

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

TULLYALLEN

Volume 2
Self-Sustaining Towns

5 TULLYALLEN

5.1 TOWN CONTEXT/CHARACTER

Tullyallen is located approximately 6 km northwest of Drogheda and 35km south of Dundalk. It has a highly attractive setting within the Boyne Valley and King Williams Glen area, which is an Area of High Scenic Quality (AHSQ).

The settlement initially developed around the parochial house, church and public house with a surrounding small number of detached houses on dispersed plots in addition to St. Malachy's Terrace overlooking an area of green open space. Development was restricted to the south by the historic Boyne Valley, to the west by St. Williams Glen and to the east by the R168. Thus, residential development has primarily taken place to the north of the settlement.

Table 5.1: Settlement Overview

| Settlement Overview - Tullyallen | |
|---|---|
| Position in Settlement Hierarchy | Self-Sustaining Town |
| 2016 population | 1,547 |
| 2011 Population | 1,348 |
| Percentage Change 2011-2016 | 13.9% |
| Housing Stock 2016 | 500 |
| Residential Units granted since 2015 | 21 units. Development not commenced at time of writing. |
| Housing Allocation 2021-2027 | 115 units |
| Population Projection 2027 | 1,767 |
| Education Facilities | Scoil Naisiunta Tulachh Aluinn |
| Community Facilities | Church, community hall, GAA grounds and playground |
| Architectural Conservation Area (ACA) | No |
| Protected Structures | 2 |
| Zone of Archaeological Potential (ZAP) | No |
| Views and Prospects | Yes |
| Adjacent to European Sites | River Boyne and Blackwater SAC. |
| Strategic Flood Risk Assessment | Flood Zone A on land located along the River. |

| Settlement Overview - Tullyallen | |
|---|---|
| | 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 | Tullyallen is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity at time of writing, but when peaktime and headrooms are taken into account, there is a deficiency. Tullyallen WWTP had available capacity at the time of writing. |

5.2 OPPORTUNITIES

- Promote development of additional amenity and recreation lands.
- Promote development of brownfield and infill sites, which respect the character of Tullyallen.
- Support provision of additional and extension to existing community facilities.
- Increase employment opportunities within the settlement through the provision of a village hub.

Given that there are limited employment opportunities within the settlement this Plan will focus on the build out of extant permissions and will seek to direct development towards the centre of the town, where there are opportunities for development on infill and brownfield lands.

The area adjoining King Williams Glen has been identified as Open Space to provide the residents of the town with enhanced amenity facilities.

5.3 SETTLEMENT AND HOUSING

The land use strategy for the settlement will protect Tullyallen's important landscaping setting within the Boyne Valley.

Tullyallen experienced significant development pressure in the 1990's and early 2000's due to its strategic location adjacent to the M1 and its proximity to Dublin and Drogheda. The rate of population increase in Tullyallen has slowed considerably in more recent years, which is reflected in the reduction in the level of residential growth in the town.

5.4 ECONOMY AND EMPLOYMENT

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

The Job:Workforce ratio in Tullyallen is 0.20, which is the second lowest of all settlements within the County.

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

The limited employment opportunities in the town are provided mainly by the community, education, and retail sector.

Given the towns close proximity to Drogheda and Dublin it is not considered

prudent or necessary to zone lands for employment uses.

However, it is recognised that certain occupations lend themselves to employees working remotely.

The Council will therefore support the provision of co-working facilities and digital hubs within Tullyallen thereby meeting the needs of businesses and enabling employees to have a local base, reducing the need to commute and improving quality of life. Enhanced employment opportunities within Tullyallen would be vital to improving the Job:Workforce ratio, creating a more sustainable settlement and reversing rates of outbound commuting.

A number of public events take place in the town throughout the year. This Plan recognises the importance of such events in attracting visitors to the area, as well as building and strengthening community.

5.5 WATER SERVICES INFRASTRUCTURE

Tullyallen is served by the following water services infrastructure:

Water: Tullyallen is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity at time of writing, but when peaktime and headrooms are taken into account, there is a deficiency.

Wastewater: Tullyallen WWTP had available capacity at the time of writing.

5.6 MOVEMENT

Tullyallen is well connected to the national road network via the R168, which links the town with the M1, and the Townley Hall Road, which links the town with the N2 to the west. The town is located along the Drogheda to Monaghan bus route and benefits from an hourly bus service in either direction Monday to Friday and four services per day at the weekend.

The environmental improvement scheme from the R168 through to King Williams Glen has benefitted the town, improving and prioritising pedestrian accessibility and enhancing the overall visual amenity of the town centre.

