

APPENDIX ONE — MATRIX

1

**APPENDIX ONE: ASSESSMENT OF COUNTY
DEVELOPMENT PLAN POLICIES FOR
SIGNIFICANT ENVIRONMENTAL EFFECTS**

PAGE NO.

96-149



APPENDIX ONE: ASSESSMENT OF COUNTY DEVELOPMENT PLAN POLICIES FOR SIGNIFICANT ENVIRONMENTAL EFFECTS

ENVIRONMENTAL PROTECTION OBJECTIVES

Biodiversity, Flora and Fauna

- B1: Conserve and promote the diversity of habitats and species
- B2: Protect, conserve and enhance habitats, species and areas of national or international importance, including aquatic habitats and species and promote the sustainable management of habitat networks

Population and Human Health

- P1: Facilitate a high quality of life for Westmeath's population through ensuring high quality residential, recreational and working environments, encouraging sustainable transport patterns and minimising noise pollution

Water Resources

- W1: Promote water conservation and sustainable water use based on long term projections of available water resources
- W2: Protect the quality of surface and ground waters as sources of drinking water and as valuable assets for amenity and recreation
- W3: Achieve and maintain required water quality standards and reduce discharges of pollutants or contaminants to waters

Soil and Material Assets

- S1: Maximise the use of brownfield lands and the existing built environment to reduce the need to develop greenfield lands
- S2: Promote the principles of 'reduce, reuse, recycle' to minimise the amount of waste to landfill
- S3: Maintain the quality of and access to assets such as aquifers, aggregates, motorways, open spaces, watercourses and all other physical and social infrastructure

- S4: Avoid flood risk in selecting sites for development and mitigate the effects of floods

Cultural Heritage and Landscape

- C1: Protect and conserve the integrity and setting of features of architectural and archaeological heritage and identify other features of merit for protection where appropriate
- C2: Conserve and enhance valued natural and historic landscape features
- C3: Enhance landscape and townscape quality and minimise negative visual impacts from development
- C4: Protect and enhance the quality, character and features of waterways
- C5: Protect and conserve the quality, character and distinctiveness of geological and geomorphological systems, sites and features

Air and Climatic Factors

- A1: Reduce the need to travel by private car
- A2: Minimise emission of greenhouse gases to contribute to a reduction and avoidance of human induced global climate change
- A3: Encourage energy efficiency in building design and maximise the use of renewable energy forms
- A4: Reduce all forms of air pollution and promote tree planting where appropriate

↑	More appropriately dealt with at a higher or parallel policy level	+	Potentially Significant Positive Environmental Effect	/	No Significant Environmental Effect
↓	More appropriately dealt with at a lower policy level	-	Potentially Significant Negative Environmental Effect	?	Uncertain Impact

Population and Settlement

Policy/Strategic Aims	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Achieve accelerated population growth in Mullingar and Athlone in sustainable quality urban environments based on the urban design principles scheduled in section 2.4. ¹	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
Concentrate population growth in the selected towns and villages to provide an economic base on which to provide services and infrastructure and with the most viable opportunity to support a public transport network reducing reliance on the private car.	+	/	+	/	+	+	+	/	+	/	/	/	+	/	/	+	+	/	/
Develop a strong supporting population and employment base in identified service towns in attractive quality urban environments	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	+	/	/
Consolidate the strong network of attractive villages and settlements through out the County in accordance with adopted local plans and strategies and provide attractive living and working environments for residents	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/
Provide serviced sites in existing settlements demonstrating population or economic decline/stagnation as an alternative to one off rural housing	/	/	+	/	+	+	/	/	+	/	/	+	+	+	/	+	+	/	/
Promote the re-use and adaptation of existing older vacant structures in the countryside as a more sustainable alternative to one off rural housing	+	/	/	/	/	/	/	/	/	/	/	+	+	/	/	/	/	/	/
Sustain rural farming communities in accordance with tailored rural housing policies	/	/	+	/	/	?	/	/	+	/	/	/	/	/	/	+	/	/	/

¹ This policy is included in accordance with National and Regional policy, through the National Spatial Strategy and the Regional Planning Guidelines and it is not appropriate to deal with any potential issues at County Development Plan level.

Policy/Strategic Aims	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
and policies that promote and facilitate rural enterprise. ²																			
Deliver sustainable economic and community growth through implementation of the North Westmeath Strategy.	+	+	+	/	+	/	/	/	+	/	+	+	+	+	/	+	/	/	/
Settlement Hierarchy: Tier 1; Gateway Towns; Mullingar and Athlone	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
Settlement Hierarchy: Tier 2; Centres for Growth; Moate, Castlepollard, Kilbeggan, Kinnegad	/	/	+	/	/	- ³	+	/	+	- ⁴	/	/	/	/	/	+	+	/	/
Settlement Hierarchy: Tier 3; Centres with further development potential; Rochfortbridge, Killucan/Rathwire, Clonmellon, Tyrellspass, Delvin, Raharney, Ballynacarragy, Collinstown, Ballymore, Multyfarnham, Milltownpass, Coole and Glasson	/	/	+	/	- ⁵	- ⁶	+	/	+	/	/	/	/	/	/	- ⁷	/	/	/
Settlement Hierarchy: Tier 4; Centres with limited development potential; Ballinalack, Rathowen, Finnea, Balinagore, Ballykeeran and Castletown-Geoghegan	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	- ⁸	/	/	/

² Rural enterprise and agriculture, depending on the nature and scale of development may impact upon landscape and possibly will result in the removal of habitats and impacts to biodiversity, flora and fauna. They may also result in an increased risk of water pollution depending on the nature, scale and intensity of development. Such impacts may be offset by policies for the implementation of agricultural bye-laws, Water Framework Directive, Nitrates Directive, Septic Tank Bye-laws if adopted, compliance with Cross-compliance Regulations and Use of Sludge Regulations. Impacts to landscape may also be offset through policies contained in the Landscape Character Assessment and impacts to biodiversity, flora and fauna through objectives to resist the loss of hedgerows and to promote planting with species of local provenance. Rural employment to a certain extent may actually reduce dependence on the private car by providing employment close to rural dwellings.

³ Growth of these towns is not currently supported by adequate wastewater treatment, however, objectives are contained in the Draft Plan to upgrade wastewater treatment capacity at Kilbeggan, Kinnegad, Moate and Coole/Castlepollard

⁴ Increased development of Moate will increase surface water runoff and flood risk, however an objective is contained in the Draft Plan to implement a flood relief scheme in Moate

⁵ See footnote number 6

⁶ Limited wastewater treatment capacity may increase risks to water quality, however objectives are included in the Draft Plan to upgrade wastewater treatment capacity at Rochfortbridge, Clonmellon, Tyrellspass, Delvin, Collinstown, Ballymore, Multyfarnham, Milltownpass, Coole and Glasson. Future proposals for increasing wastewater treatment capacity Killucan, Raharney and Ballynacarragy

⁷ Tier 3 centres will provide for limited employment and services and since they do not benefit from adequate public transport provision, populations of these centres will be reliant on private car usage to travel to work, education and social and retail facilities

⁸ Populations of Tier 4 centres will be private car dependant for access to services and employment in larger centres

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Settlement Hierarchy: Tier 5; 12 unserved settlements are identified: The Downs, Loughnavalley, Rathconrath, Taghmon, Gainstown, Ballinea, Miltown, Dysart, Moyvore, Baylin, Castledaly, Mount Temple, Tang, Toberclaive, Ballynahown, Streamstown, Horseleap, Streete, Crookedwood, Drumcree, Castletown-Finnea, Lismacaffrey, Archerstown (communal sewage treatment not acceptable, individual systems only); to direct rural residential development in a sustainable pattern, concentrating development in designated centres to sustain rural communities and rural facilities such as schools and shops and secondly to cater for the demand for rural housing from individuals that did not satisfy adopted 'local need' criteria.	/	/	/	/	- ⁹	- ¹⁰	/	/	/	/	/	/	+	/	/	- ¹¹	/	/	/
Special settlement status of Fore, Conservation Area Plan to be prepared	/	/	+	/	/	/	/	/	+	/	+	+	+	+	/	/	/	/	/
To prepare local area integrated land-use and transportation plans; for Mullingar and Athlone (in conjunction with Roscommon County Council) this will support community-based local transport services in rural areas. Its focus, however, may be larger Gateways. To put in place the local mechanisms to implement this, relating not just to investment but also to housing and other major developments.	/	/	+	/	/	/	+	/	+	/	/	/	/	/	/	+	/	/	/
To implement improved planning and implementation arrangements, including public transport and transport management in Gateways.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/

⁹ See Footnote number 10

¹⁰ The impact of the number of new houses in a location without proper services i.e. water and waste will potentially impact upon to public health and result in risk of water pollution. Interim data showing vulnerability of groundwaters to pollution has recently become available and has shown some of these are located in areas of extreme or high groundwater vulnerability, ie Castletown Finnea, Crookedwood, Taghman, Horseleap, Streamstown, Loughnavalley, Mount Temple, Baylin and Tang. In light of this new information, unserved settlements should not be considered at these locations. The unserved settlement policy should then be reviewed when final conclusive data is released from the GSI as part of preparation of a complete Groundwater Protection Scheme for the County

¹¹ Facilitation of housing development in rural areas without access to public transport services or employment within walking distance will result on reliance on the private car. Sustainable rural transport services should be given greater support in the Draft Plan, such as the rural bus initiative. Policies contained in the Plan to strengthen the rural economy, develop the rural tourism industry and provide balanced development will help to increase employment opportunities in disadvantaged areas and reduce the need to travel for some rural dwellers.

