

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

TALLANSTOWN

Volume 2
Small Towns and Villages

13. TALLANSTOWN

13.1 Context/Character

Tallanstown is located along the R171 regional route from Dundalk to Ardee some 13 kilometres from Dundalk. It occupies a picturesque location on the edge of the River Glyde. Triangular in shape, the village centre was developed in the 19th century to house workers on the nearby Louth Hall estate. The village shop, crèche and public house are located at the triangular core.

There is a strong streetscape in the centre of the village but the remainder of the village is comprised primarily of semi-detached and detached dwellings with varied setbacks and newer housing developments, which are accessed off single entrances.

A pattern of ribbon development is evident in the area, particularly along the northern approach to the village.

Table 13.1: Settlement Overview

Settlement Overview – Tallanstown	
Position in Settlement Hierarchy	Village
2016 Population	673
2011 Population	674
Percentage Change 2011-2016	0.1%
Housing Stock 2016	248
Residential Units granted since 2015	14 units (no development on these units commenced at the time of writing).
Education Facilities	Tallanstown National School.
Community Facilities	Shop, sub post office, recycling facilities crèche, church, credit union and GAA pitch.
Architectural Conservation Area (ACA)	No
Protected Structures	2
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Flood Zones A and B on land along the River Glyde. Pluvial flooding elsewhere on lands within the development boundary. Manage flood risk and development in line with policy objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities.
Water Services Infrastructure/Capacity	Tallanstown is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing. There was available capacity in the Tallanstown Waste Water Treatment Plant at the time of writing.

13.2 Opportunities

- Enrich the streetscape through public realm improvements.
- Increase pedestrian safety and connectivity in the village centre.
- Provision of a walkway/cycleway along the River Glyde.

13.3 Settlement and Housing

Tallanstown experienced significant residential growth between 2002 and 2006. Following this period the level of growth has been relatively stable, which is evident in the limited demand for residential development.

The development strategy for Tallanstown will facilitate incremental growth focused on the build out of extant permissions and the consolidation of the urban core, reuse of brownfield sites and the development of infill sites.

13.4 Economy and Employment

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

The village has a Jobs:Workforce ratio of 0.26. Local employment opportunities are provided in the pubs, shops, school and crèche.

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

To the south east of the settlement there are two areas identified and zoned for General Employment use. These lands have the capacity to facilitate local enterprises or employment generating development.

13.5 Water Services Infrastructure

Tallanstown is served by the following water services infrastructure:

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

Wastewater: There was available capacity in the Tallanstown Waste Water Treatment Plant at the time of writing.

13.6 Movement

Tallanstown is located along the R171, which connects the village with Ardee to the south, and Dundalk to the north.

The village is located on the Dundalk to Ardee public bus route, with seven services operating in either direction from Monday to Saturday.

This is augmented by the 'Local Link', which also operates a weekly service to Dundalk. The village would benefit from improved bus infrastructure including a shelter and seating.

Within the village area, there are four road junctions in addition to accesses to the various residential developments.

A textured surface has been provided indicating a shared pedestrian and vehicular space. This surface seeks to minimise conflict between traffic, pedestrians and cyclists.

In recent years footpaths have been upgraded, speed platforms installed, new public lighting standards erected, disability crossings installed and overhead services were under-grounded.

Further road scheme improvements are proposed. This includes the overlaying of sections of road surface in the village centre along the southern approach to the village and the provision of a new section of footpath.

The development of a pedestrian link and public lighting between the village and the GFC playing fields would facilitate greater pedestrian activity and reduce the need for car dependent journeys.

13.7 Natural and Built Heritage

One of Tallanstown’s greatest assets is its scenic rural setting. Sited along a meandering section of the River Glyde all future development should maximise the amenity and recreational potential of the river. The provision of a 10m riparian strip either side of the riverbank will facilitate the development of a riverside walk/ cycle way.

