Comhairle Contae **Lú**
Louth County Council

Louth County Development Plan 2021-2027



Volume 2

- Self-Sustaining Towns
- Small Towns & Villages
- Rural Nodes
- Carrickcarnan Business Zone

Volume 2 - Table of Contents

Introduction i

Section 1 - Self-Sustaining Towns i

Section 2 - Small Towns and Villages i

Section 3 - Rural Nodes ii

Section 4 – Carrickcarnan Business Zone ii

Section 1
Self-Sustaining Towns

Carlingford

1.1 Town Context / Character 1
1.2 Opportunities 2
1.3 Land Use Strategy 2
1.4 Settlement and Housing 3
1.5 Economy and Employment 3
1.6 Tourism 3
1.7 Water Services Infrastructure 4
1.8 Movement 4
1.9 Natural Heritage 4
1.10 Built Heritage 5
1.11 Social Infrastructure 7
1.12 Urban Design and Public Realm 7
1.13 Policy Objectives 7-11

Castlebellingham / Kilsaran

2.1 Town Context / Character 12
2.2 Opportunities 13
2.3 Settlement and Housing 13
2.4 Economy and Employment 14
2.5 Water Services Infrastructure 14
2.6 Movement 14
2.7 Natural Heritage 15
2.8 Built Heritage 15
2.9 Social Infrastructure 16
2.10 Urban Design and Public Realm 16
2.11 Policy Objectives 16-19

Clogherhead

3.1 Town Context / Character 20
3.2 Opportunities 21
3.3 Settlement and Housing 21
3.4 Economy and Employment 22
3.5 Water Services Infrastructure 22
3.6 Movement 22
3.7 Natural Heritage 23
3.8 Built Heritage 23
3.9 Social Infrastructure 23
3.10 Urban Design and Public Realm 24
3.11 Policy Objectives 24-28

Termonfeckin

4.1 Town Context / Character 29
4.2 Opportunities 30
4.3 Settlement and Housing 30
4.4 Economy and Employment 30
4.5 Water Services Infrastructure 31
4.6 Movement 31
4.7 Natural Heritage 32
4.8 Built Heritage 32
4.9 Social Infrastructure 33
4.10 Urban Design and Public Realm 33
4.11 Policy Objectives 34-37

Tullyallen

5.1 Town Context / Character 38
5.2 Opportunities 39
5.3 Settlement and Housing 39
5.4 Economy and Employment 39
5.5 Water Services Infrastructure 40
5.6 Movement 40
5.7 Natural Heritage 40
5.8 Built Heritage 41
5.9 Social Infrastructure 41
5.10 Urban Design and Public Realm 41
5.11 Policy Objectives 42-45

Self-Sustaining Towns – List of Tables

1.1 Carlingford – Settlement Overview 1-2

1.2 Carlingford – Protected Structures 5-7

2.1 Castlebellingham/Kilsaran – Settlement Overview 12-13

2.2 Castlebellingham/Kilsaran – Protected Structures 15-16

3.1 Clogherhead – Settlement Overview 20-21

3.2 Clogherhead - Protected Structures 23

4.1 Termonfeckin - Settlement Overview 29-30

4.2 Termonfeckin - Protected Structures 32

5.1 Tullyallen - Settlement Overview 38-39

5.2 Tullyallen - Protected Structures 41

Self-Sustaining Towns – List of Maps

Map 3.1 Carlingford Zoning & Flooding Map

Carlingford Composite Map

Map 3.2 Castlebellingham/Kilsaran Zoning & Flooding Map

Castlebellingham/Kilsaran Composite Map

Map 3.3 Clogherhead Zoning & Flooding Map

Clogherhead Composite Map

Map 3.4 Termonfeckin Zoning & Flooding Map

Termonfeckin Composite Map

Map 3.5 Tullyallen Zoning & Flooding Map

Tullyallen Composite Map

Section 2

Small Towns and Villages

Annagassan

6.1 Context / Character 46
6.2 Opportunities 47
6.3 Settlement and Housing 47
6.4 Economy and Employment 47
6.5 Water Services Infrastructure 47
6.6 Movement 47
6.7 Natural and Built Heritage 48
6.8 Social Infrastructure 48
6.9 Urban Design and Public Realm 49
6.10 Policy Objectives 49-51

Baltray

7.1 Context / Character 52
7.2 Opportunities 53
7.3 Settlement and Housing 53
7.4 Economy and Employment 53
7.5 Water Services Infrastructure 54
7.6 Movement 54
7.7 Natural and Built Heritage 54
7.8 Urban Design and Public Realm 55
7.9 Policy Objectives 55-57

Collon

8.1 Context / Character 58
8.2 Opportunities 59
8.3 Settlement and Housing 59
8.4 Economy and Employment 59
8.5 Water Services Infrastructure 60
8.6 Movement 60
8.7 Natural and Built Heritage 60
8.8 Social Infrastructure 62
8.9 Urban Design and Public Realm 62
8.10 Policy Objectives 62-65

Dromiskin

9.1 Context / Character 66
9.2 Opportunities 67
9.3 Settlement and Housing 67
9.4 Economy and Employment 67
9.5 Water Services Infrastructure 67
9.6 Movement 67
9.7 Natural and Built Heritage 67
9.8 Social Infrastructure 68
9.9 Urban Design and Public Realm 68
9.10 Policy Objectives 68-70

Knockbridge

10.1 Context / Character 71
10.2 Opportunities 72
10.3 Settlement and Housing 72
10.4 Economy and Employment 72
10.5 Water Services Infrastructure 72
10.6 Movement 72
10.7 Natural and Built Heritage 73
10.8 Social Infrastructure 73
10.9 Urban Design and Public Realm 73
10.10 Policy Objectives 73-76

Louth Village

11.1 Context / Character 77
11.2 Opportunities 78
11.3 Settlement and Housing 78
11.4 Economy and Employment 78
11.5 Water Services Infrastructure 78
11.6 Movement 78
11.7 Natural and Built Heritage 79
11.8 Social Infrastructure 79
11.9 Urban Design and Public Realm 79
11.10 Policy Objectives 80-82

Omeath

12.1 Context / Character 83
12.2 Opportunities 84
12.3 Settlement and Housing 84
12.4 Economy and Employment 84
12.5 Water Services Infrastructure 85
12.6 Movement 85
12.7 Natural and Built Heritage 85
12.8 Social Infrastructure 86
12.9 Urban Design and Public Realm 86
12.10 Policy Objectives 86-89

Tallanstown

13.1 Context / Character 90
13.2 Opportunities 91
13.3 Settlement and Housing 91
13.4 Economy and Employment 91
13.5 Water Services Infrastructure 91
13.6 Movement 91
13.7 Natural and Built Heritage 92
13.8 Social Infrastructure 92
13.9 Urban Design and Public Realm 92
13.10 Policy Objectives 92-95

Small Towns and Villages - List of Tables

Table 6.1 Annagassan - Settlement Overview 46
Table 6.2 Annagassan - Protected Structures 48

Table 7.1 Baltray - Settlement Overview 52-53
Table 7.2 Baltray - Protected Structures 55

Table 8.1 Collon - Settlement Overview 58-59
Table 8.2 Collon - Protected Structures 61

Table 9.1 Dromiskin - Settlement Overview 66
Table 9.2 Dromiskin - Protected Structures 68

Table 10.1 Knockbridge - Settlement Overview 71
Table 10.2 Knockbridge - Protected Structures 73

Table 11.1 Louth Village - Settlement Overview 77
Table 11.2 Louth Village - Protected Structures 79

Table 12.1 Omeath - Settlement Overview 83-84
Table 12.2 Omeath - Protected Structures 86

Table 13.1 Tallanstown - Settlement Overview 90
Table 13.2 Tallanstown - Protected Structures 92

Small Towns and Villages - List of Maps

Map 4.1 Annagassan Zoning & Flooding Map
Annagassan Composite Map

Map 4.2 Baltray Zoning & Flooding Map
Baltray Composite Map

Map 4.3 Collon Zoning & Flooding Map
Collon Composite Map

Map 4.4 Dromiskin Zoning & Flooding Map
Dromiskin Composite Map

Map 4.5 Knockbridge Zoning & Flooding Map
Knockbridge Composite Map

Map 4.6 Louth Village Zoning & Flooding Map
Louth Village Composite Map

Map 4.7 Omeath Zoning & Flooding Map
Omeath Composite Map

Map 4.8 Tallanstown Zoning & Flooding Map
Tallanstown Composite Map

Section 3
Rural Nodes- Maps

Map 5.1 Bellurgan Composite Map

Map 5.2 Ballagan Composite Map

Map 5.3 Ballapousta Composite Map

Map 5.4 Darver Composite Map

Map 5.5 Dromin Composite Map

Map 5.6 Faughart Composite Map

Map 5.7 Glenmore Composite Map

Map 5.8 Grange Composite Map

Map 5.9 Grangebellew Composite Map

Map 5.10 Greenore Composite Map

Map 5.11 Gyles Quay Composite Map

Map 5.12 Kilcurry Composite Map

Map 5.13 Kilkerley Composite Map

Map 5.14 Lordship Composite Map

Map 5.15 Mountbagnal Composite Map

Map 5.16 Muchgrange Composite Map

Map 5.17 Philipstown Composite Map

Map 5.18 Ravensdale Composite Map

Map 5.19 Reaghstown Composite Map

Map 5.20 Sandpit Composite Map

Map 5.21 Sheelagh Composite Map

Map 5.22 Stabannon Composite Map

Map 5.23 Tinure Composite Map

Map 5.24 Willville Composite Map

Section 4
Economic Business Zone - Carrickcarnan

Map 6.1 Economic Business Zone, Carrickcarnan

INTRODUCTION

Volume 1, Chapter 2 of the Plan 2021-2027 identifies a settlement hierarchy for the County. Within Louth there are 5 Self-Sustaining Towns, 8 Small Towns and Villages and 24 Rural Nodes.
Volume 2, Section 1 consists of the Settlement Plans and associated Maps for the 5 Self Sustaining Towns and Section 2 consists of Settlement Plans and associated Maps for the 8 Small Towns and Villages. Within Section 3, Settlement Maps have been provided for the 24 Rural Nodes.
It should be noted that the Land Use Zoning Categories and Zoning Objectives which are outlined in Volume 1, Chapter 13, Table 13.14, are applicable in all Self-Sustaining Towns, and Small Towns and Villages.

Section 1 - Self-Sustaining Towns

The 5 Self-Sustaining Towns are:

- Carlingford,
- Clogherhead,
- Castlebellingham/Kilsaran,
- Termonfeckin,
- Tullyallen.

Carlingford and Castlebellingham have experienced residential expansion in conjunction with employment growth and service provision. Clogherhead, Termonfeckin and Tullyallen have experienced rapid commuter-focused residential expansion without equivalent increases in jobs and services. With regard to Self-Sustaining Towns, the focus will be on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.
Population growth in these towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation. The written statements (Volume 2) for these settlements include policy objectives that support improvements in services and employment provision.

Section 2 - Small Towns and Villages

The 8 Small Towns and Villages are:

- Annagassan,
- Baltray,
- Collon,
- Dromiskin,
- Knockbridge,
- Louth Village,
- Omeath,
- Tallanstown.

These settlements have an important function in supporting local growth. The growth strategy will focus on localised sustainable growth that meets the needs of the local population. Any new residential development shall be proportionate to the size of the settlement in which it is located with priority given to infill and brownfield development.

New development in settlements that have experienced high levels of residential growth in recent years will be carefully managed to assist in reversing their role as commuter settlements.

Section 3 - Rural Nodes

The 24 Rural Nodes are:

- Ballagan,
- Ballapousta,
- Bellurgan,
- Darver,
- Dromin,
- Faughart,
- Glenmore,
- Grange,
- Grangebellew,
- Greenore,
- Gyles Quay,
- Kilcurry,
- Kilkerley,
- Lordship,
- Mountbagnall,
- Muchgrange,
- Philipstown,
- Ravensdale
- Reaghstown,
- Sandpit,
- Sheelagh,
- Stabannan,
- Tinure,
- Willville

These settlements are characterised by clusters of residential properties with limited local services and facilities. As part of the strategy of strengthening the fabric of nodes and creating sustainable rural communities this Plan has identified lands within nodes that are suitable to meet rural generated housing needs. Any new dwellings in these nodes shall comply with the Rural Design Criteria outlined in the Development Management Guidelines in Chapter 13 of Volume 1.

In all Small Towns and Villages and Rural Nodes the Council shall promote high quality, energy efficient design which protects the unique character of the settlement, contributes to place making and creates a built environment which is attract to live, work and visit.

Section 4 – Economic Business Zone Carrickcarnan

An Economic Business Zone has been identified at Carrickcarnan which will facilitate employment related development, subject to the preparation of a Masterplan. These lands are strategically located along the Dublin-Belfast Economic Corridor and will assist in providing strategic employment to the surrounding rural area. See also Section 5.19.3, Rural Enterprises in Chapter 5, Volume 1.

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

CARLINGFORD

Volume 2
Self-Sustaining Towns

1 CARLINGFORD

1.1 TOWN CONTEXT/CHARACTER

Carlingford is a coastal settlement located approximately 28km from Dundalk, 6km from Omeath and 10 km from the border with Northern Ireland.

It is a medieval town renowned for its rich and varied natural and built heritage. Much of Carlingford's charm derives from its geographical setting within an Area of High Scenic Quality and adjacent to an Area of Outstanding Natural Beauty. It is located on the shores of Carlingford Lough with the Cooley Mountains providing a backdrop. Carlingford's medieval layout with its historic landmark buildings are an integral part of its character. It is Carlingford's setting and historic built fabric which make the town unique.

The northern approach to the town is characterised by attractive open views of the Mourne Mountains and Carlingford Lough to the east and rugged mountainous land with stone ditches to the west. The narrowing of the public road on approach to King Johns Bridge and views of King Johns Castle provide a pleasant sense of arrival. On approach from the south east there are scenic views of Carlingford Lough and the Mourne Mountains.

Carlingford has a broad offering of shops, restaurants, hotels, and pubs mainly concentrated around the square and adjoining streets.

Table 1.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 Population	1,445
2011 Population	1,045
Percentage Change 2011-2016	38.3 %
Housing Stock 2016	840
Residential Units granted since 2015	4
Housing Allocation 2021-2027	41 units
Population Projection 2027	1,645
Education Facilities	St. Oliver's National School
Community Facilities	St. Michael's Hall Foy Centre
Architectural Conservation Area (ACA)	Carlingford ACA
Protected Structures	54
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	Yes
Adjacent to European Sites	Carlingford Lough SPA Carlingford Shore SAC Carlingford Mountain SAC

Settlement Overview	
Strategic Flood Risk Assessment	Flood Zones A & B at various locations throughout the settlement and along streams flowing into the settlement. Manage flood risk and development in accordance with the Neagh Bann Flood Risk Management Plan and in line with Policy Objectives as set out in Vol. 1 Chapter 10: Utilities LCC has been allocated funding to implement the Carlingford and Greenore Flood Relief scheme and is working with OPW on their delivery which will be in the lifetime of this Plan.
Water Services Infrastructure/Capacity	Carlingford 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 Carlingford Waste Water Treatment Plant at the time of writing.

1.2 Opportunities

- Development of the town as a sustainable tourism destination that will benefit both residents and visitors.
- Improved legibility between the harbour and core medieval area would strengthen the urban fabric of the town.
- Encourage sensitive restoration and reuse of historic and vernacular buildings to ensure the preservation of the towns unique characteristics.
- Enhance streets and spaces within the historic walled townscape connecting to the Market Square.
- Address the issue of congestion through the development of a traffic management plan and identification of an area for parking within walking distance of the town centre.

1.3 Land Use Strategy

The land use strategy for Carlingford seeks to build on the strengths of the town and create a unique sense of place for both local residents and visitors.

This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the Architectural Conservation Area. Opportunities to strengthen the tourism potential of the town will continue to be supported.

1.4 SETTLEMENT AND HOUSING

Carlingford experienced significant residential development in the 1990's and early 2000's mainly to the south-east and east of the town centre.

In recent times, residential development has been limited, with the focus being on redevelopment and infill rather than greenfield development.

This Plan will continue to promote a policy of consolidation within the existing footprint of the town.

The 2016 census revealed that on census night, 14.1% of dwelling units were vacant. This was the highest vacancy rate for any settlement in the County and is an indication of the quantity of second/ holiday homes located with the town.

1.5 ECONOMY AND EMPLOYMENT

Carlingford is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail, and retail service units are mainly located in the vicinity of Market Square and include local shops, pubs, restaurants and cafes, pharmacies, butchers, art and craft shops, and fast food outlets.

Carlingford has a Jobs:Workforce ratio of 0.81 which is the highest ratio of all Self-Sustaining Towns and is also higher than the average for the County (0:71). The tourism and hospitality sector is one of the primary employment sectors in the town.

It is also recognised that certain occupations lend themselves to employees working remotely.

The provision of co-working facilities and digital hubs in Carlingford would facilitate flexible working arrangements meeting the needs of businesses and enabling employees to have a local base.

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

1.6 TOURISM

The attractive setting, medieval layout, and rich built heritage make Carlingford an important tourist destination in the North East.

In addition to the historic streets and natural landscapes, the town is also popular for local events, festivals, and outdoor pursuits. Improvements to the Táin Way, the Slieve Foye Loop and Maeve's Gap Walk have expanded walking and hiking opportunities in the vicinity.

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

In the longer term, it is envisaged that The Great Eastern Greenway will eventually extend from Newry to Dundalk via Templetown and Greenore. The location of the town along the Carlingford to Omeath section of the Greenway is an important recreational and tourism asset.

Public realm improvements at the waterfront harbour will provide greater connectivity between the Greenway and the town centre thereby enticing more people to visit its medieval centre. It is anticipated that the completion of the Greenway will increase the number of visitors to the town thus strengthening the role of tourism in the economic development of the town.

The provision of the Carlingford Lough Ferry operating between Greenore and Greencastle has increased the accessibility of Carlingford for tourists from Northern Ireland.

Within the town, there is a wide range of accommodation for individuals and groups including hotels, B&B's, guesthouse and self-catering accommodation. It is recognised that there is a need to manage the provision of tourism accommodation and at the same time protect the amenity of existing residents.

1.7 Water Services Infrastructure

Carlingford is served by the following water services infrastructure:

Water: Carlingford is supplied with water from Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing.

Wastewater: Foul water is treated at Carlingford Wastewater Treatment Plant, which had capacity available at the time of writing.

1.8 Movement

Carlingford is connected to the coastal villages of Omeath and Greenore by the R176 and R173. The increased popularity of Carlingford as a tourist destination has intensified traffic congestion and car dominance, particularly during peak tourist times.

The development of a Traffic Management Plan has been a long-standing objective of the Council. It is also considered that the provision of a car park within walking distance of the town centre would significantly alleviate traffic congestion. The identification of a suitable location(s) for car parking is ongoing.

These measures will assist in addressing the potential negative perception of Carlingford as becoming over-crowded during peak tourist season.

There are various walking and cycling routes in the vicinity of the town including the Great Eastern Greenway, the Táin Way, Slieve Foye Loop and Maeve's Gap Walk.

Bus Éireann operates a limited number of daily bus services to Dundalk and Newry. The Louth Local Link service provides a bi-weekly service between Carlingford and Dundalk.

1.9 Natural Heritage

Carlingford is surrounded by a picturesque and attractive landscape. There are two Special Areas of Conservation: Carlingford Shore (2306) and Carlingford Mountain (0453), and one Special Protection Area: Carlingford Lough (4078) in the vicinity.

There are also a number of views, both strategic and local, in and around Carlingford, which are of special amenity value and are considered worthy of protection. Their positions are illustrated on the Composite Map.

The public open space adjacent to the tourist office is identified for public realm enhancement.

In addition to this, Carlingford has a network of tree stands and hedgerows, which are identified as having a special amenity value.

1.10 Built Heritage

Carlingford is a medieval walled town constructed in the 1300's. The distinctive narrow lanes and streets are characteristic of its medieval layout that continues to form part of the urban fabric of the town today. One of the challenges in the development of the town is conserving and managing the heritage assets whilst enabling the town to realise its tourism potential. The historical importance of the town is evident by the identification of an Architectural Conservation Area (ACA), a Zone of Archaeological Potential (ZAP), 54 Protected Structures, 2 National Monuments, and a significant number of non-listed vernacular buildings. Table 1.2 lists the Protected Structures in Carlingford.

Carlingford's identity is enhanced by Taaffe's Castle, the Mint and fortifications such as the Tholsel and King John's Castle together with the medieval street pattern. The Holy Trinity Church and the remains of the Dominican Friary represent the settlement's ecclesiastical past.

Carlingford also has an important railway heritage dating back to the existence of the Dundalk, Newry and Greenore railway.

The utilisation of lands to the north of King John's Castle and restoration of the Mill and development of a public park adjacent, would provide additional open space as well as improving pedestrian permeability.