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
The Council will pursue the identification of identified lands for an SDZ with the relevant government departments. ¹²	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
In advance of any permissions being granted in any designated unserved settlement, it is policy to complete a planning assessment and establish the 'development limits.' ¹³	?	/	?	/	?	?	/	/	/	/	/	/	/	/	/	?	/	/	/
Any proposed development within the unserved settlements will be judged on their appropriateness and whether they would be more suitably located in the higher order settlements within the County's overall "settlement strategy".	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/

North Westmeath Strategy

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To implement the North Westmeath Strategy and to Support the Strategic Implementation Group;	? ¹⁴	/	+ ¹⁵	/	/	/	/	/	/	/	/	+	+	/	/	- 16	- 17	/	- 18
To support the North Westmeath Tourism and Leisure Task Force in developing North	?	/	+	/	/	/	/	/	/	/	/	+	+	/	/	-	-	/	-

¹² Any potential environmental impacts of implementing development proposed by an SDZ Scheme will be highlighted and assessed in detail through SEA process at that level and therefore it is not appropriate to deal with these issues at County Development Plan level

¹³ See footnote number 10

¹⁴ Potential impact to biodiversity, flora and fauna as with any greenfield development or development in a rural area – policies to offset potential implications are included in the natural heritage section of the plan, such as those to ensure that EIA is required as appropriate, to retain hedgerows and features of value, to ensure that planning with species of local provenance is used in new development

¹⁵ The North Westmeath Strategy aims to provide for sustainable development in this rural area but since environmental considerations are integral to the strategy, implications in general will be minimal

¹⁶ Potential negative impact to air quality in terms of increasing private car dependence since development for increased populations, employment or tourism in north Westmeath is not supported by adequate public transport facilities. Policies been included in the Draft Plan potentially offset this, which are to improve public transport provision throughout the county, improve facilities for walking and cycling and to support initiatives such as the rural bus initiative

¹⁷ See footnote number 16

¹⁸ See footnote number 16

Westmeath for sustainable tourism, recreation and leisure ¹⁹																		
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¹⁹ See footnotes as per above policy

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To support the North Westmeath Enterprise Development Task Force in developing sustainable enterprise in North Westmeath; ²⁰	?	/	+	/	/	/	/	/	/	/	/	+	+	/	/	-	-	/	-
To work with the North Westmeath Community Development Task Force to develop an enabled pro-active community;	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Economy

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to facilitate enterprise and employment, and to cooperate with other agencies including the private sector in order to provide employment, support opportunities and in the promotion of the County as an attractive location for business which operates in a manner consistent with the NSS and the County Development Board Strategy.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
to encourage planning and design to achieve better integration of industrial areas into the urban fabric of the County, resolving tensions between uses and enhancing the security and permeability of industrial areas for walkers and cyclists, and those with disabilities; as well as business.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
to promote innovative economic sectors and encourage business 'clusters' that exploit links with one another and /or with third level institutions	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

²⁰ See footnotes as per above policy

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to support high quality proposals for the intensification or expansion of established key employers and/or institutions in the technology, pharmaceutical and knowledge sectors unless there are exceptional and overriding environmental impacts which cannot be adequately mitigated.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
to encourage and facilitate, in a sustainable way, the growth and diversification of the County's tourist product/base, enabling an increase in the overall capacity and long term development of the industry, through the use of its statutory powers where appropriate.	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to protect the natural resources upon which tourism is based through the enforcement of policies in relation to resource protection	+	+	+	/	+	+	/	/	+	/	+	+	+	+	+	/	/	/	/
to continue to control development, including tourist-related development in such a manner as to conserve and enhance the natural environment and therefore to serve the future of the tourist industry in the County.	+	+	+	/	+	+	/	/	/	+	/	+	+	+	+	/	/	/	+
To continue to protect the landscape, in particular High Amenity areas, from adverse affect of development, and thereby protect the primary tourism product.	+	+	+	/	+	+	/	/	/	/	/	+	+	+	/	/	/	/	/
To identify and reserve sites for heavy industry/bad neighbour type uses in Mullingar and Athlone. This objective will be secured within 12 months of the adoption of the County Development Plan	-	/	+	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/

Retailing

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
A Hierarchy of retail centres has been established; County Function - Mullingar and Athlone Town Centres;	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
District Centres – Moate, Kilbeggan, Rochfortbridge, Kinnegad and Castlepollard;	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Neighbourhood functions – Mullingar Shopping Centre, Ashe Road, Robinstown, Ardmore/Marlinstown and Mullingar West.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
Local functions – Glasson, Tyrellspass, Ballynacarrigy, Clonmellon, Delvin, Killucan and Rathwire.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
Retail development in Mullingar will be focused in the town centre, and on edge-of-centre sites immediately adjoining the town centre. On the basis of existing commitments and proposals this would comprise the major Blackhall Place mixed use development scheme, and the Lynnpark retail warehousing development to the south, and could also incorporate other sites such as that the Fairgreen and at the Harbour Place Shopping Centre.	/	/	+ ²¹	/	/	/	+	/	+	/	/	/	+	/	/	+	+	/	+
To resist the loss of retail units, to non-retail use, at pedestrian level, particularly in the primary shopping frontages of the towns of Athlone and Mullingar	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To seek the replacement of retail uses in development schemes and ensure that such replacements are primarily at the pedestrian level;	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To seek, where appropriate, the provision of new or increased retail facilities, particularly where: <ul style="list-style-type: none"> Existing retail facilities are being replaced by non-retail uses; The site is in or close to a shopping centre; The site is close to a public transport interchange; 	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

²¹ Locating retail uses in the town centre, within walking distance of residential areas and close to public transport facilities encourages sustainable transport patterns

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To encourage retail uses in any new development scheme to provide a variety of size units compatible with the character of the area in which they are situated and to encourage large retail units in suitable areas;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To maintain and enhance the principal shopping areas by: - Seeking a clear predominance of shop uses; - Permitting financial and professional services, catering and local service uses where they do not harm the function and character of the major shopping areas;	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To sustain the vitality and viability of the major shopping areas and to encourage measures to improve their attractiveness. In principal, a suitable frontage shall be maintained where a change of use from pedestrian level shop or catering use to financial and professional services or local service use is to be permitted.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To maintain the existing network of shopping areas and to focus new retail investment on those areas.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To promote the modernisation and renewal of those areas, whilst taking into account any historic context that may be involved.	/	/	+	/	/	/	/	/	/	/	+	+	+	/	/	/	/	/	/
In any large development, to favour permeability and the creation of public realm	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To address the problems of access, comfort, safety, quality of shopping and environmental quality.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To encourage retail development, including new forms of shopping which relates to the regeneration of existing Town Centres or to the needs of new communities. Proposals, which would undermine the vitality and viability of Retail Core areas or Town Centres as a whole will not normally be permitted.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	/	/	/	/
To confirm and maintain the County's retail hierarchy as set out in the Retail Strategy for Westmeath.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To assess all retail proposals against the criteria and recommendations set down in the Retail Strategy for Westmeath and the Retail Planning: Guidelines for Planning Authorities, published by the Government of Ireland, January 2005	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Infrastructure

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to facilitate the development of public transport throughout the County but particularly where services can benefit the maximum number of people	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	+	/	+
to promote the use of, and encourage improvements to the public transport services and support initiatives designed to improve bus/coach and rail interchange facilities.	/	/	+	/	/	/	/	/	+	²²	/	/	/	/	/	+	+	/	+

²² Improvements to public transport services will impact positively by reducing the need to travel by private car, improving access to services for people from all sectors of society and reducing air pollution