5.7 NATURAL HERITAGE

One of Tullyallen's greatest assets is its verdant, rural setting. It is located within the Boyne Valley and King Williams Glen area, an Area of High Scenic Quality. King Williams Glen is included in the River Boyne and Blackwater SAC and is a proposed Natural Heritage Area (pNHA). An area of land adjoining the Glen has been identified as Open Space. Future development of these lands will enhance the appreciation of the Glen and woodlands, which are considered to be of national importance.

Mature trees, hedgerows and stone boundaries extend into the heart of the town and contribute to its attractiveness, character and visual amenities.

These natural features should be integrated within new development.

5.8 BUILT HERITAGE

Historically Tullyallen is very significant in that it played a role in the Battle of the Boyne in 1690. Mellifont Parish Church and the parochial house occupy prominent sites within the town. Tullyallen is rich in archaeological features which are afforded protection under the National Monuments Act.

It is important to ensure that future development shall not be detrimental to the archaeological character of the town. There are two protected structures in Tullyallen identified in Table 5.2 below.

Table 5.2: Protected Structures in Tullyallen

| ID Number | Name of Structure |
|-------------|-------------------------|
| LHS 024-013 | Parochial House |
| LHS 024-014 | Mellifont Parish Church |

5.9 SOCIAL INFRASTRUCTURE

Community services and facilities are centrally located adding to the physical fabric of the town core. They include *inter alia* for; a convenience store, clothes shop, pharmacy, butchers, pubs, fast food outlet in addition to a church, national school, playing fields and crèche. Community services and facilities enhance the appeal of and help to sustain the town. Residents can also avail of an extensive range of services in Drogheda.

The graveyard at Tullyallen is almost at capacity thus this Plan shall support the provision of an additional facility in a suitable location that has regard to the town's unique setting within the Boyne Valley.

This Plan will continue to support opportunities to provide improved and new facilities and services that complement those already available in Tullyallen.

5.10 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 Tullyallen. King Williams Glen to the west of the settlement is heavily planted and provides an attractive setting. Lands adjacent have been zoned as open space and an opportunity exists to develop this area for passive amenity purposes.

Any such development must have regard to the Glen and the adjoining European site.

As the entrance nodes to the town from the R168 are not clearly defined, an opportunity exists to improve legibility through the provision of public realm enhancement.

The settlement plan also identifies two areas of public realm enhancement adjoining King Williams Glen and opposite Glen Emmets GAA club.

5.11 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.

5.11.1 Settlement and Housing

| Policy Objective | |
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| TUL 1 | To consolidate and strengthen the commercial and residential town centre of Tullyallen 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 | |
| TUL 2 | To support the role of Tullyallen as a local service and employment destination by facilitating development which will contribute to the town's economy and complements and enhances the town's attractive natural and built heritage. |
| Policy Objective | |
| TUL 3 | 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 Tullyallen is not exceeded. |
| Policy Objective | |
| TUL 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. |

5.11.2 Economy and Employment

Policy Objective

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| TUL 5 | To ensure that the town centre is the priority location for new commercial, retail and mixed use developments thereby creating opportunities to live, work and shop within the town and reduce the need to travel by private car. |
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Policy Objective

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| TUL 6 | To support the provision of co-working facilities and digital hubs. |
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Policy Objective

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| TUL 7 | To support and promote various events and festivals. |
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5.11.3 Infrastructure

Policy Objective

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

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

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

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| TUL 11 | To work in conjunction with the relevant bodies to seek to provide a suitable location for a graveyard having regard to Tullyallen's unique setting within the Boyne Valley. |
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Policy Objective

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| TUL 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. |
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5.11.4 Movement

Policy Objective

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| TUL 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. |
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Policy Objective

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| TUL 14 | To engage with service providers to facilitate an expansion to the existing public transport services including the provision of bus infrastructure within the town. |
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5.11.5 Natural and Built Heritage

Policy Objective

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| TUL 15 | To protect and enhance the unique characteristics and setting of Tullyallen including its Area of High Scenic Quality, archaeological features and built and natural heritage elements. |
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Policy Objective

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| TUL 16 | To protect the natural landscape setting of Tullyallen and ensure that proposed development is sensitive to its wider landscape setting. |
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Policy Objective

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| TUL 17 | To seek to preserve views identified on the Composite Map from development, which would adversely impact on the character and visual amenity of the landscape. |
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Policy Objective

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| TUL 18 | To promote the preservation of significant trees or and hedgerows including those identified on the composite map and to manage these trees in line with arboricultural best practice. |
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5.11.6 Urban Design & Public Realm

Policy Objective

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| TUL 19 | 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 Tullyallen. |
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Policy Objective