Table 1.2: Protected Structures in Carlingford

ID Number	Name of Structure
LHS 005-006	King Johns Castle c1210
LHS 005-007	Taaffe's Castle late C16th
LHS 005-008	Former Thatch Cottage c1770
LHS 005-009	O'Hare/Anchor Bar Public House c1830
LHS 005-010	The Mint Tower House C16th
LHS 005-011	Carlingford House, Abbeyview c1800
LHS 005-012	The Tholsel c1450
LHS 005-014	Holy Trinity Heritage Centre (former C of I)1821
LHS 005-015	Ghan House C19th rebuild of 1727 house
LHS 005-016	Dominican Friary (Ruin)
LHS 005-017	Railway Bridge 1872
LHS 005-018	House, Newry St c1870

ID Number	Name of Structure
LHS 005-019	Allure Hair Studio Newry St c1870
LHS 005-020	Marian House Newry St c1920
LHS 005-021	House, Newry St c1880
LHS 005-022	House, Newry St c1870
LHS 005-023	House, Newry St c1870
LHS 005-024	House, Newry St c1870
LHS 005-026	Ceol na Mara, Newry St – House c1920
LHS 005-027	Well, Newry St c1860
LHS 005-028	The Anchorage House, Castlehill c1860 Newry St c1870
LHS 005-029	House, Back Lane c1820
LHS 005-030	Castle View, House, Back Lane c1820
LHS 005-031	House, Back Lane c1860
LHS 005-032	The Spout , Back Lane Well c 1830
LHS 005-033	Walls, River Lane c1800
LHS 005-035	Mountain View – House c1860
LHS 005-037	Kingfisher Bistro, Warehouse, Dundalk St c1820
LHS 005-039	House, Dundalk St c1800
LHS 005-040	House, Dundalk St c1800
LHS 005-041	House, Dundalk St c1800
LHS 005-042	House, Dundalk St c1910
LHS 005-043	House, Dundalk St c1910
LHS 005-044	The Abbey Bar, Dundalk St c.1890
LHS 005-045	Mill Race, Dundalk St. c.1650
LHS 005-046	St Michael's R.C Church1870
LHS 005-047	Post Box c1880
LHS 005-048	Parochial House c1920
LHS 005-049	Tourist Office former Railway Station 1876
LHS 005-050	Pier/Jetty c1850
LHS 005-051	Pier/Jetty c1840
LHS 005-052	House, Tholsel St c1760
LHS 005-053	Boathouse c1870
LHS 005-054	House, Newry St c1750
LHS 005-055	House, Newry St c1750
LHS 005-056	Carlingford Courthouse/Library, Newry St c1935
LHS 005-057	Carlingford Presbyterian Church, Newry St 1869
LHS 005-058	St Michaels Hall, Newry St 1925
LHS 005-059	Carlingford Garda Station, Newry St 1848
LHS 005-061	House, Tholsel St c1780

ID Number	Name of Structure
LHS 005-062	McArdles Boutique, Market St. c1780
LHS 005-063	Workers House c1780
LHS 005-064	Railway Workers Home c1870
LHS 005-071	Railway Workers Home, Ghan Road c1870

1.11 Social Infrastructure

Carlingford benefits from a broad range of community facilities including St. Michael's Hall, the Foy Centre, a Church, national school, health centre, library, post office, credit union, Garda station, sailing club and adventure centre.

There is a play park located in the heart of the town, the upgrade of which is supported in this Plan. Other recreational amenities located outside the boundary of the town include Carlingford Marina, Slieve Foye Forest and the Cooley Mountains**.**

1.12 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 Carlingford.

The Waterfront Harbour and associated public space is one of the key meeting/arrival points in Carlingford. Improvements to the Waterfront and harbour spaces, the tennis court, town green, parking and play areas will provide legible entry spaces into the historic core thus improving connectivity between these spaces, benefiting both residents and visitors.

The development of a traffic management scheme in conjunction with enhanced public realm will allow for greater pedestrian priority and animation of the streets.

It is recognised that there is a need to provide a cohesive signage and orientation plan for heritage, tourism and greenway access and to develop a plan for accommodation and management of casual traders in Carlingford medieval town.

1.13 Policy Objectives

The Policy Objectives set out overleaf are in addition to those included in the Written Statement in Volume 1 of the 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 Plan.

1.13.1 Settlement and Housing

Policy Objective	
CAR 1	To support the role of Carlingford as a local service centre and tourist destination by facilitating development that will contribute to the character and structure of the town, and complement and enhance the quality of the town's attractive built and natural environment.

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

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

Policy Objective	
CAR 4	To ensure that the amenities of existing residents are considered and protected, particularly in the design, configuration, and operation of any tourism related development.

1.13.2 Economy and Employment

Policy Objective	
CAR 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.

Policy Objective	
CAR 6	To encourage the return of vacant buildings in the town core to uses which complement the existing scale and character of the town.

Policy Objective	
CAR 7	To support the provision of co-working facilities and digital hubs.

Policy Objective	
CAR 8	To support the development of a 'Village Pod' app.

1.13.3 Tourism

Policy Objective	
CAR 9	To seek to support and develop Carlingford as a sustainable tourism hub.

Policy Objective	
CAR 10	To work in conjunction with adjoining authorities including Newry, Mourne and Down District Council to extend and design new walking and cycling routes, such as the Great Eastern Greenway and ensure all proposals include appraisal of environmental impacts and take full account of the potential for negative impacts on European Sites through the process of Habitats Directive Assessment Screening.

Policy Objective	
CAR 11	To support and promote the provision of heritage trails.

Policy Objective	
CAR 12	To support and promote various events and festivals.

Policy Objective	
CAR 13	Develop a plan for accommodation and management of casual traders in Carlingford medieval town.

1.13.4 Infrastructure

Policy Objective	
CAR 14	To identify a suitable location or locations for car parking.

Policy Objective	
CAR 15	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Carlingford within the Plan period.

Policy Objective	
CAR 16	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
CAR 17	To support the progression and delivery of social and community projects and the upgrade of the play park, subject to the availability of funding.

Policy Objective	
CAR 18	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.

1.13.5 Movement

Policy Objective	
CAR 19	To seek to alleviate traffic congestion and improve provision for pedestrians through the implementation of an agreed traffic management plan for Carlingford.

Policy Objective	
CAR 20	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Carlingford.

Policy Objective	
CAR 21	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
CAR 22	To promote and facilitate the development and enhancement of footpaths, pedestrian crossing and traffic calming measures which increase pedestrian priority and improve road safety.

Policy Objective	
CAR 23	To facilitate with service providers, an expansion to the existing public transport services including the provision of bus infrastructure within the town.

1.13.6 Natural and Built Heritage

Policy Objective	
CAR 24	To protect Carlingford's Area of Outstanding Natural Beauty and Area of High Scenic Quality landscape setting.

Objective	
CAR 25	To recognise, protect and enhance the unique characteristics and setting of Carlingford including its archaeological features, Zone of Archaeological Potential, Architectural Conservation Area, and built environment and natural heritage.

Policy Objective	
CAR 26	To protect and preserve the surviving elements of the medieval walled town, including defences, street pattern, building lines and burgage plots.

Policy Objective	
CAR 27	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.

Policy Objective	
CAR 28	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.

1.13.7 Urban Design & Public Realm

Policy Objective	
CAR 29	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 Carlingford.

Policy Objective	
CAR 30	To preserve the character of the town and its setting by requiring the design, scale and configuration of any proposed development to have regard to the history, heritage and architectural importance of the town.

Policy Objective	
CAR 31	To seek to improve the key area of arrival in Carlingford of the Waterfront Harbour and the public spaces.

Policy Objective	
CAR 32	To seek to enhance the streets and spaces within Carlingford particularly within the medieval walls through public realm improvements, subject to the availability of funding.

Policy Objective	
CAR 33	To develop a cohesive Signage & Orientation Plan for heritage, tourism and Greenways.

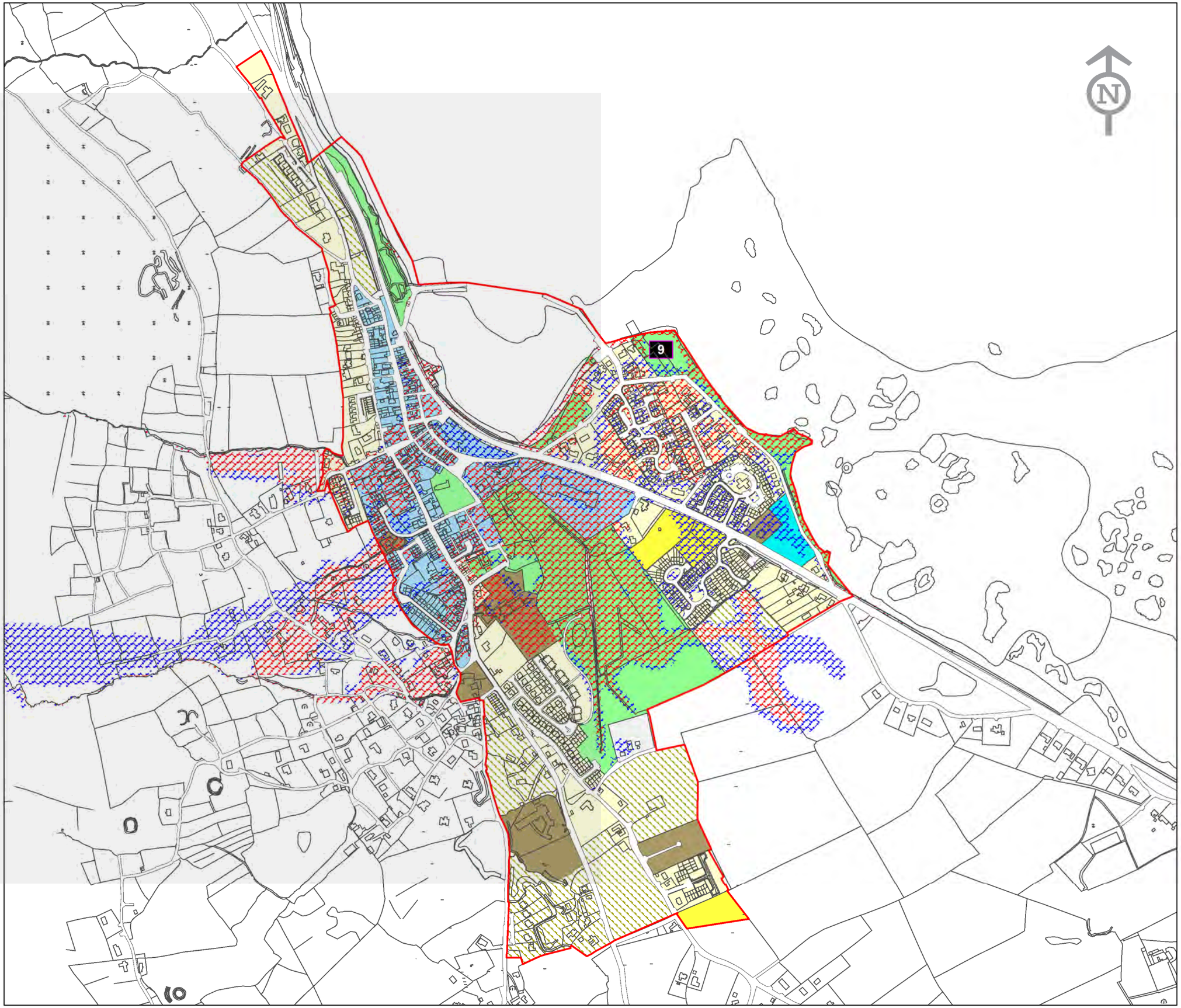
Policy Objective	
CAR 34	To seek the restoration of the Mill and Mill Pond and enhance the existing and develop further pedestrian linkages in this area.

Policy Objective	
CAR 35	To facilitate the appropriate utilisation of lands north of King John's Castle for passive recreation that is appropriate to the setting and enjoyment of this iconic historical building.

Louth County Development Plan 2021 - 2027

Carlingford
Zoning and Flood Zones Map

Map Number: 3.1



LEGEND

Land Category Use

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space
- I1 Tourism and Leisure
- J2 Public Infrastructure & Utilities
- L1 Strategic Reserve
- SO Spot Objective

Flood Zones

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Osi Vector Mapping

Settlement Boundary

Louth County
Development Plan
2021 - 2027

Comhairle Contae Lú
Louth County Council
www.louthcoco.ie

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

SCALE: Not to scale

DATE: September 2021

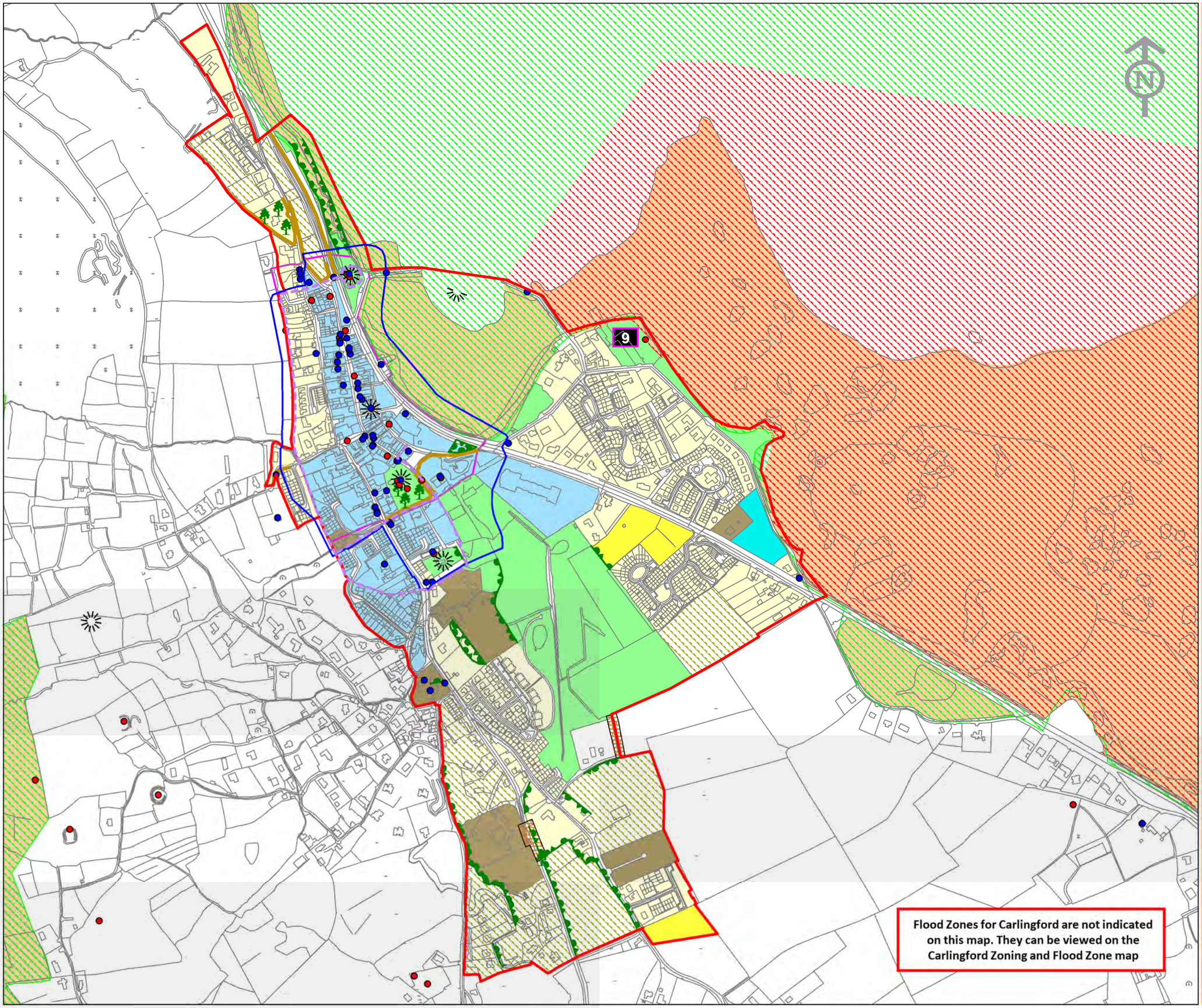
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Source http://floodinfo.ie

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Louth County Development Plan 2021 - 2027

Carlingford Composite Map

September 2021



LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space
- I1 Tourism and Leisure
- J2 Public Infrastructure & Utilities
- L1 Strategic Reserve
- SO Spot Objective

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

CASTLEBELLINGHAM/ KILSARAN

Volume 2
Self-Sustaining Towns

2 CASTLEBELLINGHAM/KILSARAN

2.1 TOWN CONTEXT/CHARACTER

Castlebellingham/Kilsaran is located c.14km south of Dundalk and c.24km north of Drogheda along the R132, the old Dublin to Belfast Road. Although they are two separate settlements, due to their proximity to each other, they were merged under one boundary in the County Development Plan 2015-2021. To avoid coalescing, an area of open space has been identified between the settlements. This will enable each settlement to retain their individual character.

Castlebellingham's history is linked with the Bellingham family and the brewing industry. The town has a rich built heritage including Bellingham Castle and the picturesque group of Widows Cottages.

The town centre consists of a mixture of modest two storey residential and commercial units. The exception is the former malt house, a three storey landmark brick building which has been converted to commercial use at ground floor level with residential development above.

Kilsaran is located 400metres directly south of Castlebellingham. It has a linear form and contains more modern housing estates and industries.

Bellingham Demesne and the River Glyde are centrally located within the Castlebellingham/Kilsaran settlement boundary and make an important contribution to the landscape setting and character. The mature trees in the settlements add to the character and sense of place.

Table 2.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 Population	1,126
2011 Population	1,035
Percentage Change 2011-2016	8.8%
Housing Stock 2016	510
Residential Units granted since 2015	59 units (8 units completed)
Housing Allocation 2021-2027	79 units
Population Projection 2027	1,236
Education Facilities	Scoil Mhuire gan Smál
Community Facilities	Church, Garda station, nursing home and crèche, playground and GAA pitch.

Settlement Overview	
Architectural Conservation Area (ACA)	Yes
Protected Structures	20
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Sites	No
Strategic Flood Risk Assessment	Flood Zones A & B on land located 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	Castlebellingham/Kilsaran is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing. There was limited capacity in the Castlebellingham Waste Water Treatment Plant at the time of writing.

2.2 Opportunities

- Development of strategically located 'General Employment' lands.
- Sensitive restoration and reuse of historic and vernacular buildings.
- Improve visual amenity of nodal points.
- Facilitate development of Castlebellingham/Kilsaran as a tourist destination.
- Provision of a walkway/cycleway along the River Glyde.

2.3 Settlement and Housing

Castlebellingham/Kilsaran experienced significant residential growth in the 1990's and early 2000's with a concentration of residential development in the centre and some ribboning along the town's arterial routes. Until very recently there has been limited demand for residential development.

The development strategy for the town will facilitate incremental growth focused on the build out of extant permissions and the consolidation of the urban core. Employment generating development will be focused on the lands to the north-west of the town centre. Opportunities to strengthen the tourism potential of the town will continue to be supported.

2.4 Economy and Employment

Castlebellingham/Kilsaran is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail, and retail service units include; pubs, restaurants and cafes, pharmacies, butchers and fast food outlets as well as a local shop associated with the petrol station to the north.

Castlebellingham/Kilsaran has a Jobs:Workforce ratio of 0.65 which is the second highest Jobs: Workforce ratio of all the Self Sustaining Towns. This ratio is a reflection of the town's well-established industrial base which includes Laundry Machines Ireland, Standard Brands, PMC Bonding and Logistics Ltd and Kilsaran Concrete.

Given the towns established employment base and proximity to the M1 motorway, five parcels of land have been zoned as General Employment. Four sites encompass existing employment uses and allow for extension of same. An additional serviced but undeveloped site with an area of approximately 22 hectares is located to north of the R166.

Whilst it is acknowledged large scale employers may favour locating in Drogheda or Dundalk, there are opportunities to attract small-medium sized enterprises that could avail of the skilled workforce, some of whom have to travel outside the settlement for employment.

The restoration of Bellingham Castle has increased the number of visitors to the town. There is potential to further develop the local tourism sector by encouraging those attending events to stay for a longer period.

The town has a rich heritage within a picturesque setting on the River Glyde and offers an attractive historic built environment. Furthermore, given the town's strategic location in close proximity to the M1, it could also be used as a base to explore other tourist attractions in the vicinity. If the number of visitors and duration of their stay increased, further employment opportunities in the tourism and hospitality sector will arise.

2.5 Water Services Infrastructure

Castlebellingham / Kilsaran is served by the following water services infrastructure:

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

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

2.6 Movement

Castlebellingham /Kilsaran is located along the R132 (the former Belfast to Dublin Road) and is accessible from the M1 Motorway via the R166.

There is a regular public transport service, which includes hourly bus services linking Newry with Dundalk, Drogheda and Dublin. These services are complemented by a limited local Bus Éireann service to Annagassan via Castlebellingham.

2.7 Natural Heritage

Bellingham Demesne, which is located to the west of the settlement is included in the National Inventory of Heritage Gardens and Designed Landscapes.

The River Glyde is an attractive feature traversing the centre of the settlement area. In many parts, the land adjoining the river edges remains undeveloped and the provision of a 10m riparian strip either side of the river bank will provide an opportunity to explore the feasibility of developing a public access, which would improve the public amenity potential of the River.

There are trees and woodlands throughout the Plan area, which make an important contribution to the natural environment and amenities of the town. Trees and woodlands, which have been identified as being of special amenity value are illustrated in the Castlebellingham/Kilsaran Composite Map.

2.8 Built Heritage

The town has considerable architectural interest and thus part has been designated an Architectural Conservation Area (ACA), thereby preserving its historic street pattern and character.

There are 20 Protected Structures within the boundary of the town as detailed in Table 2.2 below.