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to improve the standards and safety of the public roads and to protect the investment of public resources in the provision, improvement and maintenance of the public road network.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To strictly control development outside of major growth centres of Mullingar and Athlone	+	/	+	/	/	/	+	/	+	/	/	+	+	/	/	+	/	/	/
to co-operate with the National Roads Authority to identify need for Services areas for motorists along the route of the N6 dual carriageway and to implement proposals for provision and to assist in implementation.	- 23	?	/	/	/	/	- 24	/	+	/	/	?	?	/	?	/	/	/	/
To restrict development accessing national routes in cooperation with the NRA ²⁵	?	?	/	/	/	/	?	/	/	/	/	?	?	/	?	-	-	/	-
To ensure that environmental improvements, traffic calming and parking provision are provided for, which will respect and enhance the urban form of towns and villages.	/	/	+	/	/	/	/	/	+	/	+	/	+	/	/	/	/	/	+
To improve the streetscape environment for pedestrians and cyclists, by providing facilities to enhance safety and convenience and by ensuring they are adequately provided for in new development and introduced into existing development where possible.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	+	/	+
to ensure the provision of adequate parking facilities to facilitate commercial activity and maintain a free flow of traffic in town centres and residential areas	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/

²³ Development of service areas will require removal of habitats and will impact upon biodiversity. Such development should take account of features of biodiversity and natural heritage value along the N6 route such as intact bog (near Athlone), or other habitats

²⁴ Development of service areas at out-of-town centre locations will require that greenfield lands be developed and will impact on the viability of nearby urban centres

²⁵ This policy restricts development with a direct access point onto a national route. This would not necessarily control development that would have an impact on the national route such as development at interchanges; permitting such development could affect the carrying capacity, safety and efficiency of the national road network and could result in backed up traffic and associated negative environmental implications of air pollution. To mitigate against such affects the planning authority will manage development with strict accord to implementation of its retail strategy and settlement policies, which aim to prevent development at inappropriate locations.

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to require major developments and existing large employers to promote alternative modes of transport for workers as part of their mobility plans	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	+	/	+
To ensure that new development is not itself subject to an inappropriate risk of neither flooding nor increase flood risk or flood damage at other locations	+	+	/	/	+	+	/	/	/	+	/	/	/	/	/	/	/	/	/
To ensure that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.	+	+	/	/	+	+	/	/	/	+	/	/	/	/	/	/	/	/	/
To require all new large scale developments in all designated settlements to provide 'Sustainable Urban Drainage Systems' (SUDS) as part of their development proposals.	+	+	/	/	+	+	/	/	/	+	/	/	/	/	/	/	/	/	/
to support the coordinated and focused development and extension of broadband infrastructure throughout the county.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to support telecommunications service provision subject to avoiding adverse visual impacts, overprovision and subject to the controls set out in Part 3	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to promote renewable forms of energy where it is consistent with the proper planning and development of an area.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	/
to favour the use of renewable energy as a contribution to the energy demand of all new buildings.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	/
to encourage the development of small scale wind energy development and single turbines in urban and rural areas, including residential areas, and industrial parks, provided they do not negatively impact upon the environmental quality or residential amenity of the area.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	/

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It shall be a policy of the Council to prohibit the in-depth development of unserved land where there is a supply of served land available in the area adequate to accommodate all reasonable expectations of development. ²⁶	?	/	+	/	+	+	?	/	/	/	/	/	/	+	/	/	/	/	/
It shall be a policy of the Council to require that individual septic tank drainage systems be provided in accordance with the standards set out in Environmental Protection Authority, EPA's publication, 'Waste Water Treatment Manual, Treatment Systems for Single Houses', 2000, as may be amended.	/	/	/	/	?	?	/	/	/	/	/	/	/	/	/	/	/	/	/
It shall be a policy of the Council to secure the taking of adequate measures by land users in the treatment and disposal of effluent to prevent the pollution of rivers and watercourses generally and to safeguard human health and animal, fish and plant life.	+	+	+	/	+	+	/	/	+	/	/	/	/	+	/	/	/	/	/
It is the policy of the Council to support the co-ordinated and focused development and extension of broadband infrastructure throughout the county.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
It is the policy of the Council to support telecommunications service provision subject to avoiding adverse visual impacts, overprovision and subject to the controls set out in Part 7	/	/	/	/	/	/	/	/	+	/	/	+	+	/	/	/	/	/	/
It is the policy of the Planning Authority to promote renewable forms of energy where it is consistent with the proper planning and development of an area;	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	+	+	/

²⁶ Potentially positive impacts – if serviced lands in question are not sensitive in terms of natural heritage, biodiversity, and particularly if serviced lands in question are brownfield lands with good public transport linkages as opposed to greenfield lands on the outskirts of villages/towns

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It is the policy of the Council to favour the use of renewable energy as a contribution to the energy demand of all new buildings.	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	+	+	/
It is the policy of the Council to encourage the development of small-scale wind energy development and single turbines in urban and rural areas, including residential areas, and industrial parks, provided they do not negatively impact upon the environmental quality or residential amenity of the area. ²⁷	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	/

Housing

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It is the policy of the planning authority to implement the Housing Strategy... comprising three elements:																			
1. To ensure that sufficient zoned and serviced land is available in designated growth centres within the County to accommodate the estimated housing requirements of such centres during the currency of the Plan.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
2. To provide directly for social and affordable housing solutions through its own house building programme, assistance to other agencies and individuals, acquisition of dwellings and other special programmes.																			
3. To further provide for social and affordable housing through Part V of the Planning and Development Act 2000.																			

²⁷ Small scale wind energy development proposals will be dealt with on a case by case basis with consideration of potential for impacts to residential amenity, biodiversity, flora and fauna and landscape

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It is policy to secure the provision of social and affordable housing in accordance with the adopted Housing Strategy to meet the needs of all house holds currently not provided for, including the elderly.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To retain existing housing stock and generally resist the loss of residential accommodation.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To promote residential accommodation in town centres as part of mixed-use developments and above existing shops.	/	/	/	/	/	/	+	/	/	/	/	/	+	/	/	+	/	/	/
To provide sufficient land to facilitate the realisation of the Housing Strategy.	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To provide ensure that accommodation which is purpose built for elderly (with the exception of granny flats) should be located close to services such as Church, medical services, public house and shops (within 200m) and should be linked to services by a footpath lit by public lighting.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To provide for housing in rural areas to meet the needs of local communities. ²⁸	?	?	+	/	?	?	-	/	/	/	/	/	/	/	/	-	-	/	-
To ensure that new housing is built to acceptable design standards and existing housing is maintained and improved to a high standard.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To improve and sustain a high quality environment in all residential areas.	+	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To promote sustainability, and encourage the careful use of resources both now and in the future and to reduce the use of energy and non-renewable resources by promoting the use of public transport and reducing car dependence through measures that reduce travel distances and the need to travel.	+	+	+	+	+	+	/	/	+	/	+	+	+	+	+	+	+	+	+

²⁸ Housing development in rural areas may cumulatively give rise to potentially significant impacts, such as loss of biodiversity and habitats due to development on greenfield lands, impacts to air and climate as a result of increased dependence on the private car and impacts to water quality, especially if rural housing developments include septic tank systems for on-site wastewater treatment. Rural housing will be regulated using the settlement hierarchy, one-off rural housing policy and local need criteria, policies for landscape and natural heritage protection and development control standards for on-site wastewater treatment. See further notes on rural housing policy.

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes (smaller household sizes, lower household formation age, immigration etc).	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To support the right of every individual to own their own property, and to ensure a suitable range of tenure types, especially the Private Rented Sector to meet the needs of a more mobile population.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To encourage flexibility in the use of residential land and structures.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To facilitate the provision of social and affordable housing to meet the needs of first time buyers and the needs of other households currently under-provided for, such as households on modest incomes, single person households, people with disabilities, students, the elderly, etc, throughout the County.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To cater for the needs of the disadvantaged sectors of the community.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To promote social inclusion by encouraging the provision of community facilities and in particular of child care facilities in new and established residential areas.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure as far as possible that “greenfield” housing development takes place on the basis of comprehensive action area plans prepared on the basis of the above objectives. ²⁹	?	/	/	/	/	/	-	/	/	/	/	/	?	/	/	?	/	/	/
To ensure, in accordance with Part 5 of the Planning Act 2000 that 20% of the land zoned for residential	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

²⁹ Greenfield housing development may cumulatively give rise to potentially significant impacts, such as loss of biodiversity and habitats depending on the scale of development. Policies have been included to offset this through standards for quality of public open space and planting with species of local provenance and objectives to resist the loss of hedgerows and native trees of value. The provision of comprehensive action plans will help to ensure that development takes place in an orderly manner and is phased so that the necessary services and infrastructure are provided in line with development

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
use, or for a mixture of residential and other uses, be made available for the provision of social and affordable housing.																			

