LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

BALTRAY

Volume 2
Small Towns and Villages

7. BALTRAY

7.1 Context/ Character

Baltray is a coastal settlement located on the Boyne Estuary approximately 1km south of Termonfeckin and 7km north of Drogheda. On approach to the village from a northerly direction, the Baltray standing stones, a group of megaliths, can be viewed. Panoramic views across the Boyne Estuary are available when travelling from Drogheda. Access to the village from this direction is via an ancient three-arched stone bridge over the mouth of the River Boyne.

The village form is linear with an irregular continuous string of buildings overlooking the coast. The settlement form is intact and retains its essential quality. The scale of the traditional village is predominantly single storey interspersed with two storey properties. Many of the buildings within the village centre were originally thatched cottages.

Table 7.1: Settlement Overview

Settlement Overview - Baltray	
Position in Settlement Hierarchy	Village
2016 Population	132
2011 Population	103
Percentage Change 2011-2016	28%
Housing Stock 2016	71
Residential Units granted since 2015	25 units (7 units completed at the time of writing)
Education Facilities	None
Community Facilities	None
Architectural Conservation Area (ACA)	None
Protected Structures	6
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	Boyne Estuary SPA (4080) Boyne and Coast Estuary SAC (1957)
Strategic Flood Risk Assessment	Flood Zone A along coast, rivers flowing into settlement, on lands to the east and, in addition to pockets of Flood Zone B, at various locations throughout the settlement. Manage flood risk and development in accordance with the Eastern Flood Risk Management Plan and in line with Policy Objectives as set out in Volume 1. Chapter 10: Infrastructure and Public Utilities.

Settlement Overview - Baltray	
	LCC has been allocated funding to implement the Drogheda and Baltray Flood Relief scheme and is working with the OPW on the progression of this project.
Water Services Infrastructure/Capacity	Water for Baltray 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 Baltray is treated in the Drogheda Waste Water Treatment Plant, which had available capacity at the time of writing.

7.2 Opportunities

- To continue to promote and enhance Baltray's traditional setting and strengthen its sense of place.
- Promote development of brownfield and infill sites, which respect the character of Baltray.
- Improvement to the public realm for the benefit of those residing in and visiting the village.

7.3 Settlement and Housing

The land use strategy for Baltray aims to protect the village's coastal setting and to prevent the village coalescing with Termonfeckin. In the 2016 census, Baltray had a population of 132 persons, and as such, it is County Louth's smallest village. In proportion to the size of Baltray, the village has experienced significant demand for residential development over the previous plan period, reflecting its proximity to Drogheda and appealing location.

Having regard to the village's traditional form which is largely still intact, and the limited number of services available, building out of extant permissions and consolidation of the existing urban footprint are considered to be the most appropriate form of development during the life of this Plan.

The existing public house is zoned as village centre, as is a small area to the west of the village where a local shop could be located. The Open Space designations enhance and protect Baltray's setting as well as providing opportunity for passive and active recreation.

7.4 Economy and Employment

Baltray is identified as a Level 4 retail centre in the County Retail Hierarchy. There is an extant permission for a small shop to the west of the village.

Fishermen and farmers would have traditionally resided in the village. Today, employment opportunities are limited to a bar (The 19th) and the adjoining 'County Louth Golf Club'.

The Links course has hosted several championships including the Irish Open in 2004 and 2009 thus attracting national and international visitors.

Day-trippers to the area including those utilising the golf club provide an important source of income for Baltray.

The limited employment opportunities available demonstrate that Baltray has mainly developed as a commuter village, with the majority of residents dependent on employment opportunities elsewhere.

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

7.5 Water Services Infrastructure

Baltray is served by the following water services infrastructure:

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

7.6 Movement

Baltray is located along the R167, which links the village to Drogheda and Termonfeckin. The village is served by the Drogheda to Grangebellew public bus service (Service 189), with five daily services from Monday to Friday. Baltray would benefit from improved bus infrastructure including a shelter and seating.

A country lane runs from the village to Termonfeckin via An Grianán education facility and an informal pathway also provides access to the beach.