Table 2.2: Protected Structures in Castlebellingham/Kilsaran

ID Number	Name of Structure
LHS 015-006	No. 3 The Widows Houses c1830
LHS 015-007	No. 4 The Widows Houses c1830
LHS 015-008	No. 5 The Widows Houses c1830
LHS 015-009	Bellingham Castle Gate House c1820
LHS 015-010	The Widows Houses – Terraced Cottage 1 built c.1826
LHS 015-011	The Widows Houses – Terraced Cottage 2 built c.1826
LHS 015-012	Striped Brick House built c.1900
LHS 015-014	Foleys Tea Rooms built c.1820
LHS 015-017	Kilsaran Parish Church built 1852
LHS 015-018	The Old Mill
LHS 015-019	Corn Mill 1866
LHS 015-022	Three Storey House c. 1800
LHS 015-023	Four-bay House built c. 1850
LHS 015-031	Road Bridge built c.1850
LHS 015-032	House built c. 1850
LHS 015-033	Alpine Crucifix – erected c. 1930

ID Number	Name of Structure
LHS 015-034	Water Pump – erected c. 1880
LHS 015-035	P.J. Byrne Public House built c. 1860
LHS 015-036	Owen Breen Victualler, House & shop c.1880
LHS 015-056	First World War Memorial Village Green 1919

2.9 Social Infrastructure

Castlebellingham/Kilsaran enjoys well-developed community facilities and services. These include *inter alia*; local shops, pubs, cafes, pharmacies, butchers, hairdresser, bookmakers, hotel and fast food outlets. Additionally there is a Church, school, playground, credit union and Garda Station.

2.10 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 Castlebellingham/Kilsaran.

Castlebellingham/Kilsaran has benefited from the construction of the M1 motorway which has removed heavy Dublin – Belfast through traffic from the settlement, thus creating a more pleasant environment for residents and visitors.

Considerable investment has been made to the public realm including landscaping, lighting, paving and the provision of street furniture.

The R166/ Main Street junction is an important entrance node to the north of the town.

There is an opportunity to strengthen and improve the visual amenity of this entrance node through the sensitive development of greenfield and brownfield sites.

The composite map for the settlement has identified an area of potential public realm enhancement. See Table 7 in Appendix 8 – Green Infrastructure Strategy (Volume 3).

2.11 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**.**

2.11.1 Settlement and Housing

Policy Objective	
CAS 1	To consolidate and strengthen the commercial and residential town centre of Castlebellingham/Kilsaran 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	
CAS 2	To support the role of Castlebellingham/Kilsaran as a local service and employment destination by facilitating development which will contribute to its economy and complements and enhances the town's attractive natural and built heritage.

Policy Objective	
CAS 3	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Castlebellingham/Kilsaran is not exceeded.

Policy Objective	
CAS 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.

2.11.2 Economy and Employment

Policy Objective	
CAS 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.

Policy Objective	
CAS 6	To facilitate the expansion of existing employment opportunities in the town.

Policy Objective	
CAS 7	To promote and facilitate the provision of a range of employment and enterprise units on lands zoned for General Employment.

Policy Objective	
CAS 8	To seek to support and develop Castlebellingham/Kilsaran as a tourist destination.

Policy Objective	
CAS 9	To encourage the return of vacant buildings in the town centre to uses which complement its existing scale and character.

2.11.3 Infrastructure

Policy Objective	
CAS 10	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Castlebellingham/Kilsaran within the Plan period.

Policy Objective	
CAS 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.

Policy Objective	
CAS 12	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
CAS 13	To support the progression and delivery of social and community projects.

2.11.4 Movement

Policy Objective	
CAS 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	
CAS 15	To investigate the development of walkways and cycleways at appropriate locations throughout Castlebellingham/Kilsaran including adjacent to the River Glyde.

Policy Objective	
CAS 16	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
CAS 17	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	
CAS 18	To facilitate with service providers, an expansion to the existing public transport services including the provision of bus infrastructure within the town.

2.11.5 Natural and Built Heritage

Policy Objective	
CAS 19	To protect and enhance the unique characteristics and setting of Castlebellingham/ Kilsaran including its archaeological features, ACA and built and natural heritage elements.

Policy Objective	
CAS 20	Ensure new development will not adversely affect the site, setting, or views to and from Bellingham Demesne.

Policy Objective	
CAS 21	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.

2.11.6 Urban Design & Public Realm

Policy Objective	
CAS 22	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 Castlebellingham/Kilsaran.

Policy Objective	
CAS 23	To protect and enhance the character of the town by requiring that the height, scale, design and materials of any proposed development has regard to the architectural heritage of the town and does not diminish its distinctive sense of place.

Policy Objective	
CAS 24	To seek to enhance the streets and spaces within Castlebellingham/Kilsaran through public realm improvements.

Policy Objective	
CAS 25	To seek to provide an attractive entrance node into the town.

Louth County Development Plan 2021 - 2027

Castlebellingham - Kilsaran
Zoning and Flood Zones Map

Map Number: 3.2

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space
- I1 Tourism and Leisure
- 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

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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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Louth County Development Plan 2021 - 2027

Castlebellingham - Kilsaran Composite Map

September 2021

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
- I1 Tourism and Leisure
- J2 Public Infrastructure & Utilities
- L1 Strategic Reserve

- Settlement Boundary
- Special Protection Area (NPWS)
- Special Area of Conservation (NPWS)
- Benefiting Lands (OPW)
- 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
- Riparian Buffer Zone
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

CLOGHERHEAD

Volume 2
Self-Sustaining Towns

3 CLOGHERHEAD

3.1 TOWN CONTEXT/CHARACTER

Clogherhead is located 12km north of Drogheda and 30km south of Dundalk. It is an attractive seaside town with a picturesque setting. The headland area to the east of the town is designated as an Area of Outstanding Natural Beauty (AONB). While Clogherhead has traditionally relied on fishing and to a lesser extent tourism for employment, in more recent years it has developed as a commuter settlement.

The original core of the town with its curved streetscape has retained much of its historic character comprising of single storey fishermen's cottages and two storey vernacular buildings, many of which are located on long narrow plots.

The main street largely comprises of residential units interspersed with commercial facilities.

Table 3.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 population	2,145
2011 Population	1,993
Percentage Change 2011-2016	7.6%
Housing Stock 2016	896
Residential Units Granted since 2015	12 units (0 completed)
Housing Allocation 2021-2027	139
Population Projection 2027	2,445
Education Facilities	Callystown National School
Community Facilities	Dreadnots GAA Club, playground, two crèches, St Michael's Church, community hall, health care centre, Garda station, primary school and all weather flood lit football pitch.
Architectural Conservation Area (ACA)	None
Protected Structures	6
Zone of Archaeological Potential (ZAP)	None
Views and Prospects	Yes
Adjacent to European Sites	Clogherhead SAC

Settlement Overview	
Strategic Flood Risk Assessment	Flood Zones A and B on lands to the east of settlement adjacent to Coast (outside settlement boundary). 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	Clogherhead is located within the South and East Meath Water Resource Zone. There was limited capacity at the time of writing. There was limited capacity at Clogherhead Waste Water Treatment Plant at time of writing.

3.2 OPPORTUNITIES

- Development as a sustainable tourism destination and living town.
- Development of lands zoned General Employment.
- Provision of additional walking and cycling facilities including looped walk to Port Oriel
- Provision of additional tourist accommodation including camper van facilities.
- Public realm improvements to Main Street

Future residential development will focus on protecting the setting of the town and consolidating the existing urban footprint by utilising brownfield and infill sites.

Employment generating development will be focused on lands to the south west of the settlement. Opportunities to continue to strengthen the tourism potential of the town will continue to be supported.

3.3 SETTLEMENT AND HOUSING

Clogherhead experienced significant residential growth in the 1990's and early 2000's, with the town expanding in a westerly direction. The pressure for development has eased in more recent years and is evident by the limited level of residential construction during the previous plan period.

3.4 Economy and Employment

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

It originally developed as a small fishing village and today Port Oriel continues to function primarily as a fishing port.

The harbour area was recently upgraded providing facilities for large fishing fleets and sea anglers. The Council will continue to support the function and operation of the port and any related uses associated with the facility.

Notwithstanding the importance of the town as a fishing port, employment opportunities are limited. This is evident in the Job:Workforce ratio, which was 0.17 in 2016, the lowest of all settlements in 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.

There are opportunities to improve the Jobs Ratio by building on the strengths of the settlement including its setting, blue flag beach and links to the fishing industry, which would assist in making the town more self-sufficient.

In recognition of the tourism potential of the town, the Council supports the upgrade of the coastal path from Clogherhead to Port Oriel and the development of a loop back into the town.

Improvements to tourism accommodation including campervan facilities, the upgrade of caravan parks and conversion of vernacular buildings into holiday accommodation will make Clogherhead more appealing to visitors and is therefore supported.

Support will also be given to local festivals such as 'Seafood Rocks' which attracts substantial visitors to the town.

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

In addition to tourism and fishing, there are 7 hectares of land identified for General Employment uses to the west of the town centre that has the capacity to facilitate local enterprises or employment generating development.

3.5 Water Services Infrastructure

Clogherhead is served by the following water services infrastructure:

Water: Clogherhead is located within the South and East Meath Water Resource Zone. There was limited capacity at the time of writing.

Wastewater: There was limited capacity at Clogherhead Waste Water Treatment Plant at time of writing**.**

3.6 Movement

The R166 links Clogherhead to Drogheda and Dunleer. The town is served by the Drogheda to Grangebellew public bus service (Service 189). This is augmented by the Rural Transport Initiative, which provides a weekly service between Clogherhead and Drogheda.

Connectivity and road safety in the town could be improved by providing an additional section of footpath between the Main Street and the residential areas located to the west of the town centre and increasing pedestrian priority at the Strand Road/Main Street junction.

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

3.7 Natural Heritage

The boundary of the settlement plan encompasses Clogherhead and Port Oriel. The adjoining headland is designated as an Area of Outstanding Natural Beauty (AONB).

The coastline to the east of the town is designated as a European Site, namely Clogherhead Special Area Conservation (Site Code:001459).

3.8 Built Heritage

There are six protected structures within the boundary of the town as detailed in Table 3.2 below.

There are seven archaeological features within the town, which are listed as Recorded Monuments and afforded protection under the National Monument Acts.

Table 3.2: Protected Structures in Clogherhead

ID Number	Name of Structure
LHS 022-014	Thatched House c.1800
LHS 022-015	Thatched Cottage
LHS 022-016	The Sail Inn Public House c.1850
LHS 022-017	Slip Thatch Cottage c.1800
LHS 022-018	Slip Thatch Cottage c.1800
LHS 022-019	Farm Yard Complex c.1810

3.9 Social Infrastructure

Clogherhead has a blue flag beach, which provides many recreational opportunities for both locals and visitors. There is a RNLI lifeboat station in the town, which is a valuable resource to marine based activities including fishing and sailing in Clogherhead and the wider coastal area.

Within the town, there are facilities and services to cater for its population, day-trippers and holidaymakers.

Clogherhead enjoys well-developed community facilities and services.

These include *inter alia*; school, convenience store, health centre, pharmacy, local shop, pubs and takeaway, St Michael's Church and the Dreadnots Gaelic football grounds which are located outside the town boundaries.

The Community Hall, which is the former national school, has been refurbished and facilitates various social activities.

This Plan will support the continued investment in community and social infrastructure in the town.

3.10 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 Clogherhead.

While Clogherhead's Main Street has retained its unique vernacular character and scale, vacancy is however an ongoing challenge. The provision of a cohesive public realm strategy has the potential to promote regeneration and make the town a more attractive area to live, work and visit.

The focus of any public realm strategy should be on environmental improvements including underground cabling, coordinated street furniture, attractive entrance nodes, improved pedestrian priority in the vicinity of Strand Road/Main Street and greater legibility between Main Street and the beach in addition to providing for the integration of any new and existing cycle/ walkways.

3.11 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.

3.11.1 Settlement and Housing

Policy Objective	
CLOG 1	To consolidate and strengthen the commercial and residential town centre of Clogherhead 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	
CLOG 2	To support the role of Clogherhead as a local service and employment destination by facilitating development which will contribute to the towns economy and complements and enhances the town's attractive natural and built heritage.

Policy Objective	
CLOG 3	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Clogherhead is not exceeded.

Policy Objective	
CLOG 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.

3.11.2 Economy and Employment

Policy Objective	
CLOG 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.

Policy Objective	
CLOG 6	To support and promote sustainable tourism development in Clogherhead.

Policy Objective	
CLOG 7	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Clogherhead including a looped route to Port Oriel.

Policy Objective	
CLOG 8	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.

Policy Objective	
CLOG 9	To facilitate improvements to existing and the provision of additional tourism accommodation including camper van facilities.

Policy Objective	
CLOG 10	To promote and facilitate the provision of a range of employment and enterprise units on lands zoned for General Employment.

Policy Objective	
CLOG 11	To support any improvements or expansion of Port Oriel subject to the preparation of a Master Plan and compliance with relevant planning and environmental criteria**.**

Policy Objective	
CLOG 12	To support and promote various events and festivals.

Policy Objective	
CLOG 13	To support and promote the provision of heritage trails.

3.11.3 Infrastructure

Policy Objective	
CLOG 14	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Clogherhead within the Plan period.

Policy Objective	
CLOG 15	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.

Policy Objective	
CLOG 16	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
CLOG 17	To support the progression and delivery of social and community projects.

3.11.4 Movement

Policy Objective	
CLOG 18	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	
CLOG 19	To promote and facilitate the development of the Coastal Greenway in the vicinity of Clogherhead.

Policy Objective	
CLOG 20	To facilitate with service providers an expansion to the existing public transport services including the provision of bus infrastructure within the town.

3.11.5 Natural and Built Heritage

Policy Objective	
CLOG 21	To protect and enhance the unique characteristics and setting of Clogherhead including its archaeological features and built and natural heritage elements.

Policy Objective	
CLOG 22	To protect the Area of Outstanding Natural Beauty landscape setting of Clogherhead.

Policy Objective	
CLOG 23	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.

Policy Objective	
CLOG 24	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.

3.11.6 Urban Design & Public Realm

Policy Objective	
CLOG 25	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Clogherhead.

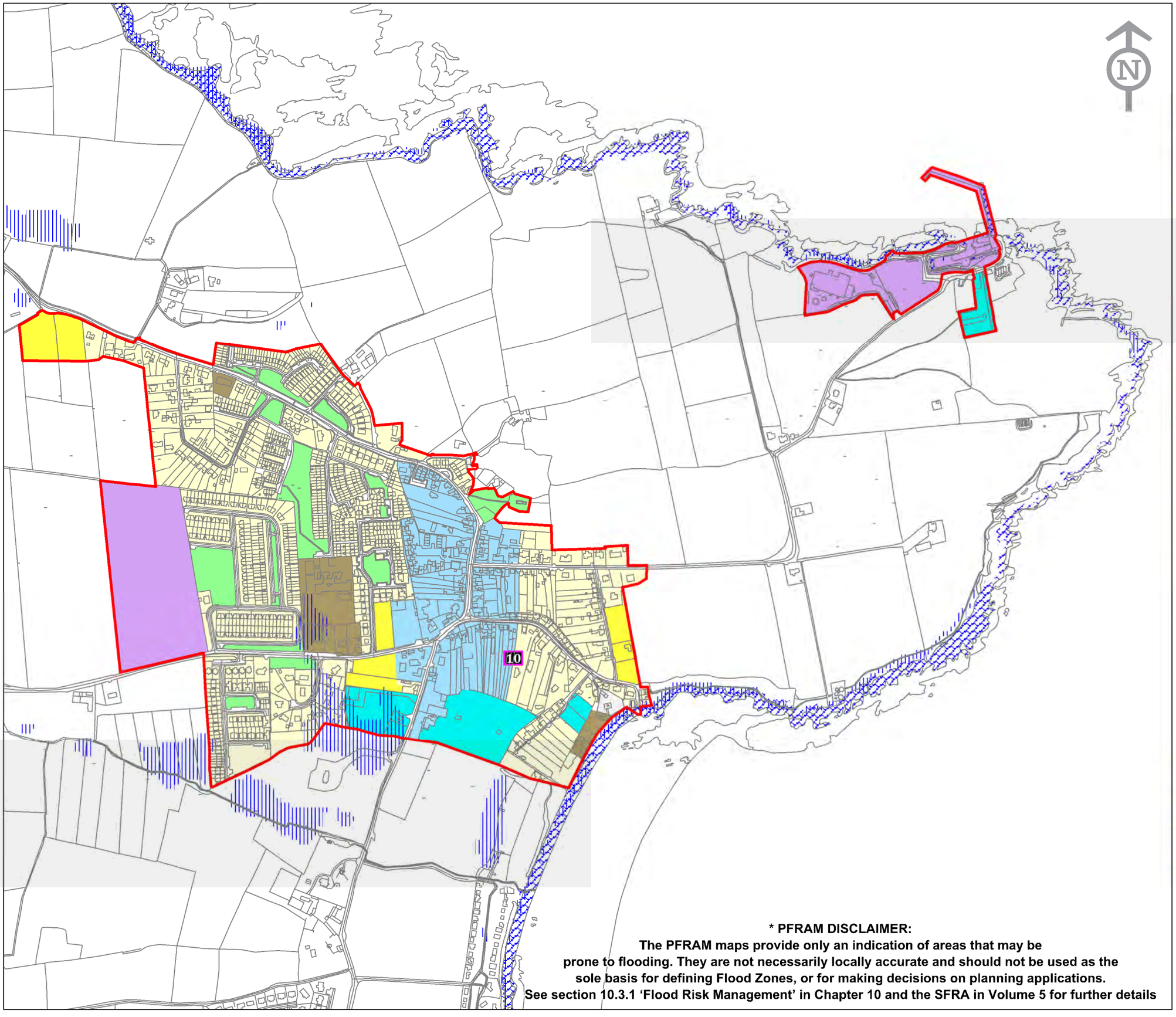
Policy Objective	
CLOG 26	To protect and enhance the character of the town by requiring that the height, scale, design and materials of any proposed development has regard to the architectural heritage of the town and does not diminish its distinctive sense of place.

Policy Objective	
CLOG 27	To seek to enhance the streets and spaces within Clogherhead through public realm improvements.

Louth County Development Plan 2021 - 2027

Clogherhead
Zoning and Flood Zones Map

Map Number: 3.3



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
- I1 Tourism and Leisure
- J2 Public Infrastructure and Utilities
- SO Spot Objective

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

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

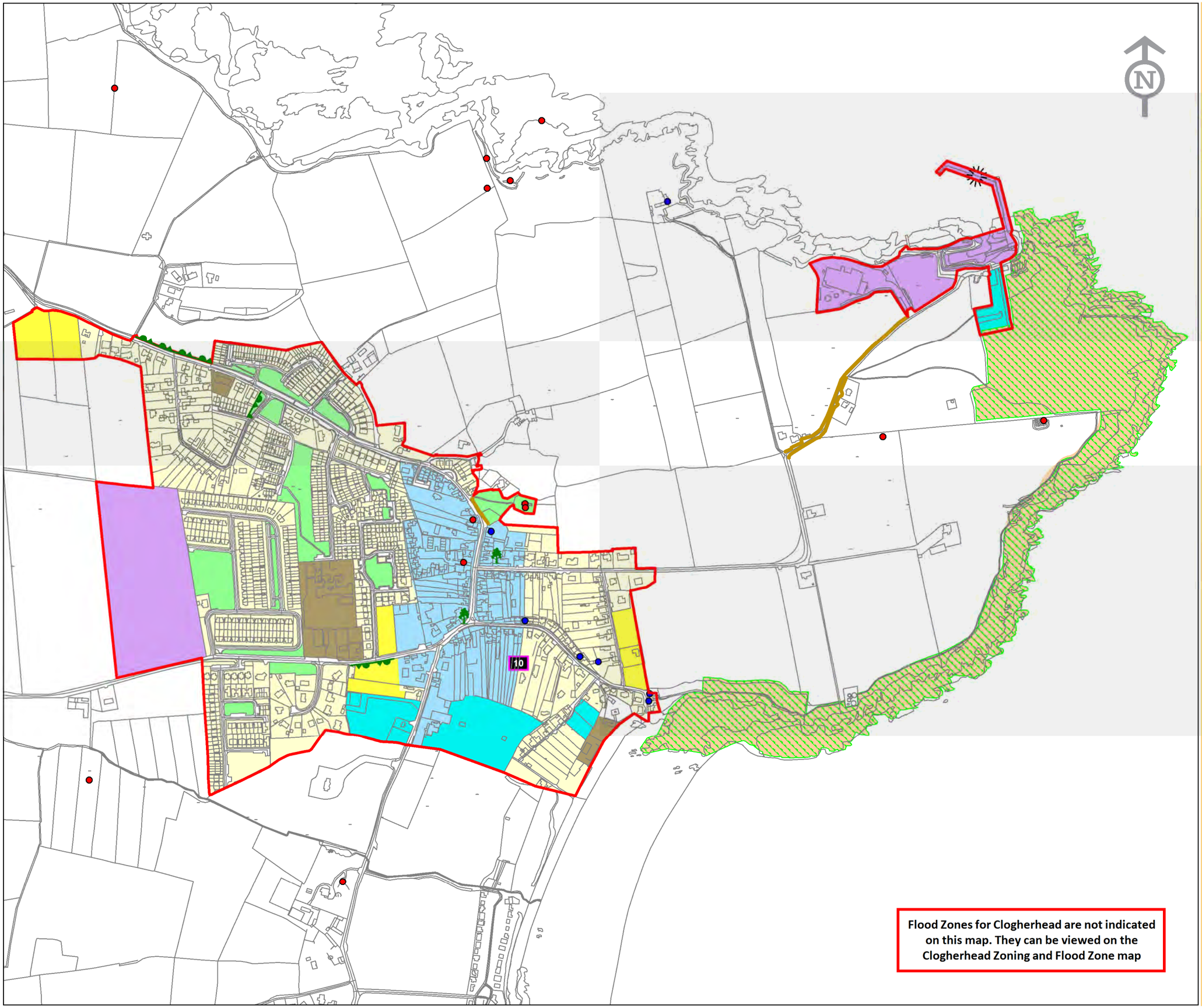
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Source http://floodinfo.ie

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Louth County Development Plan 2021 - 2027

Clogherhead Composite Map

September 2021



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
- I1 Tourism and Leisure
- J2 Public Infrastructure & Utilities
- SO Spot Objective

- Settlement Boundary
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- 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 Clogherhead are not indicated on this map. They can be viewed on the Clogherhead Zoning and Flood Zone map

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

TERMONFECKIN

Volume 2
Self-Sustaining Towns

4 TERMONFECKIN

4.1 TOWN CONTEXT/CHARACTER

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

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

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

Table 4.1: Settlement Overview

Settlement Overview	
Position in Settlement Hierarchy	Self-Sustaining Town
2016 population	1,579
2011 Population	1,443
Percentage Change 2011-2016	9.4%
Housing Stock 2016	584
Residential Units granted since 2015	96 units (40 units completed)
Housing Allocation 2021-2027	41
Population Projection 2027	1,829
Education Facilities	Scoil Naisiunta Naomh Feichin
Community Facilities	Church, nursing home, crèche and GAA pitch. Pitch and putt course and the caravan/mobile home parks nearby.
Architectural Conservation Area (ACA)	No
Protected Structures	11
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	No
Adjacent / Links to European Sites	Boyne Coast and Estuary SAC.