<p>Rural Housing Policy</p> <p>In general, development outside of the development boundaries of the identifying settlement hierarchy will be allowable in the following circumstances:</p> <p>1. Persons who are actively engaged in agriculture, horticulture, forestry, bloodstock and peat industry.</p> <p>2. Members of farm families seeking to build on the family farm.</p> <p>3. Landowners and members of landowners' families (landowner for this purpose being defined as persons who owned the land in question at the date of adoption of the draft County Development Plan 2000).</p> <p>4. Persons employed locally whose employment would provide a service to the Local Community.</p> <p>5. Persons who have close personal, family or economic ties within the area, including returning emigrants.</p>	?	?	?	/	?	?	-	/	?	/	/	?	?	?	?	-	?	/	?
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³⁰ One-off rural housing raises a number of environmental concerns and if it is not 'rural generated'; necessary to sustain rural communities and economies it can be considered unsustainable. These environmental concerns include:

a) Where occupiers of rural housing are working, being educated or connecting with family in urban areas or elsewhere, extra trips are generated, resulting in a reliance on the private car and unsustainable transport patterns. The cumulative impact of such development will be the excessive emissions of greenhouse gases, which is contrary to our obligations under the Kyoto agreement.

b) Individual rural houses that are poorly sited and screened or located in sensitive or exposed environments or landscapes will negatively impact on the quality of the area. Cumulatively a large volume of rural housing development over time, however sensitively sited will impact visually upon landscape and natural amenity.

c) Single rural houses that rely on septic tank systems for on-site wastewater treatment can place surface and ground water resources under a significant risk of pollution and will be particularly harmful if located in areas of groundwater vulnerability.

The Sustainable Rural Housing Guidelines (2005) issued by the DoEHLG advises on the type of housing development that should be considered as rural generated; which should take account of the scope and extent of the housing needs to be considered in the area – whether beside a large town or more removed from such a centre; the categories of persons the guidelines cite as comprising rural generated are those who are an intrinsic part of the rural community, e.g., have lived for substantial periods of their lives in the area as members of the established rural community; or persons working full-time or part-time in the rural area e.g., in farming or natural resource related occupations or teaching in a rural school.

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Structurally Weak Rural Areas: The policy in these areas is to accommodate any demand from individuals for permanent residential development subject to good planning practice. This policy will facilitate the expansion of the rural population and the maintenance of essential local services. The challenge in these areas is to distinguish between speculative house building and genuine long-term commitment to the area in question. ³¹	?	?	?	/	?	?	-	/	?	/	/	?	?	?	?	-	?	/	?
Strong Rural Areas Under Significant Urban Influence: The objective in these areas is to maintain a stable population base in rural areas within a strong network of villages and small towns. The policy is to facilitate housing development by people who have strong links to the particular rural area and people who are an intrinsic part of the rural community. Such persons would normally have spent substantial periods of their lives living in rural areas as part of the established rural community e.g. people employed in the rural area including farmers and their sons and daughters, people originally from the rural area and wishing to return, people wishing to reside near elderly parents	?	?	?	/	?	?	-	/	?	/	/	?	?	?	?	-	?	/	?

Category five extends the categories beyond the Guidelines range by allowing for persons who have undefined close personal, family or economic ties within the rural area. While, the Guidelines represent policy taken at a higher level and therefore are more appropriately dealt with at that higher level, the extension of the categories of qualifying persons beyond the guidelines must be considered in this SEA.

Since the 'ties' within the rural area are undefined, this category could be loosely applied and rural housing that is not necessary to sustain rural communities and economies, which is therefore unsustainable, may be permissible. This will exacerbate environmental impacts in relation to the cumulative effects of rural housing, making such impacts significant.

In this regard, the Strategic Environmental Assessment recommends that category five of the proposed policy be amended to:

"Other persons who are an intrinsic part of the rural community in accordance with the Sustainable Rural Housing Guidelines, 2005"

Since rural housing, however necessary to sustain the rural community or economy may still result in negative environmental implications; policies and objectives have been formulated and included in the Draft Plan to address such potential impacts. These include those for High Amenity Areas, groundwater protection, landscape protection and the conservation of our natural heritage.

Proposals for one-off rural housing will be dealt with on a case-by-case basis and policy is contained in the Draft Plan to ensure that proposals contributing to ribbon development, those impacting on sensitive areas or environments or those likely to pose a significant threat to surface or groundwater resources will be strictly regulated. Rural Design Guidelines have been produced which will help to increase the quality of proposals so that impacts to the landscape will be minimised. An objective is included to encourage the development of sustainable rural transport initiatives with a view to reducing unsustainable transport patterns.

³¹ See footnote 30

to provide security and care, elderly parents wishing to live near other family members, people who would have grown up in rural areas seeking to build their home close to other family members, people working in rural areas such as teachers in rural schools. ³²																			
It is the policy of the council that the Rural Design Guidelines should inform the siting and design of new rural houses and house extensions.	+	?	+	/	/	/	/	/	/	/	/	+	+	+	+	/	/	/	+

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To favourably consider applications for the conversion and re-use of traditional farm buildings in rural areas to a residential use without applying the 'rural housing need' requirement.	?	/	/	/	?	?	/	/	?	/	/	?	?	/	/	-	/	/	?
To resist the demolition and replacement of traditional or vernacular rural housing, whose character merits retention, in order to protect the varied types of housing stock in rural areas and to preserve the rich built heritage in rural parts of the County.	/	/	/	/	/	/	/	/	/	/	+	+	+	/	/	/	/	/	/
Water catchment areas are designated around Lough Owel and Lough Lene in recognition of the important role these lakes provide in the supply of public water for much of the county. Applications for all developments without main drainage in the catchment areas will be examined in detail and will be refused if it is considered that the development proposed would be liable to give rise to pollution of the water source.	/	/	/	/	+	+	/	/	/	/	/	/	/	+	/	/	/	/	/
It is the policy of the Council to maintain a high environmental quality in these areas, in particular, development should not cause direct or indirect damage or interference to various environmental designated areas, archaeological monuments or buildings of artistic, historic or architectural value. The use of sympathetic materials	+	+	+	/	+	/	/	/	/	/	+	+	+	+	+	/	/	/	/

³² See footnote 30

and finishes will be encouraged with regard to both new development and renovation of existing buildings.																			
The standards set out in the Residential Density Guidelines (1999) issued by the DoEHLG, will guide policy for residential densities	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑

Environment and Heritage

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It is the policy of the Council to support the implementation of the Water Framework Directive and the River Basin District Management Plans for the County. The Council will takes steps to ensure the quality of surface and ground waters and will implement the overriding principle of waste management that 'the polluter pays' in respect of breaches of environmental laws.	+	+	+	/	+	+	/	/	+	/	/	/	/	+	/	/	/	/	/
The Council will support the development of and implementation of Groundwater Protection Scheme	/	/	/	/	+	+	/	/	/	/	/	/	/	+	/	/	/	/	/
It is the policy of the council to implement the objectives of the Waste Management Plan for the Midlands Region 2006-2010 and any subsequent plan, as well as EPA guidance.	+	+	+	/	+	+	/	+	+	/	/	+	+	+	/	/	/	/	/
The Council shall seek further activities to promote and widen recycling services during the life of the plan.	+	+	+	/	+	+	/	+	+	/	/	+	+	+	/	/	/	/	/
The Council will give high priority to potential air pollution problems when considering development proposals	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+
The Council will give a higher priority to the potential problems of light pollution relating to new development and the intensification or alteration of existing development	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Planning permission will not normally be granted for new developments or extensions of existing industrial, commercial, leisure, or other uses that produce significant and unacceptable levels of noise and/or vibration at site boundaries or within adjacent sensitive areas, especially residential areas	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
The Council will adopt "clean technologies" which cause	+	+	+	/	+	+	/	+	+	/	/	+	+	+	/	/	/	/	+