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| TUL 20 | 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

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| TUL 21 | To seek to enhance the streets and spaces within Tullyallen through public realm improvements. |
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Self-Sustaining Towns
Tullyallen

Policy Objective

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| TUL 22 | To provide for passive amenity space adjacent to King Williams Glen. |
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Policy Objective

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| TUL 23 | To seek to provide attractive entrance nodes into the town particularly to the east of the settlement. |
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LEGEND

Land Use Category

-  A1 Existing Residential
-  B1 Town or Village Centre
-  G1 Community Facilities
-  H1 Open Space
-  J2 Public Infrastructure and Utilities

OPW PFRAM Study

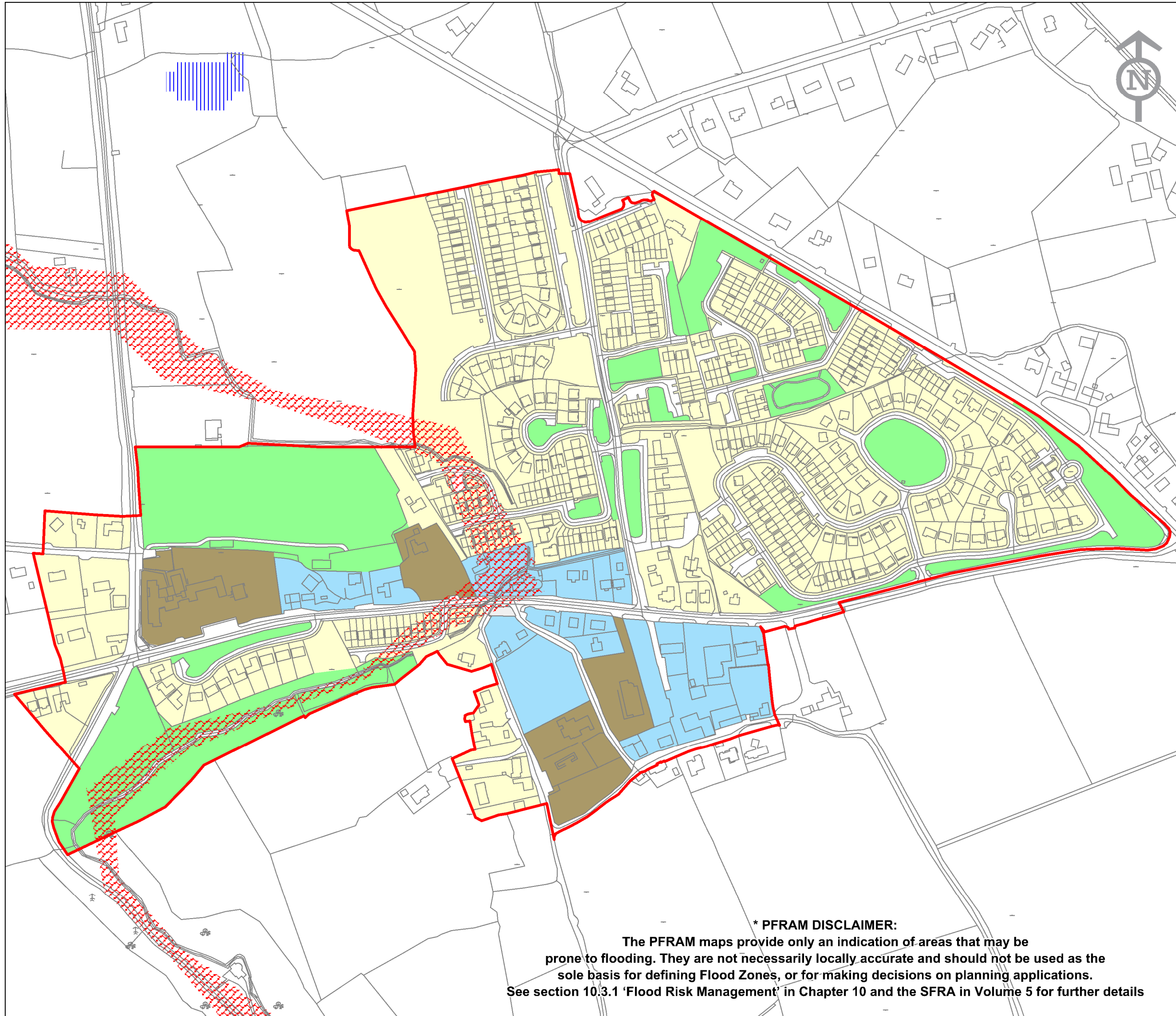
See Disclaimer

-  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

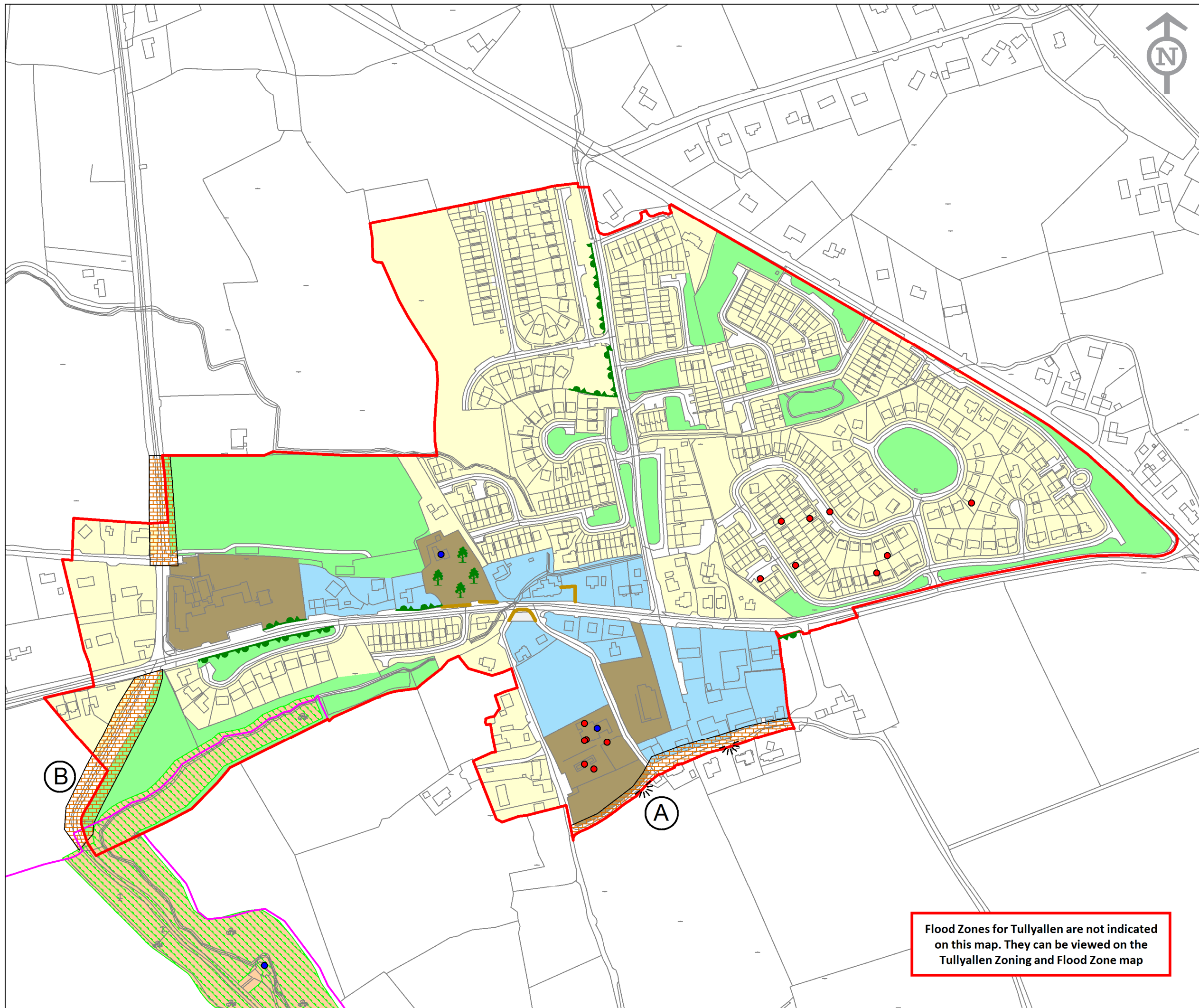


LEGEND

Land Use Category

-  A1 Existing Residential
-  B1 Town or Village Centre
-  G1 Community Facilities
-  H1 Open Space
-  J2 Public Infrastructure & Utilities

-  Settlement Boundary
-  Special Area of Conservation (NPWS)
-  Proposed Natural Heritage Area (NPWS)
-  Architectural Conservation Area
-  Potential for Green Infrastructure Enhancement (see Appendix 8)
-  See Table 7 in Appendix 8 Green Infrastructure Strategy
-  Significant Trees & Hedgerows
-  Stone Walls & Louth Banks
-  Sites & Monuments (NMS)
-  Record of Protected Structures
-  Views & Prospects (see Table 8.18)
-  Osi Vector Mapping



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