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

4.2 Opportunities

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

4.3 Settlement and Housing

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

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

4.4 Economy and Employment

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

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

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

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

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

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

4.5 Water Services Infrastructure

Termonfeckin is served by the following water services infrastructure:

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

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

4.6 Movement

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

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

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

The installation of traffic lights and provision of a pedestrian walkway adjacent to the bridge in the town centre have improved connectivity and road safety within the settlement. The Council will continue to support measures, which enhance permeability and ease of access including the provision of a footpath from the village centre towards Seapoint.

The Ballywater River is visually attractive and the provision of a 10m riparian strip either side of the riverbank will allow an opportunity to open up the river to provide a riverside walk and enhance recreational facilities within the settlement.

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

4.7 Natural Heritage

The centre of Termonfeckin lies within a valley, which provides a sense of enclosure and shelter in comparison to the exposed coastal area nearby. Within the town, the Ballywater River and vegetation provide a strong connection to the landscape.

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

4.8 Built Heritage

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

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

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

Table 4.2: Protected Structures in Termonfeckin

ID Number	Name of Structure
LHS 022-005	Church of The Immaculate Conception
LHS 022-006	Bridge
LHS 022-007	Termonfeckin Thatch
LHS 022-008	St Fechin's Church & High Cross
LHS 022-009	Termonfeckin Castle
LHS 022-010	Newtown House/ An Grianán
LHS 022-020	Termonfeckin Parochial House
LHS 022-022	House
LHS 022-023	House, Main St. C.1920 modern extension
LHS 022-024	Highfield House
LHS 022-025	Curates House

4.9 Social Infrastructure

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

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

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

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

4.10 Urban Design and Public Realm

The Town and Village Renewal Scheme is a funding mechanism designed to rejuvenate rural towns and villages throughout Ireland. Projects eligible under this scheme include environmental improvements and public realm projects, such as upgrades to civic spaces and investment in street furniture, footpaths, and cycle ways. This Plan will support any funding applications under this Scheme or similar schemes that would enhance the public realm, built environment, and environmental quality of Termonfeckin.

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

4.11 POLICY OBJECTIVES

The Policy Objectives set out below are in addition to those included in the Written Statement in Volume 1 of the County Development Plan.

To avoid repetition Policy Objectives have only been restated where they have particular relevance to the settlement.

These should, therefore, be read in conjunction with the Policy Objectives and Development Standards and Guidance set out in Volume 1 of the County Development Plan.

4.11.1 Settlement and Housing

Policy Objective	
TER 1	To consolidate and strengthen the commercial and residential town centre of Termonfeckin and encourage development, which will contribute to its character, preserve and enhance the quality of its attractive built and natural environment, while catering for the needs of all sections of the local community.

Policy Objective	
TER 2	To support the role of Termonfeckin as a local service and employment destination by facilitating development which will contribute to the towns economy and complements and enhances the town's attractive natural and built heritage.

Policy Objective	
TER 3	To secure the implementation of the Core Strategy of the Plan, in so far as is practicable, by ensuring the housing allocation for Termonfeckin is not exceeded.

Policy Objective	
TER 4	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.

4.11.2 Economy and Employment

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

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

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

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

4.11.3 Infrastructure

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

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

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

Policy Objective	
TER 12	To avoid land uses or development identified as 'highly vulnerable development' in Table 3.1 of *'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.

4.11.4 Movement

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

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

Policy Objective	
TER 15	To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

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

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

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

4.11.5 Natural and Built Heritage

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

Policy Objective	
TER 20	To promote the preservation of significant trees and hedgerows including those identified on the composite map and to manage these trees in line with arboricultural best practice.

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

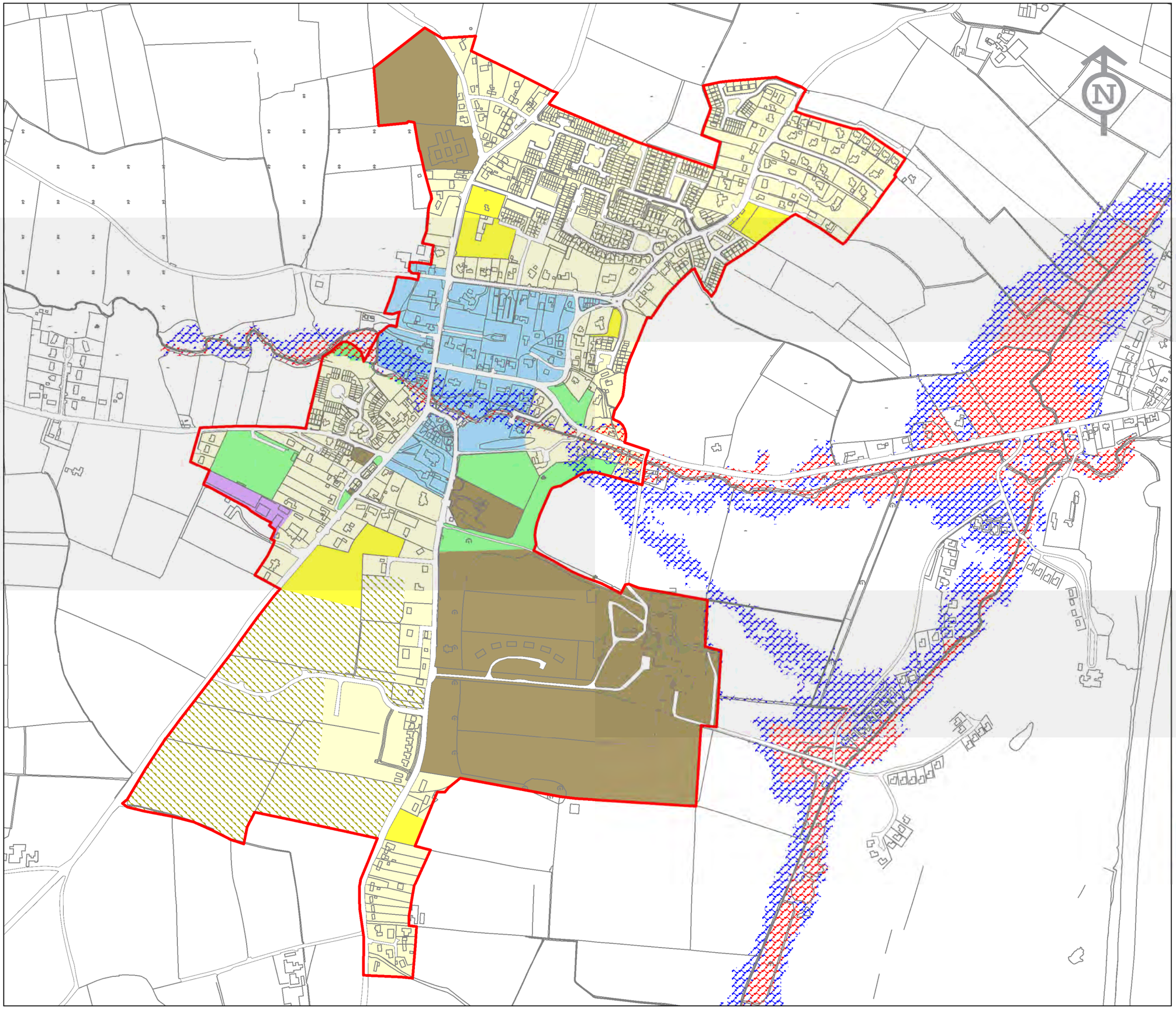
Policy Objective	
TER 22	To seek to protect and incorporate existing stone walls into any new developments.

4.11.6 Urban Design & Public Realm

Policy Objective	
TER 23	To protect and enhance the character of the town by requiring that the height, scale, design and materials of any proposed development has regard to the architectural heritage of the town and does not diminish its distinctive sense of place.

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

Policy Objective	
TER 25	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Termonfeckin.



Louth County Development Plan 2021 - 2027

Termonfeckin
Zoning and Flood Zones Map

Map Number: 3.4

LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space
- J2 Public Infrastructure and Utilities
- L1 Strategic Reserve

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Osi Vector Mapping

Settlement Boundary

Louth County
Development Plan
2021 - 2027

Comhairle Contae Lú
Louth County Council
www.louthcoco.ie

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

SCALE: Not to scale

DATE: September 2021

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Louth County Development Plan 2021 - 2027

Termonfeckin Composite Map

September 2021

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

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

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

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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.

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.

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.

5.4 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	
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	
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.

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

Policy Objective	
TUL 7	To support and promote various events and festivals.

5.11.3 Infrastructure

Policy Objective	
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.

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

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

Policy Objective	
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.

Policy Objective	
TUL 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.

5.11.4 Movement

Policy Objective	
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.

Policy Objective	
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.

5.11.5 Natural and Built Heritage

Policy Objective	
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.

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

Policy Objective	
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.

Policy Objective	
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.

5.11.6 Urban Design & Public Realm

Policy Objective	
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.

Policy Objective	
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.

Policy Objective	
TUL 21	To seek to enhance the streets and spaces within Tullyallen through public realm improvements.

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

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

Louth County Development Plan 2021 - 2027

Tullyallen
Zoning and Flood Zones Map

Map Number: 3.5

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

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

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Louth County Development Plan 2021 - 2027

Tullyallen Composite Map

September 2021

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

ANNAGASSAN

Volume 2
Small Towns and Villages

6 ANNAGASSAN

6.1 Context/Character

Annagassan is a small coastal village located along the R166 approximately 15km south of Dundalk and 13km north of Drogheda. The village has a rich heritage linked to the Vikings. Around 850 AD the Vikings built a fortification at Annagassan on a stretch of land between the sea and the River Glyde. This fortress was one of the earliest and biggest of their 'longphort' in the country. The modern village is generally believed to be built on what archaeologists consider to be a man-made polder structure, constructed downstream to provide shelter for the fjord. Today Annagassan has a linear settlement pattern.

The settlement has an attractive setting, positioned where the Rivers Glyde and Dee converge before entering the Irish Sea. When travelling along the R166 from Castlebellingham prior to entering the village, the road narrows at a picturesque bridge crossing. On approach to the village from either direction panoramic views of the Cooley and Mourne Mountains are available.

Table 6.1: Settlement Overview

Settlement Overview - Annagassan	
Position in Settlement Hierarchy	Village
2016 Population	201
Housing Stock 2016	122
Residential Units granted since 2015	0
Education Facilities	No
Community Facilities	GAA playing fields outside settlement boundary
Architectural Conservation Area (ACA)	No
Protected Structures	3
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	Dundalk Bay SPA Dundalk Bay SAC
Strategic Flood Risk Assessment	Flood Zone A along coast, rivers flowing into the settlement and on lands to the north. Flood Zones A and B at various locations throughout the settlement. Manage flood risk and development in accordance with the Neagh Bann Flood Risk Management Plan and in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities.
Water Services Infrastructure/Capacity	Annagassan is located within the Cavan Hill and North Louth Water Resource Zone, which had available capacity at the time of writing. There was available capacity in Annagassan's Waste Water Treatment Plant at the time of writing.

6.2 Opportunities

- Promote and develop the links between the Village and its Viking heritage.
- Enrich the streetscape through public realm improvements.
- Enhance existing walking trails.

6.3 Settlement and Housing

Annagassan is the second smallest of all villages with a population of just 201 persons in 2016. There have been no applications for new residential development over the lifetime of the previous plan. This Plan will continue to promote a policy of consolidation focused on localised growth.

The settlement strategy for Annagassan aims to maintain its setting and add to the built environment of the village through the sensitive treatment of infill development.

6.4 Economy and Employment

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

As with many coastal areas fishing was once the most important source of employment and Annagassan was a hub for this activity. Today the harbour is used for recreational purposes such as fishing and small recreational boats. This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

O'Neill's, an established bakery, is the largest employer in the village. Other employers include the village pubs and restaurant. To sustain this community, it is paramount that existing employment opportunities are safeguarded and that further local job prospects are promoted.

The 'Taste of Togher' festival takes place in September, attracts custom for the village pubs, restaurant and B&B, and promotes tourism in the area. This Plan recognises the importance of such festivals and events in generating economic activity and community participation.

6.5 Water Services Infrastructure

Annagassan is served by the following water services infrastructure:

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

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

6.6 Movement

Annagassan is located along the R166, which connects the village with Castlebellingham to the north and Clogherhead, and Drogheda to the south. Bus Éireann operates a limited number of daily bus services to Dundalk and Newry while the Louth Local Link service provides a bi-weekly service between Carlingford and Dundalk. The village would benefit from improved bus infrastructure including a bus shelter and seating.

Due to the village's linear settlement pattern and location along a wide stretch of the R166 there is conflict between vehicular and pedestrian movements. Public realm improvements in conjunction with traffic calming measures would improve the overall visual amenity of the area and prioritise safe pedestrian movements.

The development of a pedestrian link and public lighting between the village and Naomh Fionnbarra GFC playing fields would facilitate greater pedestrian activity and reduce the need for car dependent journeys. Additionally, comprehensive treatment of surfaces, street lighting and street furniture would create a more comfortable aesthetically pleasing environment.

There is an informal path utilised by fishermen and locals as far as Drumcar. The enhancement of this path would improve connectivity in the area. Furthermore, greater legibility between the harbour/beach area and village centre would benefit locals and encourage visitors to explore the village.

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

6.7 Natural and Built Heritage

Annagassan is an attractive coastal settlement partly within and immediately adjoining Dundalk Bay Special Protection Area (SPA) and Dundalk Bay Special Area of Conservation (SAC).

There are three areas of open space adjacent to the main thoroughfare, which are utilised for informal amenity purposes.

The provision of a 10m riparian strip either side of the riverbank where panoramic views of the Cooley and Mourne Mountains are available, presents an opportunity to open up the river to provide for an enhanced recreational role.

It has been established that the Vikings camped and had a longphort in Annagassan. The village and its environs have a rich archaeological past, which is evident by the extent of archaeological features in the area.

There are 3 Protected Structures within the boundary of the village as detailed in Table 6.2 and on the Annagassan Composite Map. The existing stone wall on the northern side of the main thoroughfare is an attractive feature in the settlement and ought to be retained.

Table 6.2: Protected Structures in Annagassan

ID Number	Name
LHS 015 - 028	Annagassan Bridge c. 1800
LHS 015 - 052	Annagassan Mill and Lace School
LHS 015 - 057	Lime Kiln, Annagassan Harbour

6.8 Social Infrastructure

Annagassan has sufficient infrastructure to cater for the day-to-day needs of its small community. The Naomh Fionnbarra GFC sports field is located outside the settlement limit, to the rear of Seaview. The nearest church, burial grounds and Scoil Naomh Fhionain primary school are found in Dillonstown.

To promote more sustainable travel patterns, any proposals for additional community facilities shall normally be located within the settlement boundary.

6.9 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 Annagassan.

The settlement plan has identified the R166 and Farm Road as areas of potential public realm enhancement. Reducing the dominance of the Regional road would provide for a more attractive and safer pedestrian environment.

Public realm enhancement of lands to the west of the settlement could provide for an improved passive recreation opportunity as well as providing greater connection and legibility between the harbour and the village centre.

6.10 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 Guidelines set out in Volume 1 of the County Development Plan.

6.10.1 Settlement and Housing

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

Policy Objective	
ANN 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 Annagassan is not exceeded.

Policy Objective	
ANN 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.

6.10.2 Economy and Employment

Policy Objective	
ANN 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	
ANN 5	To support and promote sustainable tourism development in Annagassan.

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

Policy Objective	
ANN 7	To support and promote various events and festivals.

6.10.3 Infrastructure

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

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

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

Policy Objective	
ANN 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.

6.10.4 Movement

Policy Objective	
ANN 12	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Annagassan.

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

Policy Objective	
ANN 14	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	
ANN 15	To promote and facilitate the development of the Coastal Greenway in the vicinity of Annagassan.

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

Policy Objective	
ANN 17	To facilitate with service providers the provision of additional bus infrastructure within the village.

6.10.5 Built and Natural Heritage

Policy Objective	
ANN 18	To protect and enhance the unique characteristics and setting of Annagassan, including its archaeological features and built and natural heritage elements.

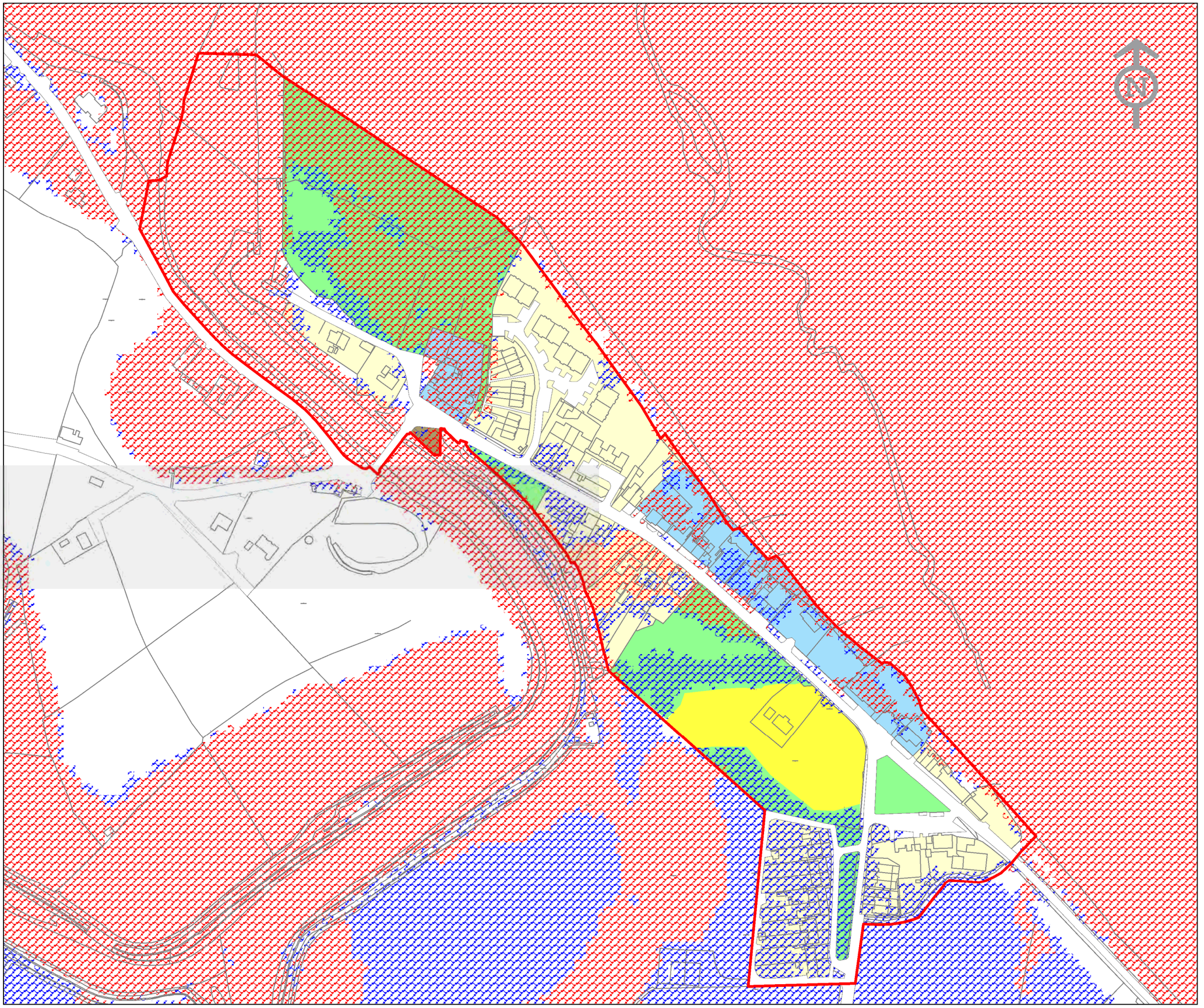
Policy Objective	
ANN 19	To promote the preservation of significant trees and hedgerows including those identified on the Composite Map and to manage these trees in line with arboricultural best practice.