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
little or no pollution and are economical in the use of natural resources in its own operations and encourage their adoption elsewhere.																			
The Council will liaise with other statutory bodies and agencies, including the EPA, Fisheries Boards, etc. in relation to its responsibility for environmental protection & services.	+	+	+	/	+	+	/	+	+	/	/	+	+	+	/	/	/	/	+
To protect, manage and enhance the natural heritage, biodiversity, landscape and environment of Co. Westmeath in recognition of its importance as a non-renewable resource, unique identifier and character of the county and as a natural resource asset.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To protect and conserve wild bird species and their habitats especially rare or vulnerable species and regularly occurring migratory species.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To protect and conserve proposed candidate Special Areas of Conservation.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To protect plant, animal and species and habitats which have been identified by the Habitats Directive, Birds Directive, Wildlife Act (1976) and (Amendment Act) 2000, and the Flora Protection Order S.I No. 94 of 1999.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To require appropriate environmental assessment such as EIA or ecological appraisal for developments not directly connected with or necessary to the management of a European site, or a proposed European Site and which are likely to have significant effects on the site individually or cumulatively.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To consult with appropriate prescribed bodies and Government agencies when assessing development proposals affecting designated sites of European importance.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To protect and conserve Natural Heritage Areas and proposed Natural Heritage Areas.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To protect and conserve Natural Heritage Areas as they become designated and notified to the Local Authority	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
during the lifetime of the Plan.																			
To consult with appropriate prescribed bodies and Government agencies when assessing development proposals affecting designated sites of national importance.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To maintain the conservation value of Council owned land within NHAs and promote the conservation value of Council owned lands adjoining NHAs.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
It is the Council Policy to conserve the existing wide range of flora, fauna and wildlife habitats in the county through the preservation of ecological corridors and ecological networks. These are the habitats that link the areas of high nature conservation value.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
The Council recognise the need to identify sites of geological and geomorphologic interest in the County and to protect these sites in the interest of protecting our geological heritage.	+	+	+	/	/	/	/	/	+	/	/	+	+	/	+	/	/	/	/
The Council shall protect and conserve the landscape, natural heritage and geodiversity value of esker system in the county.	+	+	+	/	/	/	/	/	+	/	/	+	+	/	+	/	/	/	/
It is the policy of Westmeath Co. Council to ensure the conservation of the county's peatlands in order to minimise the negative impact on natural diversity and the archaeological and cultural heritage of the county.	+	+	+	/	/	/	/	/	+	/	/	+	+	/	+	/	/	/	/
The council will preserve and enhance the amenity and biodiversity value of the County by preserving as far as possible trees, woodlands and hedgerows.	+	+	+	/	/	/	/	/	+	/	/	+	+	/	+	/	/	/	/
The Council will seek to protect and enhance the natural heritage and landscape character of the canal corridor and maintain them free from inappropriate development and to provide for public access where feasible.	+	+	+	/	/	/	/	/	+	/	/	+	+	/	+	/	/	/	/
The Council shall ensure that the County's floodplains, wetlands and watercourses are retained for their biodiversity and flood protection values.	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
To protect the distinctiveness of Co. Westmeath's landscapes and to recognise their capacity to sustainably integrate development within them.	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Northern Hills & Lakes: <ul style="list-style-type: none"> - One off rural housing should be sensitively sited within the Northern Hills and lakes so as to blend in with the landscape. There is a need to consider views to and from hillsides when siting new development. New housing in close proximity to lakes and their associated high amenity areas should be designed to minimise its visual impact on the landscape. Guidance of the Co. Westmeath Rural Design Guidelines should be adhered to into development proposals. - The Council will seek to conserve and promote the high scenic quality of the area and explore the potential for natural resource tourism in conjunction with relevant Tourism and Community Development agencies. - Due to the high scenic quality of the landscape this area is not considered suitable for windfarms. - Quarrying should be managed to minimise impact on the ecological, archaeological and visual amenity of the hill and lake valley landscape. - The Council will actively promote the planting of native broadleaves of local provenance and seeks to maintain a broadleaf planting target of 30-50% in new plantations. - The Council will co-operate with Coillte and the Forest Service in promoting greater public access and recreational use of State Forests in the area. - The extent of archaeological sites within the Fore area deserve recognition as a wider archaeological landscape or complex and consideration shall be given to the use of Section 204 of the 2000-2004 Act for designation as a Landscape Conservation Area. 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
Inny River Lowlands: <ul style="list-style-type: none"> - Within the next 20 –30 years large areas of peatland will be exhausted and provide tracts of land that have potential for agriculture, habitat and amenity. The Council in consultation with relevant agencies will explore future 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>potential of cut away peatlands that may offer opportunities for habitat creation or amenity and recreation areas such as community woodlands or parklands.</p> <ul style="list-style-type: none"> - The occurrence of extensive cutaway peatland offers opportunities for siting of windfarms. - Many of the County's demesnes are listed as protected structures and along with their built curtilage recognition should be given to their associated gardens and landscapes. - The Council in consultation with the NIAH will seek to record these historic gardens and demesne landscapes any development proposals for these sites will be assessed according to best practise guidelines for Historic Landscapes. - The extent of archaeological sites within the Kilbixy area deserve recognition as a wider archaeological landscape or complex and consideration shall be given to the use of Section 204 of the 2000-2004 Act for designation as a Landscape Conservation Area. 																			
<p>River Deel Lowlands:</p> <ul style="list-style-type: none"> - Due to the low-lying and in places open nature of the landscape rural housing in this area requires the creation of natural screening. Rural housing should incorporate planting of trees and hedgerows of native species and local provenance to retain and enhance landscape character. - This area offers capacity for wind farm development, cutaway peatland in particular offers opportunities for siting of windfarms. Siting of turbines should respect the local landscape. - The Council in consultation with the NIAH will seek to record historic gardens and landscape demesnes. Any development proposals for these sites will be assessed according to best practise guidelines for Historic Landscapes. - The Council will seek through development control to maintain appropriate buffer zones around the River Deel 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>and the Stoneyford River and their associated wetlands to maintain the integrity and water quality of these riparian ecosystems.</p> <ul style="list-style-type: none"> - Quarrying should be managed to minimise impact on the ecological, archaeological and visual landscape surrounding the extraction site. - The Council in consultation with the NIAH will seek to record vernacular buildings such as of thatch and mud walls and include in the Record of Protected Structures. 																			
<p>Central Hills & Lakes</p> <ul style="list-style-type: none"> - The high scenic quality of this area and natural features can provide the basis for natural resource tourism such as walking, cycling, boating and fishing. There is potential to develop walking and cycling trails and build upon the Westmeath Walkway. There is scope to promote the rich archaeological landscape around Lough Derravaragh. The Council will seek to conserve and promote the high scenic quality of the area and explore the potential for natural resource tourism in conjunction with relevant Tourism and Community Development agencies and within the context of Lake Management Plans. - The Council will seek through development control to maintain appropriate buffer zones around Lough Owel, Lough Derravaragh, other lakes and their associated wetlands to maintain the integrity and water quality of these ecosystems. - One off rural housing should be sensitively sited within the Central Hills and lakes so as to blend in with the landscape. There is a need to consider views to and from hillsides when siting new development. New housing in close proximity to lakes and their associated high amenity areas should be designed to minimise its visual impact on the landscape. - The council will seek to prepare a Village Design Statement for Multyfarnham in recognition of its significant architectural heritage and to inform future development in 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>the village.</p> <ul style="list-style-type: none"> - Due to the high scenic quality of the landscape this area is not considered suitable for windfarms. - Quarrying should be managed to minimise impact on the ecological, archaeological and visual amenity of the hill and lake-valley landscape. - The Council will conserve and enhance the high nature conservation value of the area and seek to maintain the interconnectivity or eco-networks linking these sites such as small woods, wetlands and hedgerows. 																			
<p>Royal Canal Corridor</p> <ul style="list-style-type: none"> - Where it occurs afforestation limits the views to and from the canal corridor and dominates the landscape around it. It is policy to maintain the open visual corridor of the canal and promote planting of broadleaves in preference to conifer plantations. - Quarrying should be managed to minimise impact on the ecological, archaeological and visual corridor of the Canal. - One off rural housing should be sensitively sited within the Canal Corridor so as to blend in with the landscape. There is a need to consider views to and from hillsides when siting new development. New housing in close proximity to the canal also should be designed for its visual impact on the waterway corridor. The Council will seek through development control to maintain the visual landscape corridor of the Canal. - The Council will identify and protect all features of architectural and industrial heritage interest along the canal and ensure development proposals for these features are in sympathy with original character and design. 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
<p>Lough Ree / Shannon Corridor</p> <ul style="list-style-type: none"> - The Council shall adhere to the implementation of provisions of the Shannon River Basin Management Plan to assist the process of achieving good water status for the river catchment and ensure that future development within 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>this LCA will adhere to the principles of this plan.</p> <ul style="list-style-type: none"> - The Council will ensure that development will not impact on the significant conservation value of this area. The Council will conserve and enhance the high nature conservation value of the area and seek to maintain the interconnectivity or eco-networks linking these sites such as small woods, wetlands and hedgerows. - The high scenic quality, amenity value and significance for nature conservation of Lough Ree offers scope for recognising this area as a National Park. The council will explore the feasibility of promoting Lough Ree as a model for a "living" National Park. - Due to the high scenic quality of the landscape this area is not considered suitable for windfarms. - The Council shall take account of flood zones in any demand for development land, on flood plains and resist development proposals affecting benefit lands as identified by the OPW. 																			
<p>Western Lowlands</p> <ul style="list-style-type: none"> - Quarrying of eskers leads to the removal of the entire ecosystem, sediments and biodiversity. There are other alternatives for the extraction industry. Massive reserves of sand and gravel are associated with other glacial deposits in the county and their exploitation would reduce the pressure off this irreplaceable natural resource. - Eskers contain significant reserves of water and are classed as locally important aquifers by the GSI. They are also highly vulnerable to groundwater pollution as the constituent sands and gravels are very porous. The introduction of waste material will remove the biodiversity interest of these pits and reduce their geomorphological interest. The Council will discourage the use of esker pits as sites for waste infill. - Design and Scale of housing should be informed by the Co. Westmeath Rural Design Guidelines. Ribbon Development should be curtailed on approach roads to 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>villages.</p> <ul style="list-style-type: none"> - This area may offer potential for siting of Wind Farms. - The Council in consultation with the NIAH will seek to record historic gardens and landscape demesnes. Any development proposals for these sites will be assessed according to best practise guidelines for Historic Landscapes. - Roadways should incorporate natural screening, habitat creation and ecological design to mitigate for landscape features that have been removed during construction such as hedgerows and to help incorporate the new infrastructure into the natural environment. The Council shall require that landscaping schemes undertaken by the NRA use native species of local provenance 																			
<p>South Central Hills</p> <ul style="list-style-type: none"> - Quarrying should be managed to minimise impact on the ecological, archaeological and visual landscape surrounding the extraction site. - Design and Scale of housing should be informed by the Co. Westmeath Design Guidelines. The council through Development control will curtail Ribbon Development on approach roads to villages. - Due to the visual quality of the landscape this area is not considered suitable for Windfarms. 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
<p>Hill of Uisneach</p> <ul style="list-style-type: none"> - The Council shall seek to have the Hill of Uisneach in public ownership to enable full appreciation of the sites as an educational, cultural and tourism feature for the region and the country. - The extent of archaeological sites within this area deserve recognition as a wider archaeological landscape or complex and consideration shall be given to the use of Section 204 of the 2000-2004 Act for designation as a Landscape Conservation Area. - Coniferous Plantation would detract from the landscape character of this area as it is important to preserve the 	+	+	+	/	+	+	/	/	+	+	+	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>open views to and from the Hill of Uisneach.</p> <ul style="list-style-type: none"> - Rural housing may impact to the detriment of this landscape by introducing new build elements to a currently unspoilt landscape. Any development proposals will be rigorously assessed against impacts on the archaeological and visual landscape of the area. - The archaeological and historical significance of this landscape area preclude it from being considered for siting of Windfarms. 																			
<p>Lough Ennell & SE Corridor</p> <ul style="list-style-type: none"> - New housing in close proximity to lakes and their associated high amenity areas should be designed to minimise visual impact on the landscape. The council will seek through development control to prohibit ribbon development especially in pressures areas surrounding the lake and on road corridors. - This area is considered as having medium capacity for wind farms. The area to the east of the LCA is considered to be potentially most suitable with extensive cutover peatland offering suitable sites as one area of potential. - Within the next 20 –30 years large areas of peatland will be exhausted and provide tracts of land that have potential for agriculture, habitat and amenity. The Council in consultation with relevant agencies will explore future potential of cut away peatlands that may offer opportunities for habitat creation or amenity and recreation areas such as community woodlands or parklands. - The Council in consultation with the NIAH will seek to record historic gardens and landscape demesnes. Any development proposals for these sites will be assessed according to best practise guidelines for Historic Landscapes. - The Council shall adhere to the implementation of provisions of the Shannon River Basin Management Plan to assist the process of achieving good water status for the river catchment and ensure that future development within 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
<p>this LCA will adhere to the principles of this plan.</p> <ul style="list-style-type: none"> - The Council will ensure that development will not impact on the significant conservation value of this area. The Council will conserve and enhance the high nature conservation value of the area and seek to maintain the interconnectivity or eco-networks linking these sites such as small woods, wetlands and hedgerows. 																			
<p>South Westmeath Eskers</p> <ul style="list-style-type: none"> - Eskers represent significant resources of sand and gravel and are of high value to the construction industry. Eskers in this area are vulnerable to pressure from extraction with the development of the M6 Motorway. Quarrying of eskers leads to the removal of the entire ecosystem, sediments and biodiversity. There are other alternatives for the extraction industry. Massive reserves of sand and gravel are associated with other glacial deposits in the county and their exploitation would reduce the pressure off this irreplaceable natural resource. - The significance of this landscape character area in terms of geodiversity, habitat value and potential for designation as a Geo-Park confers low capacity on this area to accommodate Windfarms. - Eskers contain significant reserves of water and are classed as locally important aquifers by the GSI. They are also highly vulnerable to groundwater pollution as the constituent sands and gravels are very porous. The introduction of waste material will remove the biodiversity interest of these pits and reduce their geomorphological interest. The Council will discourage the use of esker pits as sites for waste infill. - Design and Scale of housing should be informed by the Co. Westmeath Design Guidelines. Ribbon Development should be curtailed on approach roads to villages. - The Council will assess any proposals for development in proximity to esker sites with reference to the scientific, landscape value and groundwater vulnerability of the esker 	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
landscape. - The Council will support in consultation with National Parks and Wildlife, Offaly County Council, The GSI and others, the designation of the south Westmeath esker landscape as a UNESCO geo-park; to promote the unique geological heritage of the area.																			
High Amenity Areas: - The Council will prohibit housing developments which are obviously urban- generated or speculative ventures in designated Areas of High Amenity. - Development will not be permitted where it would be injurious to or detract from the natural amenity of these areas. Siting, design and layout of all new developments shall be strictly controlled.	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
Revision of High Amenity Areas to Lough Derravaragh, Lough Sheelin and Lough Ree	-	-	-	/	-	/	/	/	/	/	/	/	/	-	-	/	/	/	/
Removal of the Lough Ree Buffer Zone	-	-	-	/	/	/	/	/	-	/	/	-	-	/	-	/	/	/	/
Partial extension of the Lough Ree High Amenity Area into the former Buffer Zone	+	+	+	/	/	/	/	+	/	/	/	+	+	+	+	/	/	/	/
It is the intention of the Council to prepare a Conservation Management Plan for Fore Special Heritage Area during the lifetime of this plan.	+	+	+	/	+	+	/	/	+	+	+	+	+	+	+	/	/	/	/
To preserve, improve and open up places or areas from which views or prospects of high amenity value may be enjoyed. No structure shall be so sited so as to hinder the preservation of such views or prospects.	+	+	+	/	+	+	/	/	+	+	/	+	+	+	+	/	/	/	/
It is the policy of the Council to protect and conserve buildings, structures and sites contained in the record of protected structures;	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is the policy of the Council that areas that have particular environmental qualities that derive from their overall layout, design and unity of character be designated as Architectural Conservation Areas and that the character of such areas is preserved.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is a policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
appropriate.																			
It is a policy of the Council to retain where feasible, older buildings in towns which make a positive contribution to the character of the area or townscape.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is a policy of the council that the setting of a proposed development within a demesne landscape is an important consideration and will be addressed in any planning application. Applicants, in such cases, will be required to demonstrate how they have taken account of the heritage resource.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is the policy of the Council to preserve in situ all archaeological remains and sites of importance, such as National Monuments, Recorded Monuments, their setting and context and zones of archaeological potential. Within zones of archaeological potential and in the vicinity of Recorded Monuments, development will only be permitted where the Council considers the importance of the proposed development or other material considerations outweigh the value of the remains in question.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is the policy of the Council to promote public awareness of the rich archaeological heritage that exists in County Westmeath through publications, research and the availability of information.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/
It is the policy of the Council to ensure that all sites of archaeological potential are protected from development that may injure any potentially important archaeological features or sites.	/	/	+	/	/	/	/	/	+	/	+	+	+	/	/	/	/	/	/