There are a number of archaeological features in the Village, the most prominent of these being the motte in the park. There are two Protected Structures within the boundary of the village as detailed in Table 13.2. Their locations are identified on the accompanying Composite Map for Tallanstown.

Table 13.2: Protected Structures in Tallanstown

ID Number	Name
LHS 011-011	National School 1840
LHS 011-012	St. Peter’s Catholic Church c.1780

13.8 Social Infrastructure

Tallanstown has a range of local services, which include *inter alia*: shop, pubs, off-licence, fast food outlet, church, national school, playing fields, crèche, sub-post office and credit union.

The Glyde Rangers GFC grounds are to the south of the village beyond the existing footpath. The village would benefit from the provision of a playground.

13.9 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 Tallanstown.

Development of a linear public park along the Marsh Road and wildlife sanctuary at the southern fringe of the settlement would increase the attractiveness and enhance the amenities of the area.

13.10 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.

13.10.1 Settlement and Housing

Policy Objective

TAL 1	To support the role of Tallanstown by facilitating development that will contribute to the character of the Village, and complement and enhance the quality of the village's attractive built and natural environment.
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Policy Objective

TAL 2	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the housing allocation for Tallanstown is not exceeded.
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Policy Objective

TAL 3	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.
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13.10.2 Economy and Employment

Policy Objective

TAL 4	To ensure that the Village centre is the priority location for new commercial, retail and mixed use developments thereby creating opportunities to live, work and shop within the village and reduce the need to travel by private car.
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Policy Objective

TAL 5	To promote and facilitate the provision of a range of employment and enterprise units of appropriate scale on lands zoned for General Employment uses.
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Policy Objective

TAL 6	To support and promote sustainable tourism development in Tallanstown.
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Policy Objective

TAL 7	To support and promote the provision of heritage trails.
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Policy Objective

TAL 8	To encourage the return of vacant buildings in the Village centre to uses which complement the existing scale and character of the settlement.
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13.10.3 Infrastructure

Policy Objective

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

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

TAL 11 To support the progression and delivery of social and community projects.

Policy Objective

TAL 12 To avoid land uses or development identified as ‘highly vulnerable development’ in Table 3.1 of *‘The Planning System and Flood Risk Management Guidelines (2009)’* 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.

13.10.4 Movement

Policy Objective

TAL 13 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

TAL 14 To investigate the development of walkways and cycleways at appropriate locations throughout Tallanstown including adjacent to the River Glyde.

Policy Objective

TAL 15 To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective

TAL 16 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

TAL 17 To facilitate with service providers the provision of additional bus infrastructure within the village.

13.10.5 Built and Natural Heritage

Policy Objective

TAL 18 To protect and enhance the unique characteristics and setting of Tallanstown including its built and natural heritage elements.

Policy Objective

TAL 19 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.

13.10.6 Urban Design and Public Realm

Policy Objective

TAL 20	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 Tallanstown.
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Policy Objective





TAL 21	To protect and enhance the character of the village by requiring that the height, scale, design and materials of any proposed development has regard to the character of the village and does not diminish its distinctiveness of place.
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Policy Objective




TAL 22	To seek to enhance the streets and spaces within Tallanstown 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
-  J2 Public Infrastructure and Utilities
-  L1 Strategic Reserve