6.10.6 Urban Design and Public Realm

Policy Objective	
ANN 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 Annagassan.

Policy Objective	
ANN 21	To preserve the character of the village by requiring that the height, scale, design and materials of any proposed development respects the character of the village and does not diminish its distinctive sense of place.

Policy Objective	
ANN 22	To seek to enhance the streets and spaces within Annagassan through public realm improvements.



Louth County Development Plan 2021 - 2027

Annagassan
Zoning and Flood Zones Map

Map Number: 4.1

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space

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

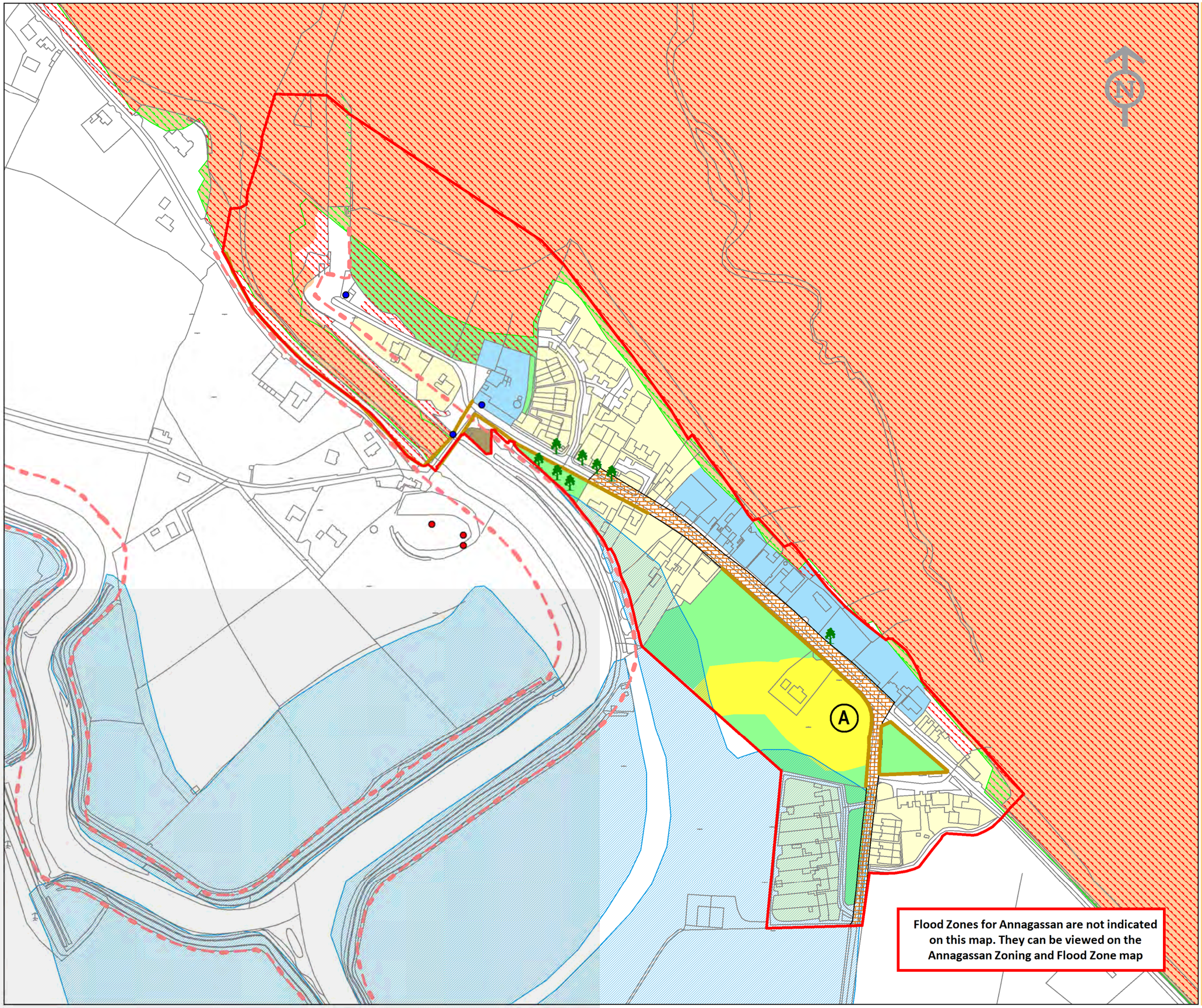
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Louth County Development Plan 2021 - 2027

Annagassan Composite Map

September 2021



LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space

- Settlement Boundary
- Special Protection Area (NPWS)
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Benefiting Lands (OPW)
- Potential for Green Infrastructure Enhancement (See Appendix 8)
- (A) See Table 7 in Appendix 8 Green Infrastructure Strategy
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Riparian Buffer Zone
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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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.

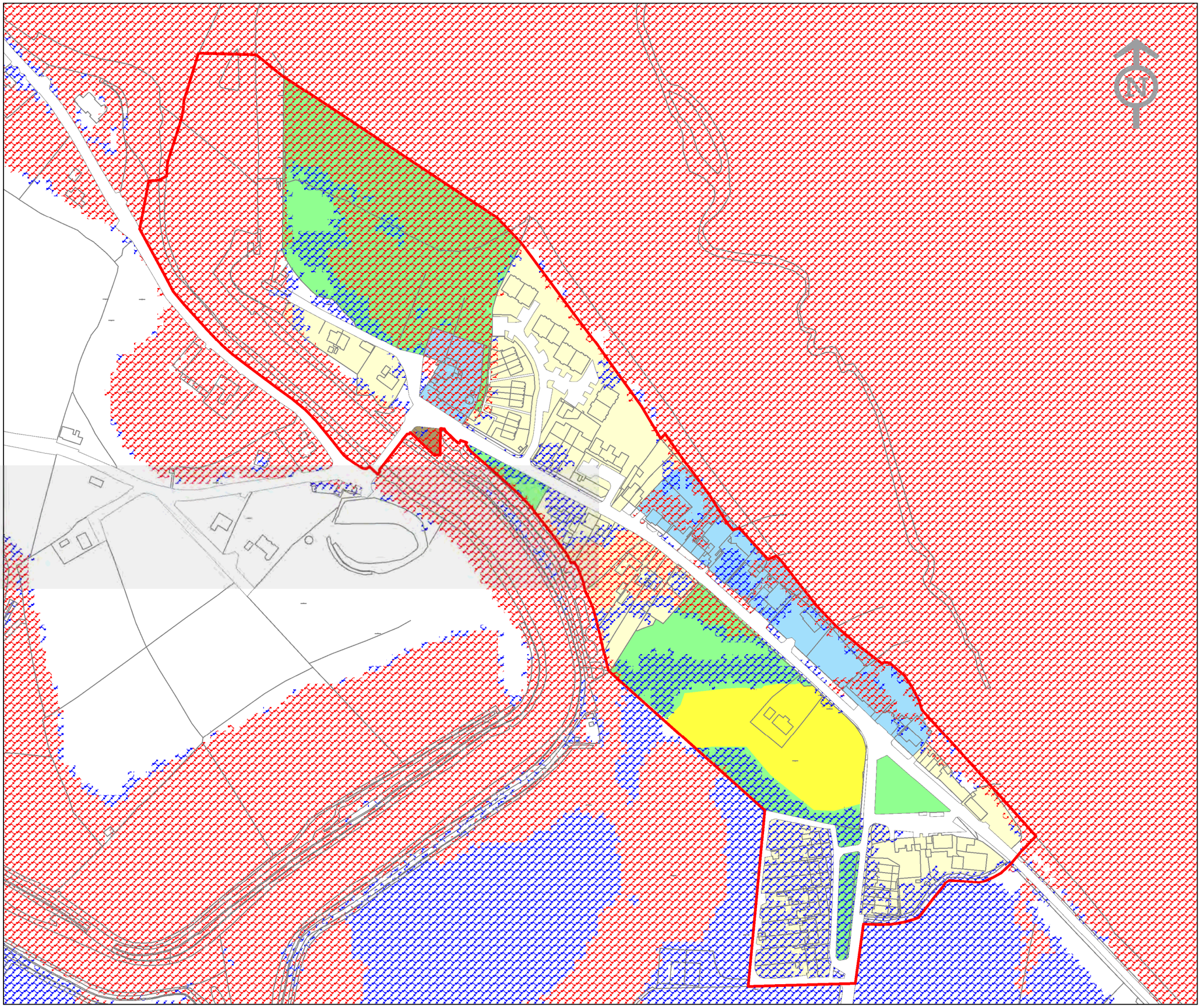
Policy Objective	
BAL 17	To promote the preservation of significant trees and hedgerows as identified on the Composite Map and to manage these trees in line with arboricultural best practice.

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

Annagassan
Zoning and Flood Zones Map

Map Number: 4.1

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space

OPW CFRAM Study

- Flood Zone A
- Flood Zone B

Settlement Boundary

Osi Vector Mapping

Louth County
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Planning Department
e-mail: info@louthcoco.ie

SCALE: Not to scale

DATE: September 2021

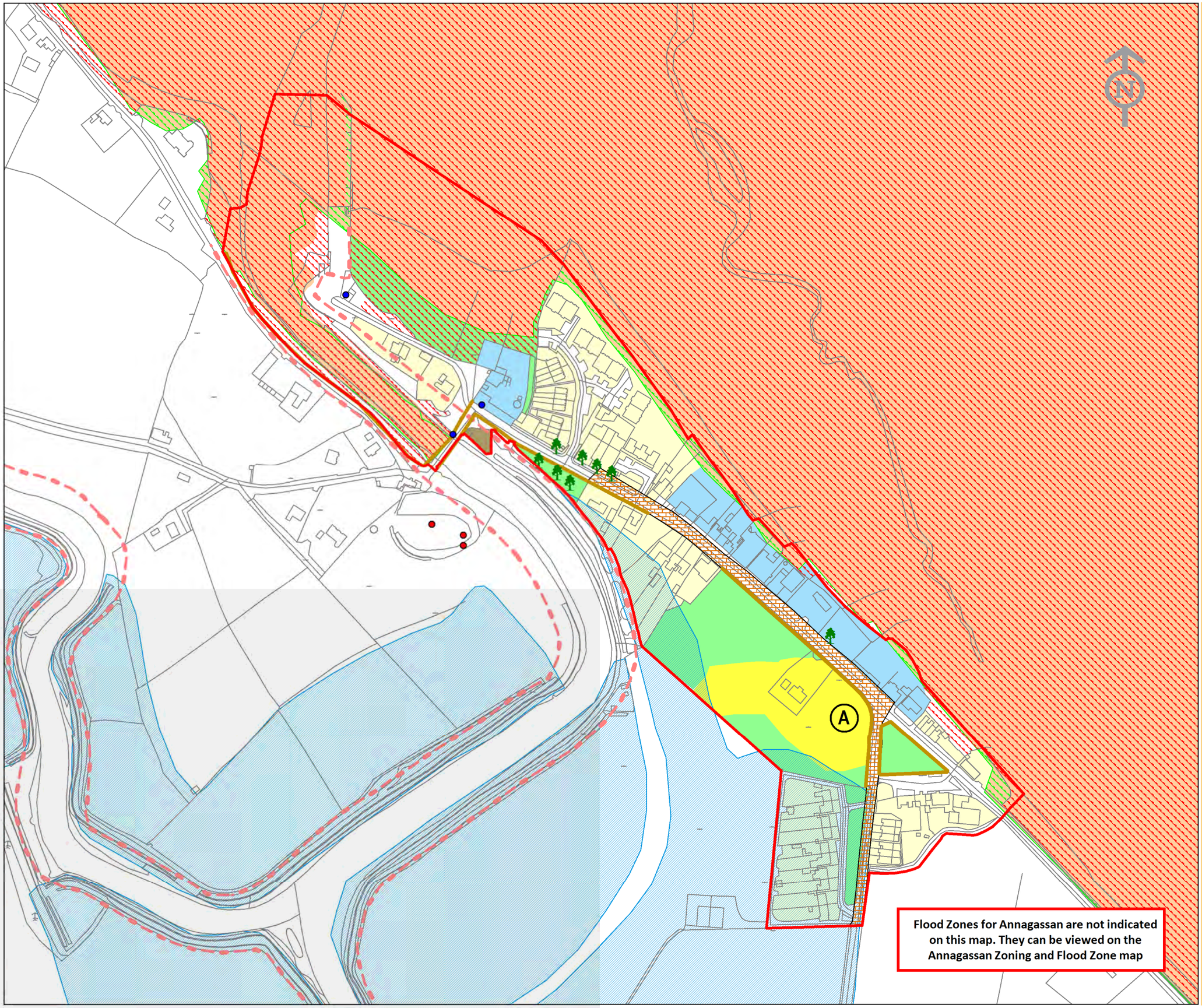
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Louth County Development Plan 2021 - 2027

Annagassan Composite Map

September 2021



LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space

- Settlement Boundary
- Special Protection Area (NPWS)
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Benefiting Lands (OPW)
- Potential for Green Infrastructure Enhancement (See Appendix 8)
- (A) See Table 7 in Appendix 8 Green Infrastructure Strategy
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Riparian Buffer Zone
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

COLLON

Volume 2
Small Towns and Villages

8. Collon

8.1 Context/ Character

Collon is located at a crossroads on the N2, the national route connection Derry with Dublin, some 12 kilometres north west of Drogheda and 11 kilometres south of Ardee. The village is set in a natural scenic landscape, which is designated as an Area of High Scenic Quality (AHSQ). The River Mattock to the south of the village centre was the source of water power, which led to the development of Collon as a model industrial village.

The earlier buildings are located at the southern end of the village, towards the valley, whereas the model village was created at the crossroads. The village green, designed for an open-air market, is set back from the main street.

The direction of growth has been predominantly to the east of the N2, along the routes to Drogheda and Tinure. More recent developments, which include the Cloisters, Oriel Heights, Mellifont Court and Doire Beag, are located close to the village centre.

Table 8.1: Settlement Overview

Settlement Overview - Collon	
Position in Settlement Hierarchy	**Village**
2016 Population	846
2011 Population	814
Percentage Change 2011-2016	10.1%
Housing Stock 2016	354
Residential Units granted since 2015	1 no. residential unit
Education Facilities	Collon National School
Community Facilities	Community hall, Garda station, GAA club, pitch and putt
Architectural Conservation Area (ACA)	Collon ACA
Protected Structures	21
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Flood Zone A and B on land located along the River Mattock. 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.

Settlement Overview - Collon	
Water Services Infrastructure/Capacity	Collon is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity, but when peak time and headrooms are taken into account, there is a deficiency. Options are being considered to resolve this issue. There was limited capacity in the Collon Waste Water Treatment Plant at the time of writing.

8.2 Opportunities

- To continue to support development that respects the setting of Collon and strengthens the sense of place.
- To reduce the dominance of the heavily trafficked N2 by continuing to support investments in the public realm.
- Improve and enhance existing community facilities including the identification of a suitable site for a playground.

8.3 Settlement and Housing

Collon experienced considerable development pressure in the 1990's and the first half of the 2000's. In recent times, residential development has been limited. The land use strategy for Collon seeks to consolidate the existing village form through the development of infill and brownfield lands.

Lands to the west and south of the settlement are designated as Open Space encapsulating the mature trees and the River Mattock, which provide natural boundaries to the settlement. The Architectural Conservation Area (ACA) and Zone of Archaeological Potential (ZAP) incorporate the lands zoned village centre thereby highlighting Collon's historic tradition.

8.4 Economy and Employment

Collon is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail, and retail service units are mainly located within the village centre and include; pubs, restaurants and cafes, pharmacies, butchers, fast food outlets, a service station and furniture shop.

Employment opportunities are mainly in the community, education, and retail/service sector, which include Mellifont Abbey, Collon National School, and the retail and hospitality outlets. Employment opportunities are also available in Collon Business Park.

The Job: Workforce ratio in Collon is 0.31. This low ratio is an indication of a weak employment base and that the settlement is dependent on outbound commuting for employment.

To facilitate the development of employment opportunities and potentially capitalise upon the skilled workforce commuting to various locations outside Collon, two sites have been identified for General Employment use to the west and south of the village.

The lands to the south of the village have been partially developed.

Given that Collon is an historic village set in a highly scenic landscape close to Mount Oriel, Brú na Bóinne and Mellifont Abbey, there are opportunities to promote its setting, which would encourage more visitors. This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

8.5 Water Services Infrastructure

Collon is served by the following water services infrastructure:

Water: Collon is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity, but when peaktime and headrooms are taken into account, there is a deficiency. Options are being considered to resolve this issue.

Waste Water: There was limited capacity in the Collon Waste Water Treatment Plant at the time of writing.

8.6 Movement

The location of Collon on a crossroads between the N2 and R168 makes the settlement well connected to towns and villages in the wider region.

The village is generally well served by public transport including the Drogheda to Ardee and Drogheda to Monaghan bus routes. Additional private bus services operate between the village and Dublin. The Louth Local Link service also provides a weekly service between Collon and Drogheda. The village would benefit from improved bus infrastructure including shelter and seating.

The high volume of traffic passing through the village, much of which includes HGVs, has resulted in conflict between vehicles and pedestrians. Speed platforms, guardrails and traffic bollards have been installed on School Lane and the Drogheda Road, in addition to footpath improvements. To promote the social and economic well-being of the village, increased priority should be given to pedestrians and cyclists rather than to vehicles.

8.7 Natural and Built Heritage

Collon is located within a designated Area of High Scenic Quality (AHSQ). Within the village, there is a strong connection to the landscape. To the north, the rows of estate trees are dominant while to the south, uninterrupted views across the countryside are available. The streets are wide and open and within the village, the countryside is clearly visible. It is important that the village form is defined so that this settlement retains its individuality and that the rural views of the countryside from the village remain unimpeded.

A tributary to the Mattock River traverses the west of the village. The edges of this tributary and the Mattock River further south have significant mature planting. Adjoining lands are largely undeveloped and the provision of a 10m riparian strip either side of the riverbank will allow an opportunity to open up the river for an enhanced recreational role.

Small sections of land within the village boundary of Collon are located within the proposed Natural Heritage Area (pNHA) of New Mellifont Abbey Woods.

It is important to resist any development that would result in significant deterioration of habitats or a disturbance of species in the pNHA.

The historical importance of the village is evident by the identification of an Architectural Conservation Area (ACA) and Zone of Archaeological Potential (ZAP) as demarcated on the accompanying Collon Settlement Map.

There are 21 Protected Structures within the boundary of the village as detailed in Table 8.2 below. Their locations are illustrated on the Collon Composite Map.

Table 8.2: Protected Structures in Collon

ID Number	Name
LHS 020-001	Round House c1820
LHS 020-002	Former Erasmus Smith School & Adjoining House c1870
LHS 020-003	Donegan's Public House c1850
LHS 020-004	3 interconnected houses on Market Square c1850
LHS 020-005	Clock Tower Building c1820
LHS 020-006	House c.1870
LHS 020-007	House c.1850
LHS 020-008	House c.1830
LHS 020-009	Collon House c.1740
LHS 020-010	Six Bay House c.1780
LHS 020-011	Church of Ireland 1813
LHS 020-012	Octagonal Water Pump 1822
LHS 020-013	The Bleach House c.1750 – 1830
LHS 020-014	Church of Mary Immaculate 1860 – 1877
LHS 020-015	Collon Parochial House 1896
LHS 020-016	House 1880
LHS 020-017	Green Lawns (House) c.1880
LHS 020-019	House c.1880
LHS 020-020	House c.1870
LHS 020-021	House c.1900
LHS 020-023	Chimney c.1860

8.8 Social Infrastructure

Collon provides for a wide range of services and community facilities including a supermarket and shops, restaurant and cafes, pubs, fast food outlets, pharmacy, petrol filling station, bookmaker, beauticians; in addition to a church, national school, community centre, post office, credit union, Garda station, and playing fields.

There is an old cemetery at the crossroads at the southern end of the village of Collon, which is still in use. The new cemetery is located west of the village boundary.

Collon Pitch and Putt Club is located immediately south of the village off the N2.

The village would benefit from a playground thereby increasing the variety of recreation facilities available for the local population.

8.9 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 Collon.

Collon is centrally located around the N2/R168 junction. An opportunity exists to reduce the dominance of the public road and improve pedestrian priority at this heavily trafficked junction. Two additional areas for public realm enhancement have been identified in the Settlement Plan. Streetscape enhancement in conjunction with greater pedestrian priority will improve road safety and provide for strengthened pedestrian connectivity.

8.10 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.

8.10.1 Settlement and Housing

Policy Objective	
COL 1	To support the role of Collon 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	
COL 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 Collon is not exceeded.

Policy Objective	
COL 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.

8.10.2 Economy and Employment

Policy Objective	
COL 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.

Policy Objective	
COL 5	To encourage the return of vacant buildings in the village centre to uses which complement the existing scale and character of the settlement.

Policy Objective	
COL 6	To promote and facilitate the provision of a range of employment opportunities on lands zoned for General Employment.

Policy Objective	
COL 7	To support and promote sustainable tourism development in Collon.

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

8.10.3 Infrastructure

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

Policy Objective	
COL 10	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
COL 11	To support the progression and delivery of social and community projects including the identification of a suitable site for a play park, subject to availability of funding.

Policy Objective	
COL 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.

8.10.4 Movement

Policy Objective	
COL 13	To investigate the feasibility of the development of walkways and cycleways at appropriate locations throughout Collon including adjacent to the River Mattock.

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

Policy Objective	
COL 15	To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

Policy Objective	
COL 16	To promote and facilitate the upgrade and development of footpaths, as well as traffic calming measures which increase pedestrian priority and improve road safety.