Lake Management

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
				1	2	3													

To protect the distinctiveness of Co. Westmeath's lakeside landscapes as an asset for future generations to enjoy and appreciate and to recognise their capacity to sustainably integrate appropriate development within their environs.	/	/	+	/	/	/	/	/	+	/	/	+	+	+	/	/	/	/	/
The Council will seek to conserve and promote the high scenic quality of the lakeside areas as a regional resource and explore the potential for natural resource tourism in conjunction with relevant Tourism and Community Development agencies.	/	/	+	/	/	/	/	/	+	/	/	+	+	+	/	/	/	/	/
The Council will seek through development control and management processes to maintain and improve the water quality of all water bodies including lakes in accordance with ongoing development of Lake Basin Management Plans and upcoming Groundwater Protection Scheme.	+	+	+	/	+	+	/	/	+	/	/	/	/	+	/	/	/	/	/
The Council will conserve and enhance the high nature conservation value of the lake areas and seek to maintain the interconnectivity or eco-networks linking these sites such as small woods, wetlands and hedgerows.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	/	/	/	/	/
To promote the rich archaeological landscape around the lakes, to conserve and promote the high scenic quality of the area and explore the potential for sustainable tourism in conjunction with relevant tourism and community development agencies and within the context of Lake Management Plans.	/	/	+	/	/	/	/	/	+	/	+	+	+	+	/	/	/	/	/
To work with landowners, walking groups and other interested parties in developing accessibility to lakeside areas for recreational walking.	+	+	+	/	/	/	/	/	+	/	/	+	+	+	/	+	/	/	/
To facilitate appropriate and sustainable community related development projects which fit within the context of the lakes study.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Target monies from development contribution schemes and other available funding towards specific lake related objectives over the timescale of the plan period.	+	+	+	/	+	+	/	/	+	/	+	+	+	+	/	/	/	/	/
Establish a cross sectoral Lakeside Development Steering within the Council group to achieve goals and ensure the ongoing sustainable development of the lakeside resource.	+	+	+	/	+	+	/	/	+	/	+	+	+	+	/	/	/	/	/
Take a leadership role in establishing dynamic and consistent working relationships with neighbouring authorities and other interested bodies such as Fáilte Ireland in developing a vision for the lakes.	+	+	+	/	+	+	/	/	+	/	+	+	+	+	/	/	/	/	/
It is the policy to develop linear parks, particularly along waterways, and to link existing parks and open spaces. Where lands along waterways are in private ownership it shall be policy, in any development proposal to secure public access along the waterway.	+	+	+	/	/	/	/	/	+	/	/	+	+	+	/	/	/	/	/
To deepen people's awareness, understanding, appreciation and concern for the lakes through promotion and discussion with all relevant interest groups and the public.	+	+	+	/	+	+	/	/	+	/	+	+	+	+	/	/	/	/	/