The enhancement of these paths would provide increased recreational opportunities for those residing in and visiting the village as well as improving connectivity and reducing reliance on the private car.

The provision of the Coastal Greenway from Baltray to Drogheda in conjunction with the Louth Coastal defences project provides an opportunity to link the Great Eastern Greenway (which would run in a northerly direction) and the Boyne Greenway (which would run in a southerly direction). This would be an important recreational and tourism asset to the area.

7.7 Natural and Built Heritage

Positioned on the northern shore of the Boyne Estuary, the natural heritage of the coastline is afforded protection under both national and European legislation. It lies within a Special Area of Conservation (SAC) and Special Protection Area (SPA).

There are six Protected Structures within the boundary of the village as detailed in Table 7.2. The locations of these Protected Structures are illustrated on the Baltray Composite Map. There are several archaeological features within the village, which are listed in the Record of Monuments and Places. Their locations are illustrated on the Composite Map. Baltray also has a network of tree stands and hedgerows, which are identified as having a special amenity value, details of which are provided on the Composite Map.

Table 7.2: Protected Structures in Baltray

ID Number	Name
Lhs 025-004	Bragan Bridge
Lhs 025-005	Banktown Thatch c.1830
Lhs 025-015	Corn Shed / Barn c.1860
LHS 025-006	Baltray Thatch
LHS 025-007	St. Anne's Thatch
LHS 025-008	Baltray Thatch

7.8 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 Baltray.

Any new development within the village ought to acknowledge and respect its traditional built form and character. Two areas have been identified for public realm improvements and these are located to the west of the village and opposite the public house.

These areas represent important entrance nodes, the first to the village itself and the latter to the golf course. Public realm enhancement opposite the public house could provide for passive recreation, benefitting day-trippers and locals alike.

7.9 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.

7.9.1 Settlement and Housing

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

Policy Objective	
BAL 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 Baltray is not exceeded.

Policy Objective	
BAL 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.

7.9.2 Economy and Employment

Policy Objective	
BAL 4	To encourage the return of vacant buildings in the settlement to uses which complement the existing scale and character of the village.

Policy Objective	
BAL 5	To support and promote sustainable tourism development in Baltray.

Policy Objective	
BAL 6	To support and promote the provision of heritage trails.

Policy Objective	
BAL 7	To encourage the provision of a retail facility which meets the needs of those residing and visiting the village as well as those living in the rural hinterland.

7.9.3 Infrastructure

Policy Objective	
BAL 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Baltray within the Plan period.

Policy Objective	
BAL 9	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
BAL 10	To support the progression and delivery of social and community projects.

Policy Objective	
BAL 11	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.

7.9.4 Movement

Policy Objective	
BAL 12	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Baltray including the provision of the Coastal Greenway to Drogheda.

Policy Objective	
BAL 13	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
BAL 14	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	
BAL 15	To facilitate with service providers the provision of additional bus infrastructure within the village.

7.9.5 Built and Natural Heritage

Policy Objective	
BAL 16	To protect and enhance the unique characteristics and setting of Baltray including its archaeological features and built and natural heritage elements.