Policy Objective	
COL 17	To facilitate with service providers the provision of additional bus infrastructure within the village.

8.10.5 Built and Natural Heritage

Policy Objective	
COL 18	To protect and enhance the unique characteristics and setting of Collon including its Area of High Scenic Quality, Zone of Archaeological Potential, archaeological features, Architectural Conservation Area and built and natural heritage elements.

Policy Objective	
COL 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.

8.10.6 Urban Design and Public Realm

Policy Objective	
COL 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 Collon.

Policy Objective	
COL 21	To preserve the character of the village and its setting by requiring the design, scale and configuration of any proposed development to have regard to the history, heritage and architectural importance of the village.

Policy Objective	
COL 22	To seek to enhance the streets and spaces within Collon through public realm improvements.

Louth County Development Plan 2021 - 2027

Collon
Zoning and Flood Zones Map

Map Number: 4.3

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

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Louth County Development Plan 2021 - 2027

Collon Composite Map

September 2021

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 & Utilities
- L1 Strategic Reserve

- Settlement Boundary
- Proposed Natural Heritage Area (NPWS)
- Zone Of Archaeological Potential
- 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
- Osi Vector Mapping

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

DROMISKIN

Volume 2
Small Towns and Villages

9. Dromiskin

9.1 Context/Character

Dromiskin is located approximately 10km south of Dundalk, between the M1 motorway and R132, the former Belfast to Dublin Road. It was originally a Celtic monastic site. The 9th Century round tower and part of the Abbey remain, providing an iconic landmark for the village.

Views of Dundalk Bay and the surrounding countryside are available from the tower. Located at a crossroads, the settlement gradually extends along the roadway in a linear manner with residential development to the north and northeast. Church View was one of the first housing developments to be built in the village.

Table 9.1: Settlement Overview

Settlement Overview - Dromiskin	
Position in Settlement Hierarchy	**Village**
2016 Population	846
2011 Population	814
Percentage Change 2011-2016	10.1%
Housing Stock 2016	354
Residential Units granted since 2015	44 units (15 units completed at the time of writing)
Education Facilities	St Peters National School
Community Facilities	GFC, Crèche, church, shop, pharmacy, credit union, post office, recycling facilities.
Architectural Conservation Area (ACA)	No
Protected Structures	4
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Pluvial flooding is evident 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	Dromiskin is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity at the time of writing. There was available capacity in the Dromiskin Waste Water Treatment Plant at the time of writing.

9.2 Opportunities:

- Increase pedestrian safety and connectivity in the village centre.
- Enrich the streetscape through public realm improvements.

9.3 Settlement and Housing

Dromiskin experienced considerable development pressure in the 1990's and the first half of the 2000's, primarily due to the proximity of the village to the M1 motorway and Dundalk.

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

9.4 Economy and Employment

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

It has a Jobs:Workforce Ratio of 0.24, which has resulted in the majority of residents being required to travel outside the settlement for employment. Local employment opportunities are provided by a manufacturing facility, school, crèche and retail services.

9.5 Water Services Infrastructure

Dromiskin is served by the following water services infrastructure:

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

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

9.6 Movement

Dromiskin is situated along a Class 1 local road, which connects with Castlebellingham to the south, and local roads to the east, which adjoin the R132. The village is located along the route of the Bus Éireann daily service between Dundalk and Annagassan and would benefit from improved bus infrastructure including a shelter and seating.

The linear pattern of development in Dromiskin has resulted in the village having an elongated form.

The village core, school and Church are located to the south, while St Joseph's GFC and substantial residential developments are located a considerable distance to the north. The village would benefit from the provision of a footpath network thereby improving connectivity, road safety and reducing reliance on the private car.

9.7 Natural and Built Heritage

Dromiskin sits within a flat rural landscape setting in the County. It is important that a clear distinction is established between the village and the surrounding countryside in order to preserve the character of the local surrounding countryside.

Historically, Dromiskin was an important monastic centre. This is evident on the eastern approach to the village where there are prominent views of a round tower standing in the churchyard of the early monastic site.

In addition to 13 archaeological sites, a proportion of the north of the village lies within a Zone of Archaeological Potential, which is afforded protection under the National Monuments Act.

It is important to ensure that future development shall not be detrimental to the character of the village or its setting and be sited and designed with care to protect monuments and their settings.
Within the settlement boundary, there are four Protected Structures, as detailed in Table 9.2 below.

Table 9.2: Protected Structures in Dromiskin

ID Number	Name
LHS 012-030	Church of St Peter 1926
LHS 012-033	Round Tower, Cross & Church late c.19th
LHS 012-035	St. Margaret/St. Ronan's Church of Ireland (disused) 1821
LHS 012-037	Dromiskin National School 1927

9.8 Social Infrastructure

Dromiskin provides for a range of services and community facilities which include *inter alia:*, local shops and supermarket, fast food outlet and public house in addition to a Church, primary school, post office and playing fields.

9.9 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 Dromiskin.
Dromiskin has an elongated linear form. An opportunity exists to reduce the dominance of the public road and improve pedestrian priority through the provision of footpaths in conjunction with public realm improvements.

9.10 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.

9.10.1 Settlement and Housing

Policy Objective	
DROM 1	To support the role of Dromiskin 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	
DROM 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 Dromiskin is not exceeded.

Policy Objective	
DROM 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.

9.10.2 Economy and Employment

Policy Objective	
DROM 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.

Policy Objective	
DROM 5	To encourage the return of vacant buildings in the village core to uses which complement the existing scale and character of the settlement.

9.10.3 Infrastructure

Policy Objective	
DROM 6	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Dromiskin within the Plan period.

Policy Objective	
DROM 7	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
DROM 8	To support the progression and delivery of social and community projects.

Policy Objective	
DROM 9	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.

9.10.4 Movement

Policy Objective	
DROM 10	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	
DROM 11	To facilitate with service providers the provision of additional bus infrastructure within the village.

9.10.5 Built and Natural Heritage

Policy Objective	
DROM 12	To protect and enhance the unique characteristics and setting of Dromiskin including its Zone of Archaeological Potential, archaeological features and built and natural heritage elements.

Policy Objective	
DROM 13	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.

9.10.6 Urban Design and Public Realm

Policy Objective	
DROM 14	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 Dromiskin.

Policy Objective	
DROM 15	To preserve the character of the village and its setting by requiring the design, scale, and configuration of any proposed development to have regard to the history, heritage, and architectural importance of the village.

Policy Objective	
DROM 16	To seek to enhance the streets and spaces within Dromiskin through public realm improvements.

*** 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

Louth County Development Plan 2021 - 2027

Dromiskin
Zoning and Flood Zones Map

Map Number: 4.4

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential 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

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Louth County Development Plan 2021 - 2027

Dromiskin Composite Map

September 2021

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space
- J2 Public Infrastructure & Utilities
- L1 Strategic Reserve

- Settlement Boundary
- Zone Of Archaeological Potential
- 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
- Osi Vector Mapping

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

KNOCKBRIDGE

Volume 2
Small Towns and Villages

10. KNOCKBRIDGE

10.1 Context/ Character

Knockbridge is a small crossroad settlement located along the R171, approximately 6 km southwest of Dundalk**.** The crossroads provide a natural focal point for the village with the configuration of buildings around the crossroad adding to the sense of place.

The remainder of the village consists of a mixture of detached dwellings with varied setbacks and residential developments accessed off single entrances. Any future development ought to protect and enhance the village's streetscape.

Table 10.1: Settlement Overview

Settlement Overview - Knockbridge	
Position in Settlement Hierarchy	Village
2016 population	667
2011 Population	583
Percentage Change 2011-2016	14.4%
Housing Stock 2016	247
Residential Units granted since 2015	No recent residential development
Education Facilities	St Mary's National School
Community Facilities	St Mary's Parish Hall crèche, preschool, church, recycling facilities, shop
Architectural Conservation Area (ACA)	No
Protected Structures	1
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Pluvial flooding is identified 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	Knockbridge 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 Knockbridge Waste Water Treatment Plant at the time of writing.

10.2 Opportunities

- Enrich the streetscape through public realm improvements.
- Improve pedestrian safety and connectivity within the village centre and provide greater connectivity to adjoining recreational facilities.

10.3 Settlement and Housing

The population of Knockbridge grew steadily from 2002 to 2016. However, in more recent years there has been limited development activity, which may reduce the rate of population growth.

This Plan will promote a policy of consolidation focused on localised growth through the development of infill and brownfield lands. Any development shall respect the character and setting of the village and make a positive contribution to its built environment.

10.4 Economy and Employment

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

The village has a Jobs:Workforce ratio of 0:26. A grain store is the largest employer in the village, with the school, crèche and shop also providing employment. This Plan will continue to support existing employment generating development in the village and will seek to facilitate any proposed economic investment that will provide opportunities for locally based employment.

To the south west of the settlement an area, which includes the grain store, has been identified and zoned for General Employment use. These lands have the capacity to facilitate local enterprises or employment generating development.

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

There are various events and festivals organised in Knockbridge throughout the year. This Plan recognises their importance in attracting visitors and strengthening the community.

10.5 Water Services Infrastructure

Knockbridge is served by the following water services infrastructure:

Water: Knockbridge 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 Knockbridge Waste Water Treatment Plant at the time of writing.

10.6 Movement

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

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

The village would benefit from improved bus infrastructure including a bus shelter and seating. Due to the villages location along the R171 it experiences considerable through traffic. This is exacerbated by its crossroads location and often results in conflict between vehicular and pedestrian movements. In order to improve road safety within the village, a number of measures are required.

This includes the identification of clearly defined ingress and egress points at the church car park and the provision of a new pedestrian crossing in the vicinity of the church and school.

The delivery of a comprehensive network of footpaths including a footpath parallel with the church car park and to the east of the village as far as Stephenstown Pond (via the GFC grounds) would enhance pedestrian and cyclist priority. The development of the latter would also offer greater access to recreation facilities.

10.7 Natural and Built Heritage

One of Knockbridge's greatest assets is its scenic rural setting. Sited in a relatively elevated location in this rolling landscape, views, particularly of St Mary's Church, are available from considerable distances in the surrounding countryside.

To retain and enhance the village setting it will be important that any future developments take cognisance of the village's location within the landscape.

There is one Protected Structure within the village boundary as detailed in Table 10.2, the location of which is illustrated in the Knockbridge Composite Map.

Table 10.2: Protected Structures in Knockbridge

ID Number	Name
Lhs011-024	St. Mary's RC Church Knockbridge c. 1830

10.8 Social Infrastructure

Knockbridge has a range of facilities including a community centre, primary school, Church, and crèche.

St. Brides GFC grounds and Stephenson Pond are located to the east of the village boundary.

10.9 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 Knockbridge.

In conjunction with the provision of ingress and egress points to the church car park an opportunity exists to enhance its public realm through the provision of hard and soft landscaping thereby improving the overall streetscape and increasing the attractiveness of the village.

10.10 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.

10.10.1 Settlement and Housing

Policy Objective	
KNOC 1	To support the role of Knockbridge 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 .

Policy Objective	
KNOC 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 Knockbridge is not exceeded.

Policy Objective	
KNOC 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.

10.10.2 Economy and Employment

Policy Objective	
KNOC 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.

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

Policy Objective	
KNOC 6	To encourage the return of vacant buildings in the Village centre to uses which complement the existing scale and character of the settlement.

Policy Objective	
KNOC 7	To support and promote sustainable tourism development in Knockbridge including the provision of heritage trails.

Policy Objective	
KNOC 8	To support and promote various festivals and events.

10.10.3 Infrastructure

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

Policy Objective	
KNOC 10	To support existing public, community and sporting facilities and the provision of any additional facilities.

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

Policy Objective	
KNOC 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.

10.10.4 Movement

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

10.10.5 Natural and Built Heritage

Policy Objective	
KNOC 15	To protect and enhance the unique characteristics and setting of Knockbridge including its built and natural heritage.

Policy Objective	
KNOC 16	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.

10.10.6 Urban Design & Public Realm

Policy Objective	
KNOC 17	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 Knockbridge.

Policy Objective	
KNOC 18	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.

Policy Objective	
KNOC 19	To seek to enhance the streets and spaces within Knockbridge through public realm improvements.

Policy Objective	
KNOC 20	To seek to provide designated ingress and egress points to the church car park in conjunction with public realm enhancement, including provision of hard and soft landscaping.

Louth County Development Plan 2021 - 2027

Knockbridge
Zoning and Flood Zones Map

Map Number: 4.5

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space

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

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

Contains Irish Public Sector Information
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Source http://floodinfo.ie

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Louth County Development Plan 2021 - 2027

Knockbridge Composite Map

September 2021

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

- Settlement Boundary
- Potential for Green Infrastructure Enhancement (see Appendix 8)
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

LOUTH VILLAGE

Volume 2
Small Towns and Villages

11. LOUTH VILLAGE

11.1 Context/ Character

Louth Village is located along the R171, approximately 11 km southwest of Dundalk**.** Originally a monastic site, Louth Village is thought to have been founded in the 6th century with the establishment of St Mochta's House. In the 12th century Saint Mary's Abbey was built approximately 50m east, which today lies in ruins after the dissolution of the monasteries under King Henry VIII. The remnants of a motte and bailey castle stand in a field overlooking much of the village. The 8 metre tall motte is the highest point in the Village. Today the village centre, comprising of dwellings and commercial outlets, is formed around the junction of five roads.

Table 11.1: Settlement Overview

Settlement Overview – Louth Village	
Position in Settlement Hierarchy	Village
2016 population	735
2011 Population	717
Percentage Change 2011-2016	2.5%
Housing Stock 2016	290
Residential Units granted since 2015	10 dwellings (5 units under construction at the time of writing)
Education Facilities	St Mochta's National School.
Community Facilities	Pre-school, community hall, GAA grounds, shop pharmacy, post office, hairdressers, playground, doctor's surgery and recycling facilities.
Architectural Conservation Area (ACA)	No
Protected Structures	5
Zone of Archaeological Potential (ZAP)	Yes
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Pluvial flooding is evident 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	Louth Village 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 Louth Village Waste Water Treatment Plant at the time of writing.

11.2 Opportunities

- Increase pedestrian safety and connectivity in the village centre.
- Enrich the streetscape through public realm improvements.
- Promote and facilitate local employment generating development through Louth Village Community Hub.

11.3 Settlement and Housing

Louth Village experienced significant population growth between 2006 and 2011 with a more stable pattern of growth during the past decade. This is reflected in the limited demand for new residential development in the village in recent years. This Plan will continue to promote a policy of consolidation in the village, focused on localised growth, brownfield and infill development.

11.4 Economy and Employment

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

It has a Jobs:Workforce ratio of 0.21, which is an indication of a weak employment base, with residents dependent on employment in higher order settlements.

Employment opportunities are provided primarily in the service and education sectors. This includes the school, preschool and retail services. This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

Whilst the opportunities for employment in the village may be limited, it is recognised that there are employment sectors where people are able to work remotely.

In recognition of the potential for remote working, this Plan will support the on-going provision of co-working facilities within Louth Village Community Hub thereby meeting the needs of businesses and enabling employees to have a local base, reducing the need to commute.

11.5 Water Services Infrastructure

Louth Village is served by the following water services infrastructure:

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

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

11.6 Movement

Louth Village is located along the R171, which connects it with Ardee to the south, and Dundalk to the north.

The village is located along the route of the Dundalk-Ardee bus service, which provides seven services in each direction Monday to Saturday. The village would benefit from improved bus infrastructure including a shelter and seating.

There is a high level of traffic travelling through the village along the R171, which can often result in a conflict between vehicles and pedestrians. This conflict is intensified due to the location of the village core on a five-road junction.

In order to reduce speed and improve road safety, traffic-calming measures on the main approaches from Knockbridge, Tallanstown, Channonnrock Cross and along the Tullycahan Road ought to be provided.

Provision of clearly defined ingress and egress points to the church car park and a pedestrianised crossing along the R171 adjacent to the playground would also greatly enhance safety for residents.

A comprehensive network of footpaths throughout the village including a footpath connecting residential areas with Ardpatrick and community facilities such as Mochta's GFC grounds, the Credit Union and doctor's surgery would improve overall connectivity and reduce reliance on the private car.

11.7 Natural and Built Heritage

The village sits within an attractive landscape setting. It is important that a clear distinction is achieved between the village and the countryside to protect this setting.

A large proportion of the village lies within a Zone of Archaeological Potential, which is afforded protection under the National Monuments Act. This area includes St. Mochta's House (circa 500AD) and the ruins of St. Mary's Abbey, a 12th-century priory to the north of the village core. It is important to ensure that future development shall not be detrimental to the character of the archaeology within the village or its setting.

There are five Protected Structures within the boundary of this settlement as outlined in Table 11.2, the locations of which are illustrated on the Louth Village Composite Map.

Table 11.2: Protected Structures in Louth Village

ID Number	Name
LHS 011-001	Church of The Immaculate Conception 1890-1904
LHS 011-019	St. Mochta's House & St. Mary's Priory C12th
LHS 011-020	Cottage c.1880
LHS 011-021	House c.1930
LHS 011-030	Weighbridge/Water pump erected c.1880

11.8 Social Infrastructure

Louth Village provides a broad range of services and community facilities for its population and the surrounding rural areas which includes local shops, fast food outlets, hairdresser, pubs, in addition to a church, national school, post office, recycling facility, credit union, playing fields and community hub with remote working facilities.

Throughout the year, events are organised in conjunction with the Louth Village Community Hub.

Such events are an important part of building and strengthening the local community.

11.9 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 Louth Village.

There are opportunities to improve the public realm as part of any improvements to the access points to the Church car park. This could include hard and soft landscaping and the provision of public art work.

The provision of additional passive recreation spaces on the village green would provide opportunities for the enjoyment of St. Marys Abbey and St. Mochta's House.

The settlement would benefit from improved bus infrastructure including the provision of a bus shelter and seating.

11.10 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.

11.10.1 Settlement and Housing

Policy Objective	
LOU 1	To support the role of Louth Village 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.

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

Policy Objective	
LOU 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.

11.10.2 Economy and Employment

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

Policy Objective	
LOU 5	To support the provision of co-working facilities at Louth Village Community Hub.

Policy Objective	
LOU 6	To encourage the return of vacant buildings in the village centre to uses which complement the existing scale and character of the settlement.

Policy Objective	
LOU 7	To support and promote sustainable tourism development in Louth Village.

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

Policy Objective	
LOU 9	To support and promote various events and festivals.

11.10.3 Infrastructure

Policy Objective	
LOU 10	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Louth Village within the Plan period.

Policy Objective	
LOU 11	To support existing public, community and sporting facilities and the provision of any additional facilities.

Policy Objective	
LOU 12	To support the progression and delivery of social and community projects.

Policy Objective	
LOU 13	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.

11.10.4 Movement

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

11.10.5 Built and Natural Heritage

Policy Objective	
LOU 16	To protect and enhance the unique characteristics and setting of Louth Village, including its Zone of Archaeological Potential, archaeological features and built and natural heritage elements.

Policy Objective	
LOU 17	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.

11.10.6 Urban Design and Public Realm

Policy Objective	
LOU 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 Louth Village.

Policy Objective	
LOU 19	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 archaeological importance of the Village and does not diminish its distinctiveness of place.

Policy Objective	
LOU 20	To seek to enhance the streets and spaces within Louth Village through public realm improvements.

Policy Objective	
LOU 21	To seek to provide designated ingress and egress points to the church car park in conjunction with public realm enhancement, including provision of hard and soft landscaping and delivery of public art work.

Policy Objective	
LOU 22	To provide public realm enhancement of the Village green to increase passive recreation opportunities and allow for the enjoyment of St. Mary's Abbey and St. Mochta's House.

Louth County Development Plan 2021 - 2027

Louth Village
Zoning and Flood Zones Map

Map Number: 4.6

LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space
- 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

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

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Louth County Development Plan 2021 - 2027

Louth Village Composite Map

September 2021

LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- G1 Community Facilities
- H1 Open Space
- L1 Strategic Reserve

- Settlement Boundary
- Benefiting Lands (OPW)
- Zone Of Archaeological Potential
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

OMEATH

Volume 2
Small Towns and Villages

12. OMEATH

12.1 Context/Character

Omeath is a rural, coastal village located 6km north of Carlingford, 10km south of Newry and 3km from the border with Northern Ireland. It is sited on the Cooley peninsula, on the southern shore of Carlingford Lough. The settlement is surrounded by dramatic landscapes with the Carlingford Lough coastline and expansive views of the Mourne Mountains to the east and the Cooley Mountains and Slieve Foye to the west. The village is set within a designated Area of High Scenic Quality (AHSQ).

Omeath is a long linear settlement, which has evolved primarily along the Greenore-Newry Regional road (R173). The village comprises a 'commercial centre' at the R178/ Station Road junction and a 'civic centre' towards the southern end of the village. A number of landmark buildings are located within the settlement, which helps to define the village's character; they include Howe's public house, Dublin House, Prospect House and Nucella Lodge.

Table 12.1: Settlement Overview

Settlement Overview - Omeath	
Position in Settlement Hierarchy	Village
2016 Population	603
2011 Population	503
Percentage Change 2011-2016	19.9%
Housing Stock 2016	339
Residential Units granted since 2015	No recent development activity
Education Facilities	Scoil Naomh Lorcan (village) and Scoil Naomh Bríd (Ardaghy)
Community Facilities	Dolmen Centre, Omeath recreational park, Garda station, Cuchulainn Gaels
Architectural Conservation Area (ACA)	None
Protected Structures	12
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	Carlingford Shore SAC
Strategic Flood Risk Assessment	Flood Zones A and B on land located along the River Ryland and on lands adjacent to the coast. Manage flood risk and development in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities.