Rural Development

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to protect the viability of farms and best quality land for agricultural and related uses, whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/
to permit home based economic activities at existing dwellings where, by virtue of their nature and scale, the activities can be accommodated without detriment to the operation of agricultural or horticultural farms in the vicinity, the amenities of rural areas, or the amenities of any adjoining residences	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Encourage clustering of products to increase linkages within and reduce leakage from, the local economy. E.g. linkages between providers of accommodation and local farmers/niche food producers.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/
Support agri-tourism in the form of on-farm visitor accommodation and supplementary activities such as health farms, heritage and nature trails, pony trekking and boating; ensuring that all built elements are appropriately designed and satisfactorily assimilated into the landscape	/	/	+	/	/	/	/	/	/	/	/	+	+	/	/	+	/	/	/
to promote renewable forms of energy where it is consistent with the proper planning and development of an area. ³³	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	+
to assess any proposals for such development in relation to a specific evaluation of each site, including an evaluation of the potential impact of the development on the landscape and the amenities of the residents in the locality.	/	/	+	/	/	/	/	/	/	/	/	+	+	/	/	/	/	/	/
to protect areas of geological or geomorphological interest, high landscape or amenity value, areas of importance for biodiversity, flora or fauna, surface water and groundwater resources and important aquifers, important archaeological features from inappropriate development.	+	+	+	/	+	+	/	/	+	+	+	+	+	+	+	+	/	/	/
To take cognisance of existing levels of extraction in considering applications on greenfield sites and preference will be given to the sustainable	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

³³ Wind energy developments, if unsuitably sited in sensitive areas for biodiversity or landscape or close to housing could result in significant negative impacts. This issue is addressed through the identification of areas suitable and unsuitable for wind energy development as informed through the Landscape Character Assessment and policies for such development address the sensitivity of areas, siting etc. Applications for wind energy development will be dealt with on a case by case basis through the development management process, using development control standards set out in the Draft Plan and the potential for significant environmental impacts from larger scale developments will be dealt with through EIA at planning application stage

³⁴ This policy will impact positively by protecting valued features of natural heritage and will ensure that inappropriate developments cannot occur

continuation or extension of existing quarries																			
to ensure adequate supplies of aggregate resources to meet the future growth needs of the County and to facilitate the exploitation such resources where there is a proven need for a certain mineral/aggregate.	?	?	/	/	/	/	/	/	+	/	/	?	?	/	- 35	/	/	/	/
The Council will seek to safeguard valuable unworked deposits from permanent development that would prevent or hinder their future extraction	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to ensure that the adverse impacts on the road network resulting from the extractive industry are minimised and that the full cost of road improvements which are necessary to facilitate extractive industries are borne by the industry itself	+	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Community Recreation and Amenity

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to ensure that sufficient and appropriate open space, recreation and amenity facilities; public and private, urban and rural and passive and active are provided to meet the changing needs of new and existing communities;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To require high standards of provision of open space and recreation facilities as part of new residential schemes in quality of design, layout, landscaping and safety and security, especially in proposals for higher densities;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To ensure that new open space areas and recreation facilities are accessible to all sections of society, particularly children and the youth, the elderly and those with disabilities and to seek to improve the accessibility of existing facilities;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+

³⁵ Since such supplies of aggregate are contained within valuable esker ridges in the county, this policy if included without policies to protect eskers would place pressure on valuable eskers to be exploited for their aggregate potential. However the negative impacts of this policy are offset by the previous policies to protect valued eskers systems

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To ensure that new open space and recreation facilities are within easy reach of homes, within walking distance and close to public transport services where feasible and appropriate;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To facilitate and encourage the enhancement of the quality and setting of the County's urban form;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
to facilitate and support the adoption and implementation of a Play Strategy for the County to include a playgrounds policy in accordance with the National Children's Strategy, 2000;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To maximise the range of public play opportunities available to children, particularly children who are marginalised or disadvantaged or who have a disability;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To improve the quality and safety of playgrounds and play areas;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
to promote, encourage and facilitate the increased participation in sports and physical activity by all age groups, including children, youth, parents, active age groups, school and community;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure the sufficient and appropriate provision for local sports and recreation and to seek more efficient usage of existing resources;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to safeguard the County's natural amenity assets, including their ecological importance and to facilitate the enhancement of and improvement of access to such assets where desirable, in order to maximise the recreational, amenity and tourism potential in the County;	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
To safeguard and seek to improve existing recreation facilities and open spaces, including town parks, riverside and canal walks, urban squares, lakes and lakeshore amenities, walking and cycling routes, playing fields, playgrounds, etc., their form and setting;	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	+
To co-operate with representative bodies in order to support the improvement and development of walking and	+	+	+	/	/	/	/	/	+	/	/	+	+	+	/	+	+	/	+

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
cycling routes throughout the County in an environmentally sustainable way;																			
To integrate and link open space, within urban areas and to the countryside;	/	/	+	/	/	/	/	/	+	/	/	+	+	/	/	+	/	/	/
It is the policy of the Council to seek to ensure the provision of sufficient and appropriate recreational facilities to meet the needs of urban populations and which are of a scale and quality to attract and retain a critical mass of population in the Gateway towns;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To seek to ensure the provision of major urban amenity open space where desirable;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To safeguard the valuable amenity of existing recreational open spaces where appropriate;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
to ensure that new residential development includes the provision of a high standard in public and private open space provision and provision for recreation and sporting activities where appropriate;	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
To place more emphasis on quality over quantity in public open space provision;	+	+	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	+
to support and facilitate the provision of a wide range of appropriate community facilities, including social services and premises for use by community and cultural groups that are of a high standard to meet the needs of new and existing communities, especially those deficient in adequate or sufficient services;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that the social needs of communities are appropriately reflected in all new development, especially the needs of the most disadvantaged and marginalised individuals and groups;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that community facilities provided adequately reflect the range of local needs, including the needs of marginalised groups, older people, people with disabilities and young people;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To seek the efficient use of new and existing community facilities so that the use of such resources may be	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
maximised;																			
To improve the availability of social, health, and education facilities in line with the pace of development;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To resist the loss of community facilities to other uses where there is no proposal to otherwise meet the need;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to recognise the needs of people with special needs that live or work in the County or who chose to visit, and to support the provision of facilities for people with special needs;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To consider cultural diversity and ethnic minorities in planning for the needs of communities and to seek to consult with the relevant agencies representing or working within these groups;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that community facilities and social services provided are accessible to all individuals, communities and sectors of society, including people with disabilities, and marginalised and disadvantaged groups;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to seek to ensure that the healthcare needs of individuals from all sectors of society are met appropriately in cooperation with the Healthcare Authorities;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to facilitate the provision for sufficient childcare facilities to support new and existing communities;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to provide for existing and future educational needs within the County through land use zoning and Local Area Planning;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that provision for education is made with regard to road safety, good design and efficiency in the use of resources;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
to encourage the provision of new or improved arts, cultural and entertainment facilities, particularly in the parts of the County where there is a deficiency in such provision;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To actively foster and promote the arts in order to preserve and develop the unique history and heritage of the County;	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To ensure that Arts, Culture and Entertainment facilities and activities are accessible to all in both physical and	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
economic terms;																			
It is the policy of the Council to ensure the development of new or expansion of existing Arts, Culture and Entertainment facilities will only be permitted if they are of a scale and nature which is in character with the surrounding area, and nuisance will not be caused by reason of noise, excessive traffic generation and/or parking difficulties.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
It is the policy of the Council to support the development of libraries and promote their use as centres of culture, recreation and information for the people of the County.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Urban Areas

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To manage town centres in consultation with relevant stakeholders.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	/	/	/	/
To monitor change of use to ensure that vitality and variety is maintained.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	/	/	/	/
To facilitate and encourage residential use within town centres.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/

