b>Abattoir</b>	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
<b>Adverts</b>	O	O	X	O	X	A	A	O	A	O	O	A	O	A	X	X	X
<b>Outdoor Advertising Structures</b>	X	X	X	X	X	O	O	O	O	O	X	A	O	X	O	X	X

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Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Agri - Business	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	A	A	X	X	A	A	X	X	X	X	X	X
Bank / Financial Institution	X	O	X	O	X	A	A	O	X	X	X	X	X	X	X	X	X
Betting Office	X	O	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X
Car Park (Commercial)	X	X	X	X	X	O	A	X	X	O	O	O	O	A	X	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	X	O	O	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X
Church	X	O	X	O	O	A	A	A	X	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	X	O	O	O	X	X	X	X	A	X
Community Facility / Centre	O	A	O	A	O	A	A	A	X	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	A	O	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	O	X	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	X	O	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	X	O	X	A	A	X	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	X	O	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	X	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	X	A	A	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X	X	X	A	O	O	X	X	X

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Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Industry – Light	X	O	X	O	X	X	X	X	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	A	X	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	A	X	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	X	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	O	X	A	X	O	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	A	X	A	A	O	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	O	X	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	X	O	X	A	X	X	X	X	X
Public House	X	O	X	O	X	A	A	O	X	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	X	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	O	X	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	A	O	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	X	A	X	X	O	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	X	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	A	O	O	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	X	O	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	A	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	X	A	A	X	X	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Veterinary Surgery	O*	O*	X	O*	O*	A	A	O	X	O	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	O	A	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	O	X	A	X	X	X	X	X

- \* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.
- \*\* A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.
- \*\*\* Refers to public utility installations.

## **9.0 PHASING AND IMPLEMENTATION**

The County Development plan is the key document in relation to the implementation of this LAP. The responsibility for the implementation of policies and objectives contained within this LAP will be dependent on a number of possible sources, including Government Departments, Infrastructure Providers, Meath County Council and the Private Sector. The actions required to facilitate the implementation of the Local Area Plan have been identified. The agents responsible for the respective actions are also identified. The Local Authority will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Where appropriate, the Local Authority will seek financing from specified sources, both the public and the private sector

The implementation of this Local Area Plan may be constrained by a number of elements, namely the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources. The nature of statutory Development Plans is such that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance.

### **9.1 Phasing**

With regard to phasing, it is an objective of the Planning Authority to promote the implementation of the Local Area Plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as road infrastructure, water, sewerage etc.) are secured and in place concurrent with the proposed development projects. The sequence with which these schemes are or will be advanced, determines the sequence and phasing of development.

Within large scale developments, or where key infrastructure is proposed, development may be phased to tie in with these schemes or projects. The Local Authority reserves the right to refuse development on the grounds of it being premature pending the provision of necessary physical infrastructure or the provision of infrastructural capacities.

### **9.2 Contributions**

It is considered reasonable that contributions be paid, towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. The Development Contribution Scheme in accordance with the provisions of Part III, Section 48 of the Planning and Development Act, 2000, has been adopted by Meath County Council, please refer to [www.meath.ie](http://www.meath.ie). for further details.

### **9.3 Monitoring & Review**

In order to ensure that the development strategy outlined in the LAP is being pursued, the Council through the day-to-day activity of its development management function will monitor the implementation and phasing of the LAP. A review will assist in assessing whether the objectives detailed in the Plan are being met.

**Appendix 1 PRE-DRAFT SUBMISSIONS**

**Appendix 2. LIST OF PROTECTED STRUCTURES**

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**Appendix 1: PRE-DRAFT SUBMISSIONS**

- No.1 M & M Construction c/c Stephen Ward, Planning Consultants, Distillery House, Distillery Lane, Dundalk.
- No. 2 NRA, St. Martin's House, Waterloo Rd., Dublin 4
- No. 3 Dept. of Education and Science, Forward Planning Section, Tullamore Business Park, Tullamore
- No. 4 Dept. of Environment, Heritage and Local Government, Architectural Heritage Section c/o Theresa Halloran, Development Applications Unit.
- No. 5 OPW, Engineering Services 17-19 Lower Hatch Street, Dublin 2.



**Appendix 2**

**LIST OF PROTECTED STRUCTURES**

<b>Reg. No.</b>	<b>Structure</b>	<b>Street/Townland</b>	<b>Town</b>	<b>Building Type</b>	<b>Description</b>
MH042-103	Cherryvalley House	Cherryvalley	Rathmolyon	House ( detached )	Detached three-bay two-storey house, built 1877, with return.
MH042-104	Saint Michael's Roman Catholic Church	Rathmolyon	Rathmolyon	Church ( R.C.)	Detached gable-fronted church, built 1967. Pitched copper-clad roof with rendered chimneystack. Freestanding square-profiled roughcast rendered bell tower.
MH042-105	Rathmolyn Villa	Rathmolyon	Rathmolyon	House (detached)	Detached three-bay two-storey over basement house, built 1836. Rendered gate piers with stone name plaques and caps, having wrought-iron double gates. Stone outbuilding to rear with pitched slate roof.
MH042-106	Nenthorne	Rathmoylon/Glebe	Rathmolyon	House (detached)	Detached single storey 1940's house.
MH042-107	Harnan's Pub	Glebe	Rathmolyon	Thatched house	Detached three-bay single-storey house with attic accommodation, built c.1880, with gabled porch. Hipped thatched roof with brick chimneystack. Rendered and roughcast rendered walls. Timber sash windows.
MH042-108	Rathmolyn House	Rathmolyon	Rathmolyon	House (detached)	Detached six-bay two-storey house, built c.1800, with three-storey return. Rubble stone boundary walls with lugged and pedimented stone architrave and wroughtiron gate.
MH042-109	Saint Michael and All Angels	Glebe	Rathmolyon	Church (C of I)	Detached L-plan church, built 1797, with single-bay apse and vestry additions to the east. Three-stage tower with ashlar limestone spire added to the north-west corner, c.1857.