Settlement Overview - Omeath	
Water Services Infrastructure/Capacity	Omeath is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing. There was no capacity in the Omeath Waste Water Treatment Plant at the time of writing. In 2019, permission was granted for a new wastewater treatment plant, with construction due to commence in Q4 of 2020, subject to funding.

12.2 Opportunities

- Capitalise on Omeath's strategic location along The Great Eastern Greenway.
- Creation of a dynamic and flexible village hub.
- The redefinition of the heart of the village. This will be considered in terms of increasing pedestrian and cycling priority and linkages to the Great Eastern Greenway, reduction in the dominance of the R173, and improvements to the public realm.

12.3 Settlement and Housing

The land use strategy for Omeath aims to protect its mountainous and coastal setting by consolidating development within the existing footprint.

In the late 1990's and early 2000's Omeath experienced significant demand for residential development, where development took place to the west of the village centre towards the mountains.

In more recent years, development within the settlement has been restricted by capacity issues at the Omeath Waste Water Treatment Plant.

The 2016 census revealed that on census night 13.9% of dwelling units were vacant.

This was the second highest vacancy rate for any settlement in the County and is an indication of the quantity of second/ holiday homes located within the village and the desirability of Omeath as a holiday destination.

12.4 Economy and Employment

Omeath is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail and retail service units are mainly located in the village centre and include service stations, supermarket, pharmacy, post office, hairdressers, hotels, public house and restaurants.

The Job:Workforce ratio in Omeath is 0.38, which is an indication of a weak employment base and has resulted in the majority of residents being required to travel outside the settlement for employment

Omeath has long been established as a tourism centre particularly for day-trippers and caravan holidays.

It is strategically located along the Great Eastern Greenway.

The Greenway is an important asset in the development of the village as a tourist destination.

An opportunity exists to improve connectivity between the Greenway and the village centre through landscaping and improvements to the public realm.

The pier area of the village is considered a potential location for casual trading and social and community events, which in turn would attract additional visitors.

The limited employment opportunities in the village are provided mainly by the school, retail and hospitality sectors.

It is recognised that certain occupations lend themselves to employees working remotely. The provision of co-working facilities and a digital hub at Dublin House would provide flexibility for businesses, reduce carbon emissions and improve quality of life by reducing the need to commute. The provision of such a facility could act as a catalyst for further economic investment in the village.

12.5 Water Services Infrastructure

Omeath is served by the following water services infrastructure:

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

Waste Water: There was no capacity in the Omeath Waste Water Treatment Plant at the time of writing. In 2019, permission was granted for a new waste water treatment plant, with construction due to commence in Q4 of 2020, subject to funding.

12.6 Movement

Omeath is located along the R173, which connects the village with Newry, Carlingford, and Dundalk. The village benefits from a public bus service to Dundalk and Newry, which operates four times daily.

This is augmented by a limited number of additional services provided by private operators. The village would benefit from improved bus infrastructure including a shelter and seating.

The heart of the linear settlement is dominated by the Regional road resulting in conflict between road vehicles and pedestrians.

To promote the social and economic well-being of the village there is a need to reduce the dominance of the regional road and provide increased priority for pedestrians and cyclists.

Omeath is strategically located along the Great Eastern Greenway, further phases of which will provide pedestrian and cyclist connection to the centre of Carlingford, the border and eventually Victoria Lock in Northern Ireland.

Provision of additional footpaths and lighting throughout the village will provide greater connection to community facilities such as the playing fields and will reduce reliance on the private car. To the south of the village, the River Ryland flows into Carlingford Lough. Access to the Great Eastern Greenway is also available at this point. The provision of a 10m riparian strip either side of the riverbank will facilitate the future development of the river for recreational purposes.

There is also the potential to improve links to the river through existing undeveloped lands. It is acknowledged that comprehensive renewal works are required in Omeath, which would include upgrading the road and footpaths through the centre of the village and the installation of traffic calming measures. These works however are pending the provision of sewerage infrastructure, which may be laid along this route.

12.7 Natural and Built Heritage

The natural heritage of the Omeath shoreline and the Cooley Mountains are afforded protection under both national and European legislation. The Omeath shore lies within a Special Area of Conservation (SAC). The village is also set in an Area of High Scenic Quality (AHSQ).

There are 12 Protected Structures within the boundary of the village as detailed in Table 12.2 and the locations of which are illustrated on the Omeath Composite Map. Omeath has a network of tree stands and hedgerows which are identified as having a special amenity value, the location of which are identified on the Composite Map for the village.

Table 12.2: Protected Structures in Omeath

ID Number	Name
LHS 002-001	(Former) St. Andrew's Church 1838
LHS 002-004	(Former) St. Andrew's National School c.1840
LHS 002-005	Omra Park Drummullagh c.1800
LHS 005-001	Former coastguard house c.1800
LHS 005-002	Former coastguard house c.1800
LHS 005-003	Former coastguard house c.1800
LHS 005-004	Former coastguard house c.1800
LHS 005-066	Bayview House c.1800
LHS 005-067	Prospect House c.1740
LHS 005-068	Nucella Lodge c.1840
LHS 005-069	Oberon Villa c.1880
LHS 005-072	Foresters Hall

12.8 Social Infrastructure

Omeath has a range of services, which include *inter alia*: shops, pubs, restaurants and cafes, fast food outlets, hotel, petrol station in addition to a church, national schools, community centre, caravan park, playground and playing fields, crèche, post office and credit union. Playing fields, which are home to the Cuchulainn Gaels Gaelic Athletic Club, are located to the south of the village.

12.9 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 Omeath.

The Omeath Village Design Statement 2013 identified a number of areas which would benefit from public realm improvements. This includes works to the R173/Station Road junction, the Pier, Shore Road and the area around Dublin House. These works would benefit residents and visitors by promoting regeneration, enhancing the environment and appearance of the village as well as slowing traffic. Furthermore, it is anticipated that greater connection between the greenway and village would encourage more people to stop, visit and explore, which would bring social and economic benefits to Omeath.

12.10 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.

12.10.1 Settlement and Housing

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

Policy Objective	
OTH 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 Omeath is not exceeded.

Policy Objective	
OTH 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.

12.10.2 Economy and Employment

Policy Objective	
OTH 4	To support and promote sustainable tourism development in Omeath.

Policy Objective	
OTH 5	To work in conjunction with adjoining authorities including Newry, Mourne and Down District Council to extend and design new walking and cycling routes, such as the Great Eastern Greenway and ensure all proposals include appraisal of environmental impacts and take full account of the potential for negative impacts on European Sites through the process of Habitats Directive Assessment Screening.

Policy Objective	
OTH 6	To support the provision of co-working facilities and a digital hub at Dublin House.

Policy Objective	
OTH 7	To support and promote events and festivals.

Policy Objective	
OTH 8	To encourage the return of vacant buildings in the settlement to uses which complement the existing scale and character of the village.

12.10.3 Infrastructure

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

Policy Objective	
OTH 10	To support existing public, community and sporting facilities and the provision of any additional facilities.

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

Policy Objective	
OTH 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.

12.10.4 Movement

Policy Objective	
OTH 13	To promote and facilitate the development of walkways and cycleways at appropriate locations throughout Omeath, including adjacent to the river.

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

Policy Objective	
OTH 15	To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

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

Policy Objective	
OTH 17	To facilitate with service providers the provision of additional bus infrastructure within the village.

12.10.5 Built and Natural Heritage

Policy Objective	
OTH 18	To protect and enhance the unique characteristics and setting of Omeath, including its archaeological features and built and natural heritage elements.

Policy Objective	
OTH 19	To protect the Area of High Scenic Quality (AHSQ) in the landscape setting of Omeath.

Policy Objective	
OTH 20	To promote the preservation of significant trees and hedgerows including those identified on the Composite Map and to manage these trees in line with arboricultural best practice.

12.10.6 Urban Design and Public Realm

Policy Objective	
OTH 21	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 Omeath.

Policy Objective	
OTH 22	To ensure that any new development enhances the character and streetscape of the village.

Policy Objective	
OTH 23	To seek to implement the provisions of the Omeath Village Design Statement.

Policy Objective	
OTH 24	To seek to enhance the streets and spaces within Omeath through public realm improvements to areas including the R173/Station Road junction, the Pier, Shore Road and around Dublin House.

Policy Objective	
OTH 25	To undertake comprehensive renewal works including upgrading footpaths and the roads through the centre of the village and installation of traffic calming measures, pending the provision of sewage infrastructure, a Village Design Statement and availability of funding.

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See section 10.3.1 'Flood Risk Management' in Chapter 10 and the SFRA in Volume 5 for further details

Louth County Development Plan 2021 - 2027

Omeath
Zoning and Flood Zones Map

Map Number: 4.7

LEGEND

Land Use Category

- A1 Existing Residential
- A2 NewResidential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space
- I1 Tourism and Leisure
- L1 Strategic Reserve

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping

Louth County
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2021 - 2027

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

Louth County Development Plan 2021 - 2027

Omeath Composite Map

September 2021

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
- I1 Tourism and Leisure
- L1 Strategic Reserve

- Settlement Boundary
- Special Area of Conservation (NPWS)
- Proposed Natural Heritage Area (NPWS)
- Potential for Green Infrastructure Enhancement (see Appendix 8)
- Significant Trees & Hedgerows
- Stone Walls & Louth Banks
- Riparian Buffer Zone
- Sites & Monuments (NMS)
- Record of Protected Structures
- Osi Vector Mapping

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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**.**

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.

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.

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.

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.

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

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

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.

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.

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

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.

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.

Policy Objective	
TAL 22	To seek to enhance the streets and spaces within Tallanstown through public realm improvements.

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Louth County Development Plan 2021 - 2027

Tallanstown
Zoning and Flood Zones Map

Map Number: 4.8

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

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2021 - 2027

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Tallanstown Composite Map

September 2021

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 & 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

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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

RURAL NODES

Boundary Maps

VOLUME 2 - SECTION 3

Louth County Development Plan
2021 - 2027

Ballagan
Settlement Boundary and Flood Zones Map

Map Number: 5.1

OPW PFRAM Study
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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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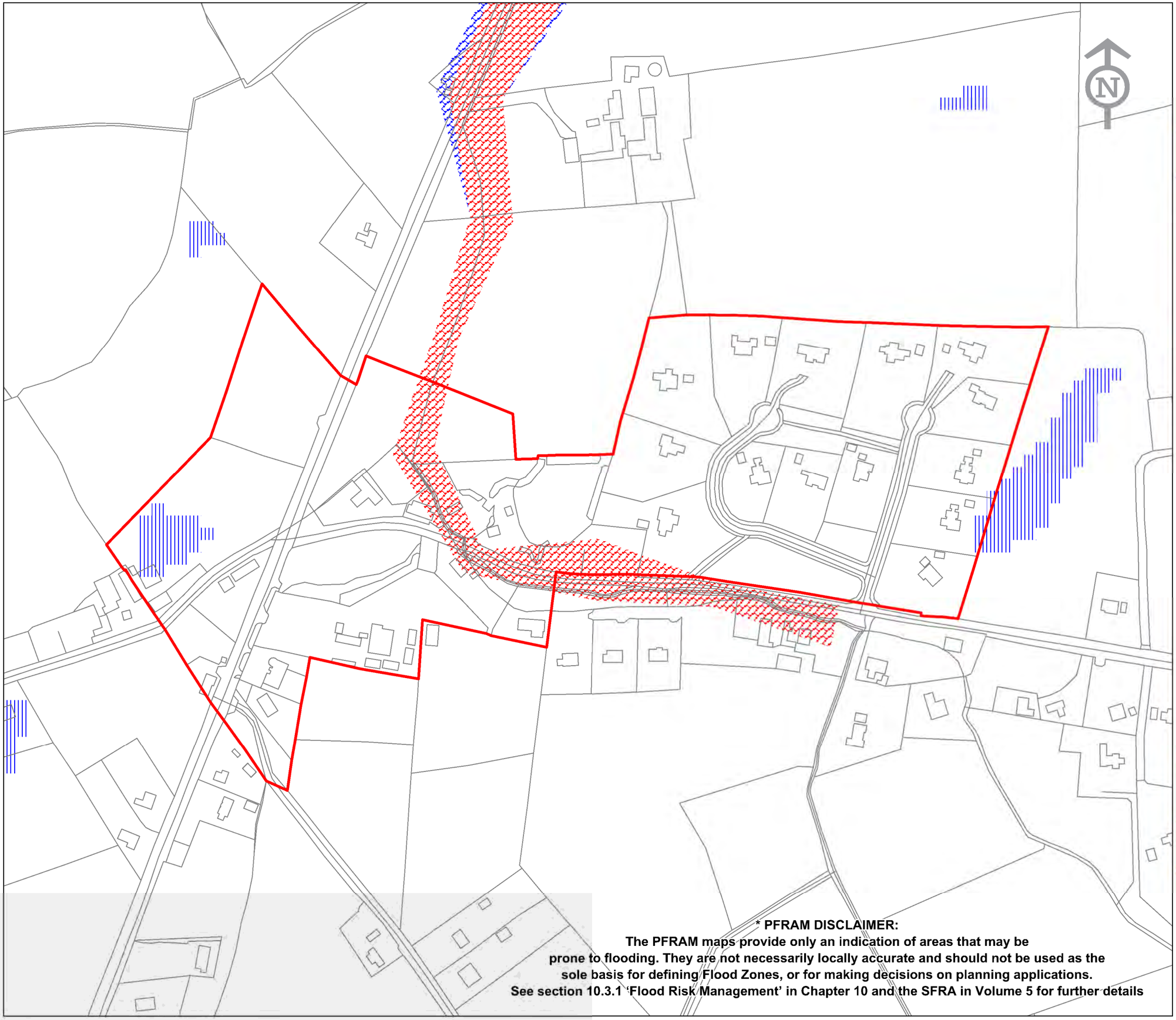
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Louth County Development Plan
2021 - 2027

Ballapousta
Settlement Boundary and Flood Zones Map

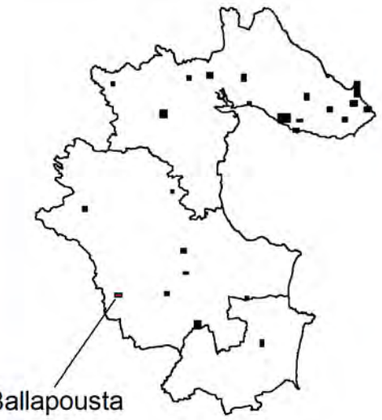
Map Number: 5.2

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Louth County Development Plan
2021 - 2027

Bellurgan
Settlement Boundary and Flood Zones Map

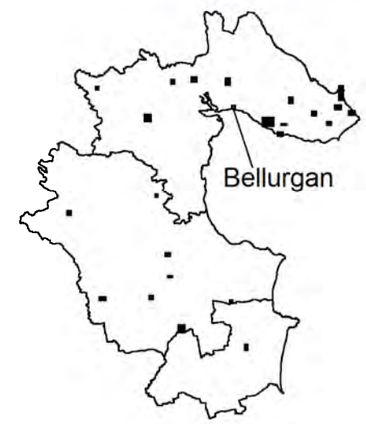
Map Number: 5.3

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Louth County Development Plan
2021 - 2027

Darver
Settlement Boundary and Flood Zones Map

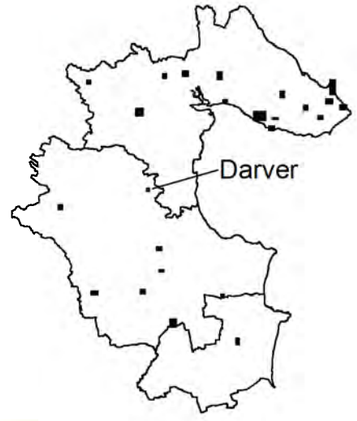
Map Number: 5.4

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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2021 - 2027

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Louth County Development Plan
2021 - 2027

Dromin
Settlement Boundary and Flood Zones Map

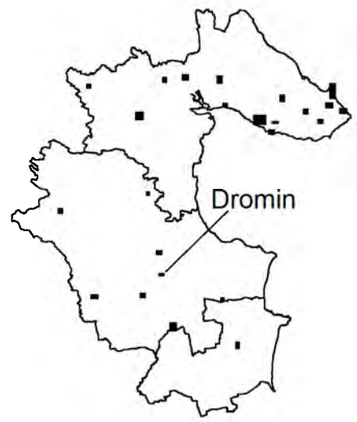
Map Number: 5.5

OPW PFRAM Study
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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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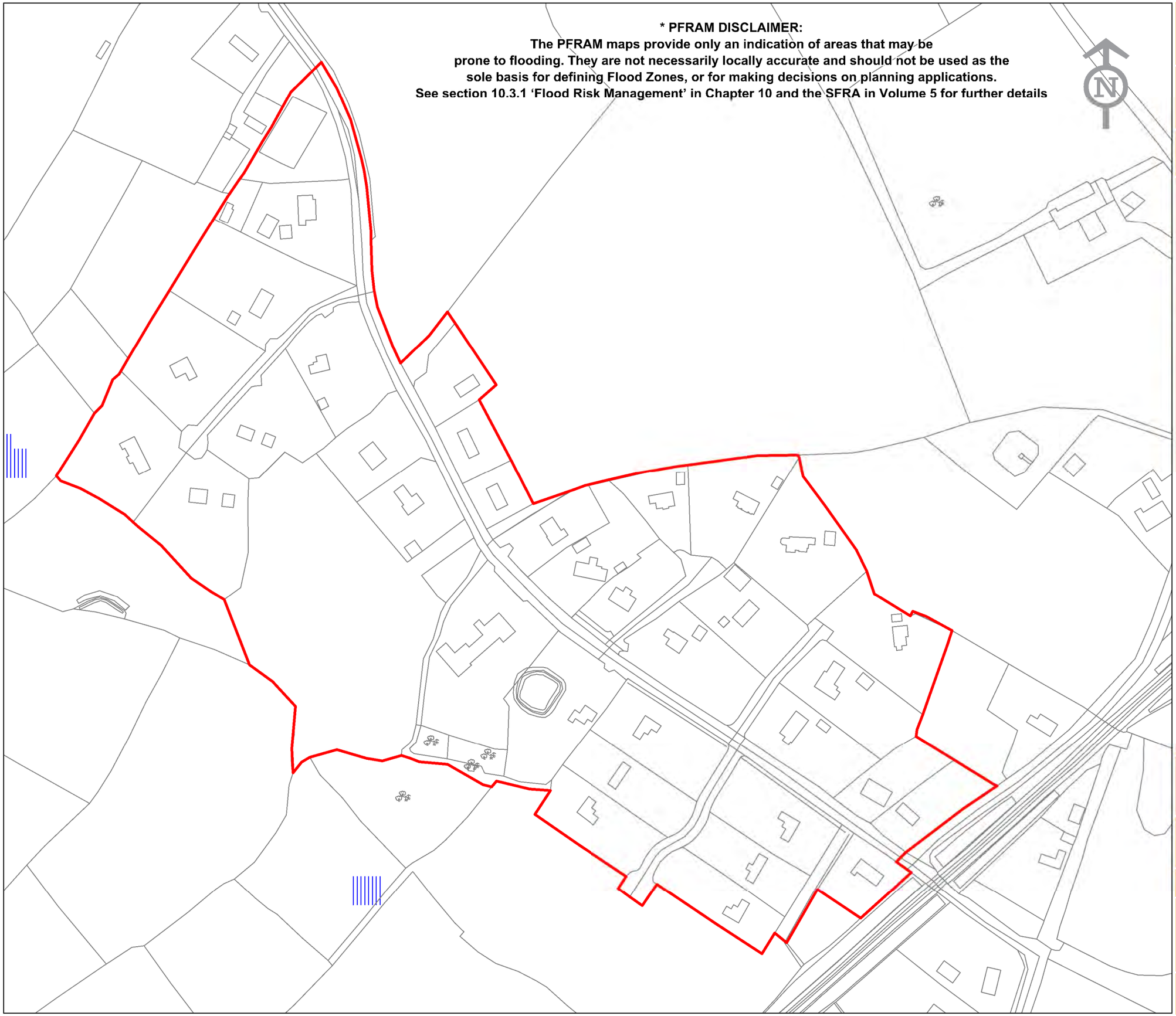
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Faughart
Settlement Boundary and Flood Zones Map

Map Number: 5.6

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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Glenmore
Settlement Boundary and Flood Zones Map

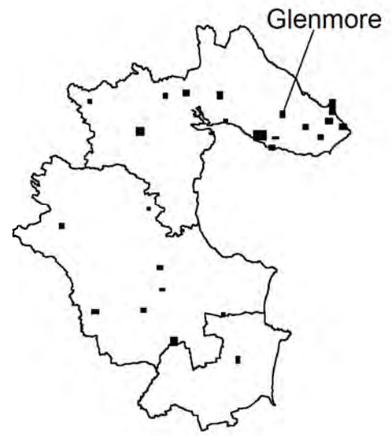
Map Number: 5.7

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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Grange
Settlement Boundary and Flood Zones Map