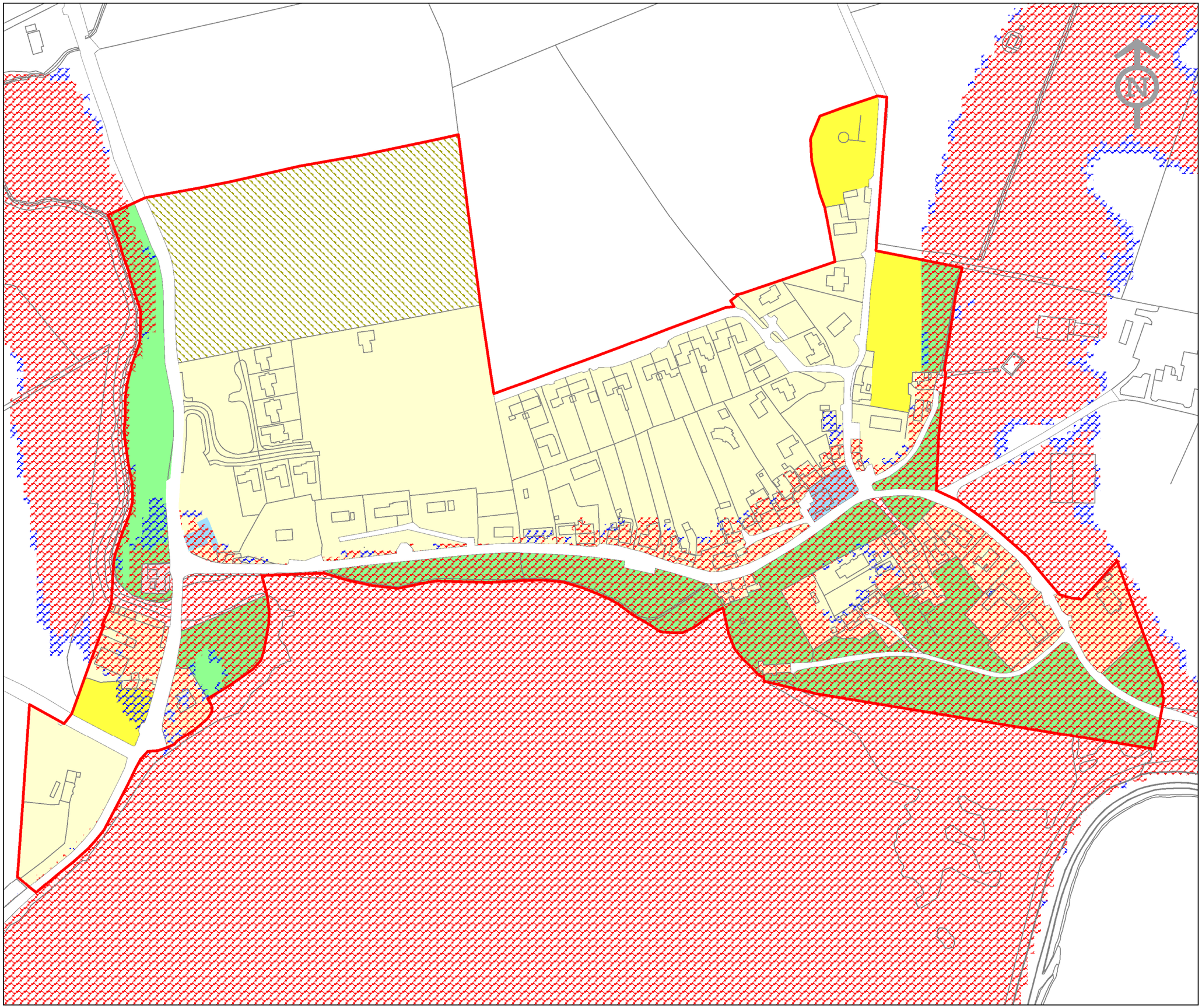
Policy Objective	
BAL 17	To promote the preservation of significant trees and hedgerows as identified on the Composite Map and to manage these trees in line with arboricultural best practice.

7.9.6 Urban Design and Public Realm

Policy Objective	
BAL 18	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 Baltray.

Policy Objective	
BAL 19	To preserve the character of the village and its setting by requiring the height, scale, design and material of any proposed development respects the character of the village and does not diminish its distinctive sense of place.

Policy Objective	
BAL 20	To seek to enhance the streets and spaces within Baltray through public realm improvements.



Louth County Development Plan 2021 - 2027

Baltray
Zoning and Flood Zones Map

Map Number: 4.2

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential Phase 1
- B1 Town or Village Centre
- H1 Open Space
- J2 Public Infrastructure and Utilities
- L1 Strategic Reserve