OPW PFRAM Study
See Disclaimer

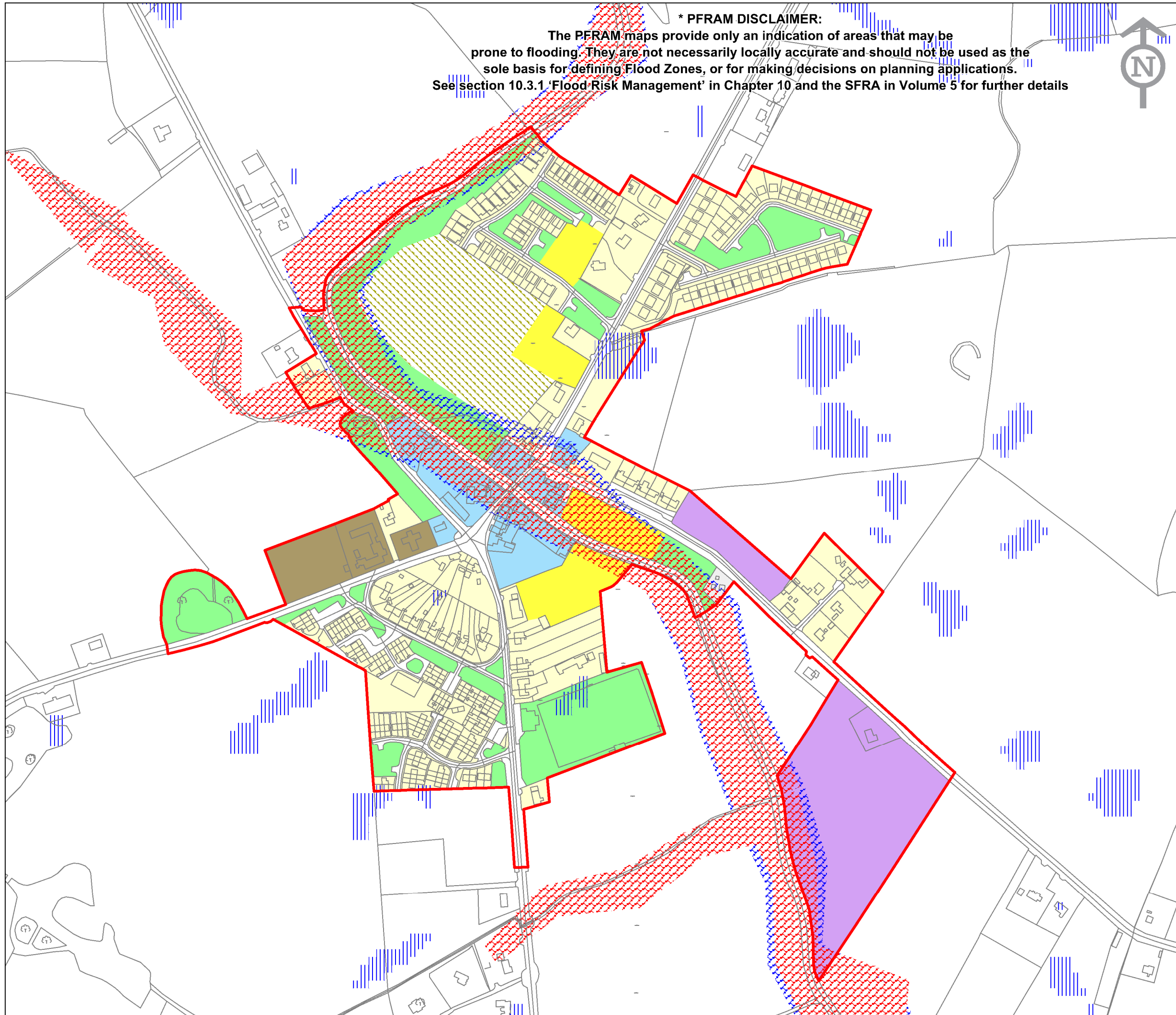
-  Flood Zone A
-  Flood Zone B
-  Pluvial Flooding

Settlement Boundary



Osi Vector Mapping









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














LEGEND

Land Use Category

-  A1 Existing Residential
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-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space
-  J2 Public Infrastructure & Utilities
-  L1 Strategic Reserve

-  Settlement Boundary
-  Proposed Natural Heritage Area (NPWS)
-  Benefiting Lands (OPW)
-  Significant Trees & Hedgerows
-  Stone Walls & Louth Banks
-  Riparian Buffer Zone
-  Record of Protected Structures
-  Sites & Monuments (NMS)
-  Osi Vector Mapping

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