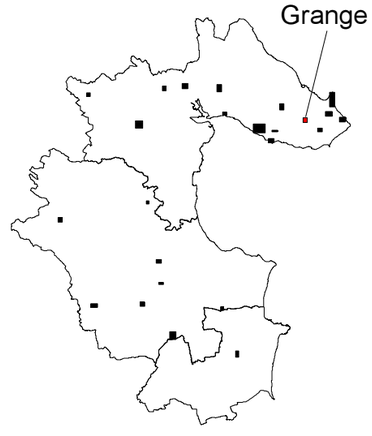
Map Number: 5.8

OPW PFRAM Study
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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Grangebellew
Settlement Boundary and Flood Zones Map

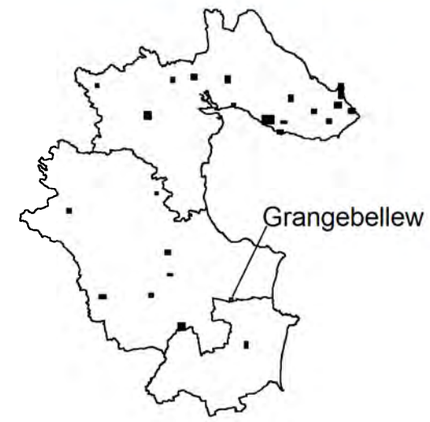
Map Number: 5.9

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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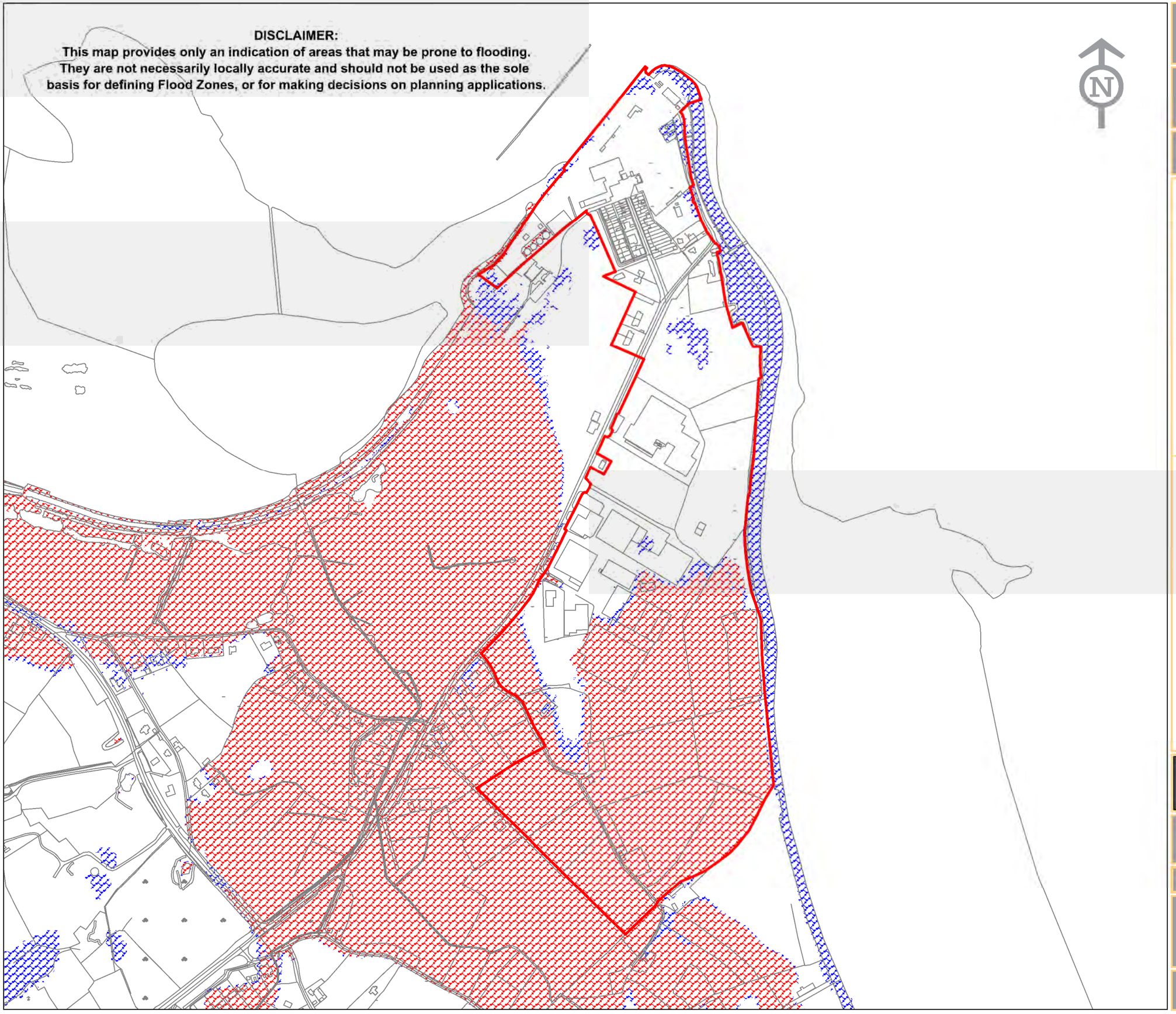
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Greenore
Settlement Boundary and Flood Zones Map

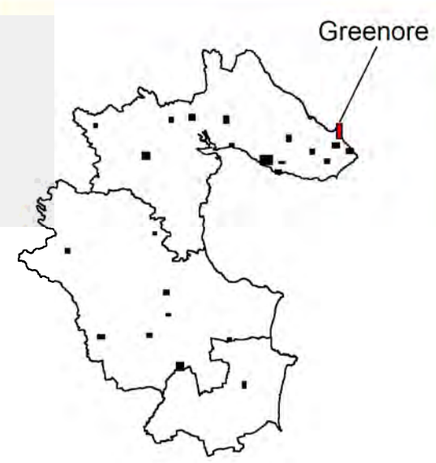
Map Number: 5.10

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Flood Zone A
Flood Zone B

Settlement Boundary

Osi Vector Mapping



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Gyles Quay
Settlement Boundary and Flood Zones Map

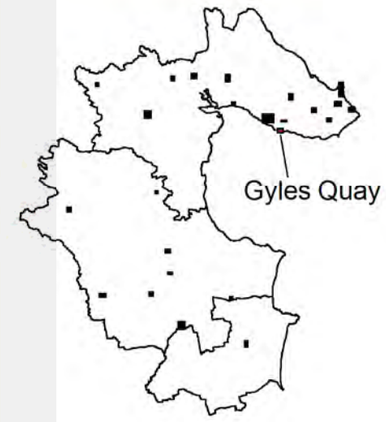
Map Number: 5.11

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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Kilcurry
Settlement Boundary and Flood Zones Map

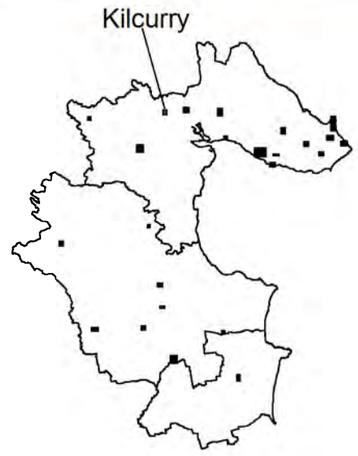
Map Number: 5.12

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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2021 - 2027

Kilkerley
Settlement Boundary and Flood Zones Map

Map Number: 5.13

OPW PFRAM Study
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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

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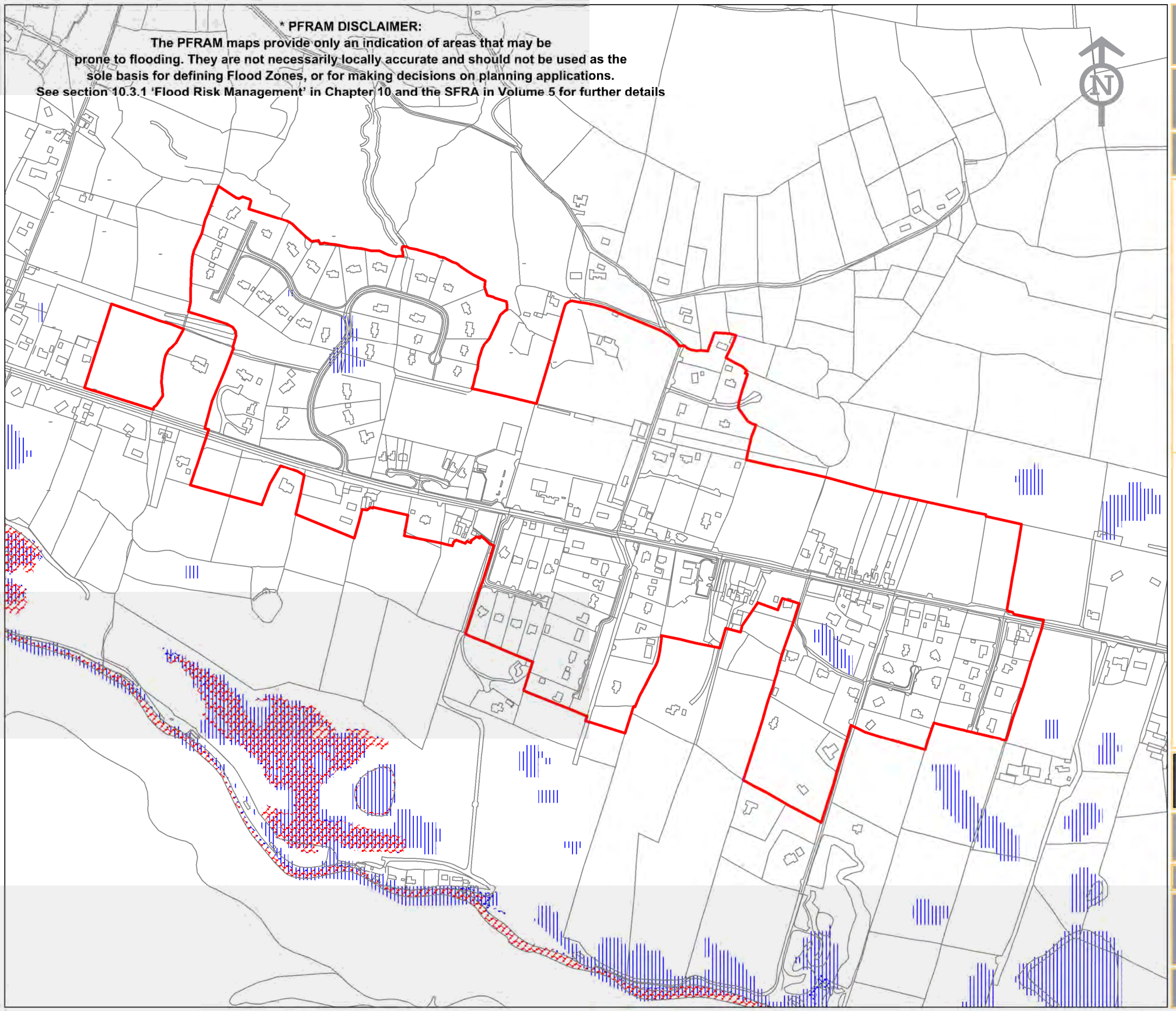
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2021 - 2027

Lordship
Settlement Boundary and Flood Zones Map

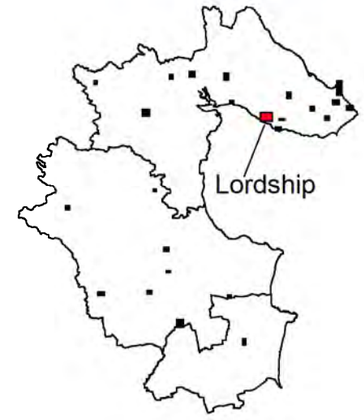
Map Number: 5.14

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Mountbagnall
Settlement Boundary and Flood Zones Map

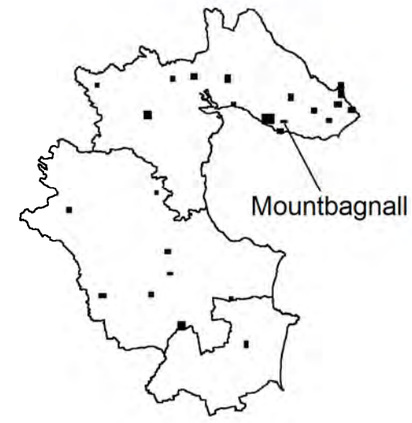
Map Number: 5.15

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Muchgrange
Settlement Boundary and Flood Zones Map

Map Number: 5.16

OPW PFRAM Study
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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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Philipstown
Settlement Boundary and Flood Zones Map

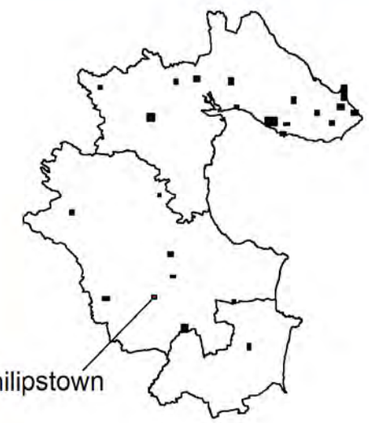
Map Number: 5.17

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

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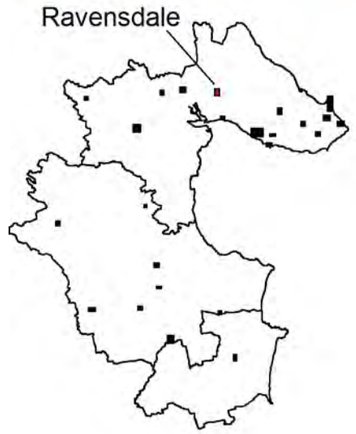
Ravensdale
Settlement Boundary and Flood Zones Map

Map Number: 5.18

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

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Reaghstown
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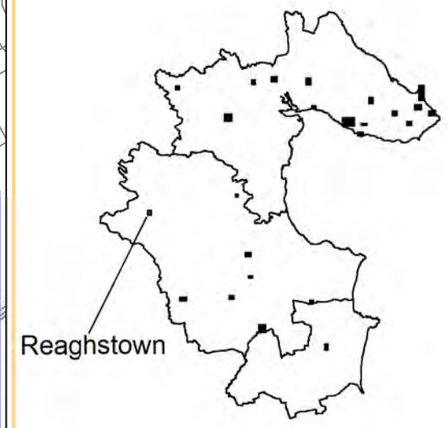
Map Number: 5.19

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- Pluvial Flooding

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Sandpit
Settlement Boundary and Flood Zones Map

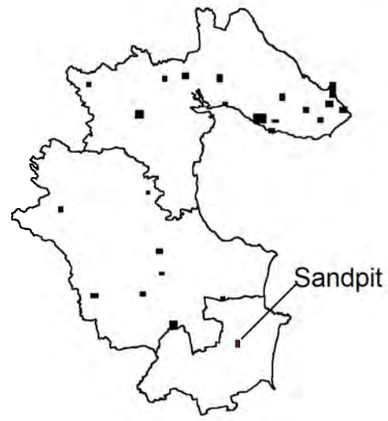
Map Number: 5.20

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Sheelagh
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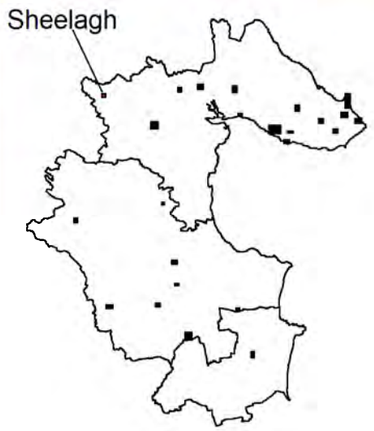
Map Number: 5.21

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- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



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Stabannon
Settlement Boundary and Flood Zones Map

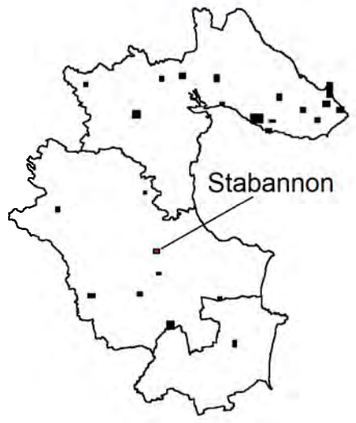
Map Number: 5.22

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- Pluvial Flooding

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Tinure
Settlement Boundary and Flood Zones Map

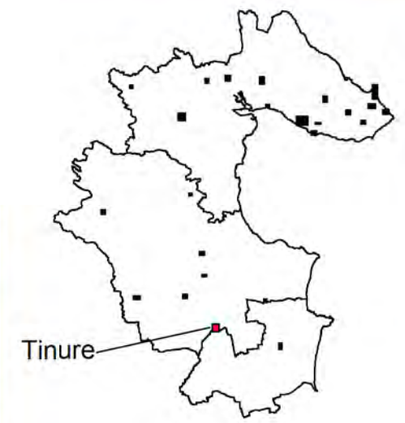
Map Number: 5.23

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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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Louth County Development Plan
2021 - 2027

Willville
Settlement Boundary and Flood Zones Map

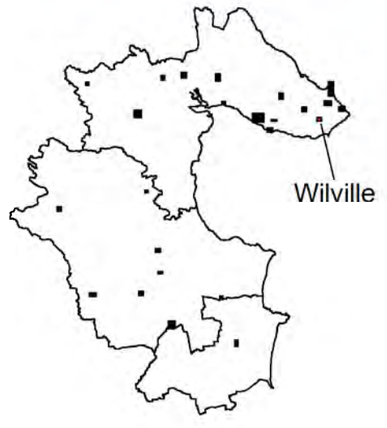
Map Number: 5.24

OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary

Osi Vector Mapping



Louth County
Development Plan
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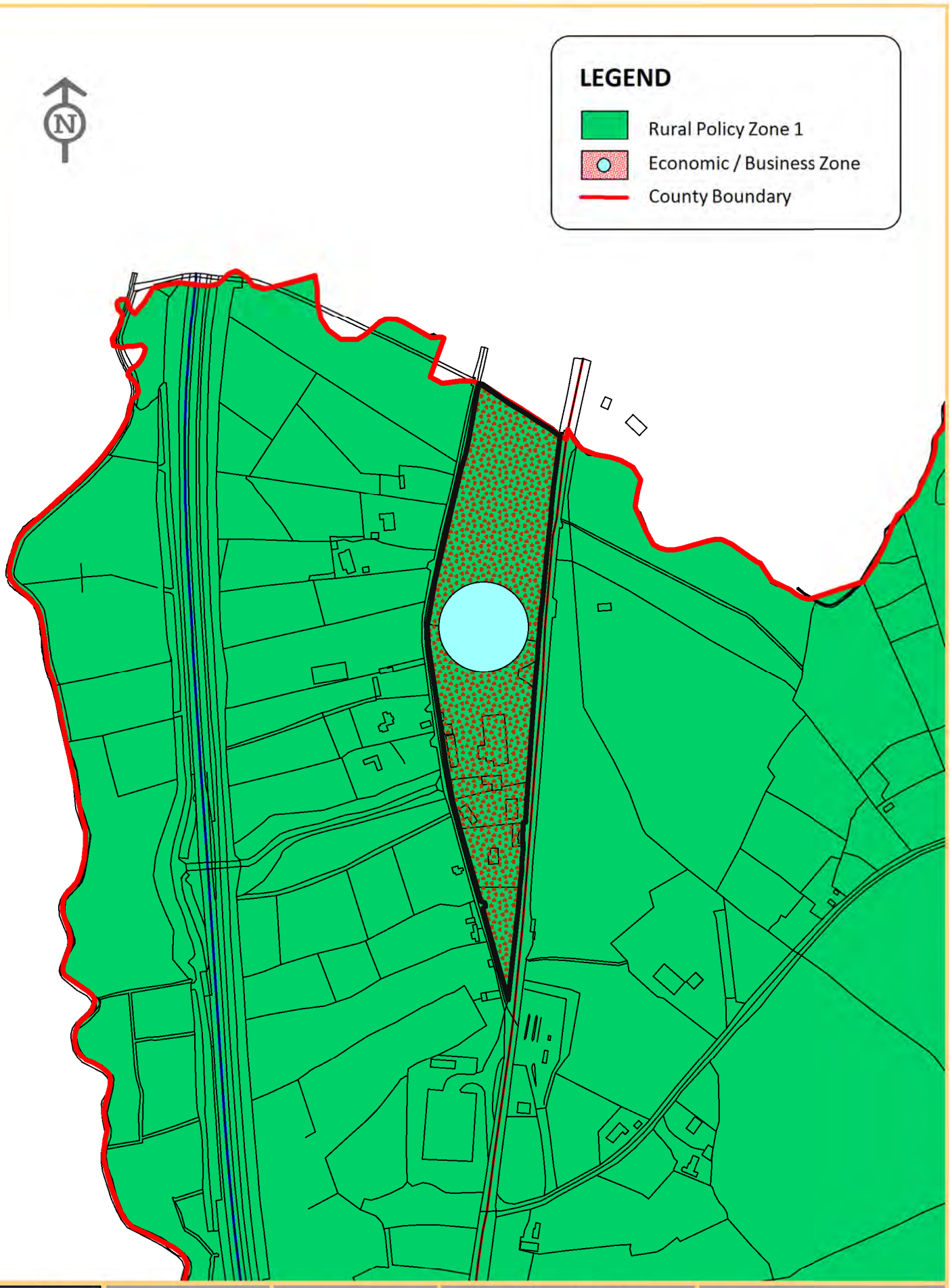
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LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

ECONOMIC BUSINESS ZONE CARRICKCARNAN

VOLUME 2 - SECTION 4



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Louth County Council

Louth County Development Plan 2021-2027

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Economic / Business Zone Carrickcarnan

Map 6.1



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