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Settlement Boundary

Osi Vector Mapping

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

DATE: September 2021

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Source http://floodinfo.ie

Contains Ordnance Survey Ireland Mapping.
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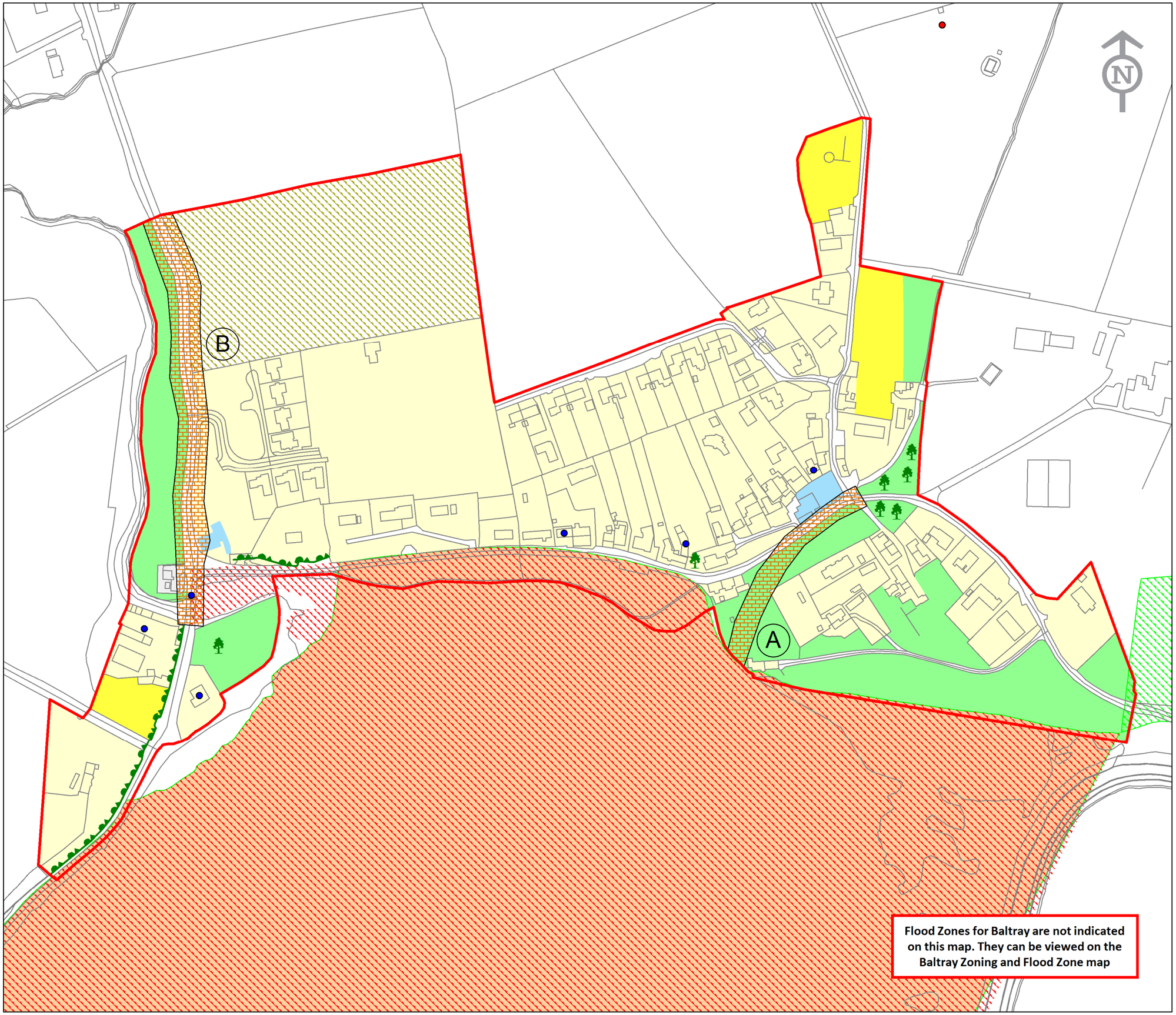
Louth County Development Plan 2021 - 2027

Baltray Composite Map

September 2021



LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- H1 Open Space
- J2 Public Infrastructure and Utilities
- L1 Strategic Reserve

- Settlement Boundary
- Special Protection Area (NPWS)
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Potential for Green Infrastructure Enhancement (see Appendix 8)
- Ⓐ Ⓑ See Table 7 in Appendix 8 Green Infrastructure Strategy
- Significant Trees & Hedgerows
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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