Traffic Management

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
to implement the Traffic Management Guidelines.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
to consider the introduction of reduced traffic speed limits in certain town centre areas, in residential areas and in areas in the vicinity of schools.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
to use road user audits for road improvement schemes, traffic management schemes, development schemes, new roads, and major maintenance schemes.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
to promote walking and cycling as transport modes, in urban areas	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/
to consult the public in relation to significant Traffic Management issues	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Management issues.																			
to consider the Transport Impact of development proposals in accordance with the Traffic Management Guidelines.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Urban Design

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To ensure that large Greenfield or redevelopment areas which are zoned for development should be subject to framework plans which may be prepared as Local Area Plans.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To prepare development briefs for smaller development sites, where appropriate.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To ensure that applications for significant development should be accompanied by Design Statements which should include a statement of how the proposal contributes to the achievement of urban design principles.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To adhere to urban design principles in its own functions, in particular its responsibility for the public realm.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
The design and layout of all new housing developments on urban lands - Greenfield, Brownfield, infill and back land zoned sites will have regard to the character of the area and its location and aim to achieve attractive and sustainable development through better design. A greater emphasis will be placed on the surrounding area rather than the site in isolation and which promotes local identity and distinctiveness.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
All Local Authority social and affordable housing schemes shall meet and exceed the minimum low energy performance standards detailed above.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	+
To ensure that residential design should consider needs for life time use.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Mullingar Town Plan

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
The population projections for the County indicate that there will be an increase in population of in excess of 7,000 persons in Mullingar by 2014 (22,621 total 2014) and this will involve approximately an additional 2,966 houses.	- 36	/	? 37	/	-	- 38	/	/	/	/	/	/	? 39	? 40	/	? 41	/	/	/
To ensure housing of a high standard is provided in Mullingar to meet projected needs. It is the policy of the Council that every household has a dwelling suitable to its needs, located in an acceptable environment, at a price or rent it can afford.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To ensure that a sufficient amount of serviced land, for residential use is available for house building in Mullingar.	?	/	?	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To promote higher residential densities at suitable locations, such as close to existing or proposed transport corridors and nodes and in proximity to town and neighbourhood centres.	/	/	+	/	/	/	+	/	+	/	/	/	/	/	/	+	/	/	/

³⁶ Rapid large scale population growth will require the development of previously undeveloped lands, resulting in a loss of biodiversity to a certain extent due to the removal of habitats.

³⁷ Influx of large numbers of new residents to the town will affect communities and, if not coupled with a comprehensive strategy to provide for adequate amenity, community facilities and employment opportunities, new residents will have to travel elsewhere for work or leisure, increasing unsustainable transport patterns. New development areas will be subject to local Area Planning which will ensure that facilities are provided in line with development.

³⁸ The rapid expansion and ongoing development pressures on Mullingar town and environs requires review of existing foul and surface water drainage system to include review of capacity and condition of network, storm overflows, assessment of future development areas, capacity of the river Brosna, the capacity of the waste water treatment plant and pumping stations, the effect of phosphate loading on Lough Ennell etc. Mullingar Sewerage Improvement Scheme is planned, with funding allocated under Water Services Investment Program 2005 – 2007, which will offset any issues of capacity and condition of existing system

³⁹ Potential impacts to townscape quality and cultural heritage with rapid development, offset by further policies for traffic management, urban design, Architectural Conservation Areas and environmental improvement in the remainder of the Mullingar Town Plan.

⁴⁰ Impacts to the quality of the River Brosna and Lough Ennell as a result of wastewater treatment capacity issue and phosphate loading as discussed, see footnote 38.

⁴¹ Large scale population growth without corresponding employment uses in the town centre will increase the need for the Mullingar population to travel elsewhere for employment, eg Athlone and Dublin. While there is a train service to Dublin, there is currently no sustainable mode of transport to Athlone, increasing reliance on the private car. The Town Plan includes measures to encourage growth of employment uses and to include public transport provision.

Policy	B1	B2	P1	W 1	W 2	W 3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To promote a variety of house types and sizes in individual schemes, particularly in any infill developments, so as to induce variety, interest and social integration within residential developments.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	/	/	/	/
To promote quality design in residential environments, design that recognises the vulnerability of other road users such as pedestrians and cyclists and are designed around core principles of legibility, permeability and safety for all road users will be favoured to designs dominated by requirements to accommodate motor vehicles.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To ensure those areas, which are suitable for in-depth residential development, should only be developed in accordance with an overall plan for the comprehensive development of the area based on the neighbourhood concept and to integrate public transport provision.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/
To encourage the incorporation of suitable residential accommodation in urban renewal areas and town centre developments that will enhance the vitality and viability of the town centre.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/
To facilitate development based on the principle that people should be able to find as many of their requirements for daily living within easy reach of their homes, preferably within walking distance. The concept is centred on the principles of sustainable development; promote a high quality of design and layout in new residential development. A central function of land-use planning is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the standard of individual dwelling units and in terms of the overall layout	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	+	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
and appearance of the scheme. In implementing this policy the Council will evaluate proposals for new residential development in accordance with the criteria set out in Part 5 of the County Development Plan (Development Standards and Control).																			
It is the policy of the Council to conserve the existing housing stock wherever possible and to protect and improve residential amenities in existing residential areas, resisting the encroachment of inappropriate commercial activity in established residential areas.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To ensure that the naming of new residential development should reflect the local and historical context of the site, wherever practical, and should include the use of the Irish language.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To promote and encourage the provision of housing accommodation in accordance with the proposals outlined in the document "Social Housing - The Way Ahead"	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Moate Town Plan

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It is Council policy to promote Moate as an industrial location given its pivotal position on the Dublin / Galway road and to build on the existing industrial base. In particular the Council sees a need for serviced industrial sites to accommodate small-scale indigenous industries.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
It shall be a policy of the Council to curtail ribbon development around Moate and to redirect development into the urban area.	/	/	+	/	/	/	/	/	+	/	/	+	+	/	/	+	/	/	/
To this end it shall be a policy of the Council to make land available towards the provision of serviced sites for private residential developments.	/	/	+	/	/	/	/	/	+	/	/	+	+	/	/	+	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
It shall be the policy the Council in the implementation of its housing programme to provide a suitable mix of public housing as needed consistent with the availability of funding from the Department of Environment.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/
To require a high standard of design and layout for new residential areas and reasonable provision of services and facilities for residents.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To consolidate the existing retail and commercial function of the town centre area.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To protect the retail function of the town centre.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To ensure any retail development will compliment existing provision and complies with the Retail Strategy.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To protect the amenity of existing areas within and adjacent to the town centre which remain predominantly residential, from commercial and speculative development.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To retain active frontages within the town centre retail area	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
It is the policy of the Council to provide adequate water services to allow for the continued development of the town.	/	/	+	/	+	+	/	/	+	/	/	/	/	/	/	/	/	/	/
A programme of traffic management and safety improvement works has been drawn up for implementation over the term of the Plan and it is policy to implement such works to improve accessibility and traffic circulation.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
New development shall be designed to accommodate the needs of all road users and not specifically designed around the requirements of motor vehicles, bicycle parking and facilities shall be provided for in all new development.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
It is the policy of the Council to protect and conserve the town's natural, built and cultural heritage.	+	+	+	/	/	/	/	+	+	/	+	+	+	/	/	/	/	/	/
It shall be the policy of the Council that where possible major open space areas be integrated into the existing	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
fabric of the town by means of pedestrian path systems.																			
It shall be a policy of the Council to enhance the physical environment of the town by commissioning: (a) A streetscape and public spaces study. (b) A heritage study of the town which will operate as a guide for development proposals and amenity improvements.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
It shall be a policy of the Council to ensure that existing building lines and roof pitches are preserved.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
With regard to advertising signs, it shall be a policy of the Council to encourage traditional signs; good standard of design, and restraint in the use of materials and illumination.	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/

Athlone Environs Plan

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To ensure that sufficient industrial land is available when required and to encourage and facilitate the expansion of existing industry where it conforms to the proper planning and development of the areas involved.	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To facilitate the development of enterprise and the growth of employment in the Athlone Environs and to this end the Council will co-operate with other agencies including the private sector in promoting economic and social development and is assisting the provision of employment opportunities.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To accommodate "office-based industry" in Light Industrial-Technology zones. Office based industry is a growing sector which crosses the boundary between the traditional industrial and office use. It is concerned with the output of a specified product or service including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
development, media recording and general media associated uses, publishing, telemarketing etc.																			
To encourage the development of linkages between the Athlone Institute of Technology and local industry.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To encourage, facilitate and develop the creation and expansion of linkages, physical and otherwise, between third level educational institutions and the science business and technology centre.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To facilitate the establishment of grouped, small starter/incubator workshops, craft or service units in neighbourhood centres, subject to strict development control standards.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
It is the policy of the Council that areas, which are suitable for in-depth residential development, should only be developed in accordance with an overall plan for the comprehensive development of the area.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To promote a high quality of design and layout in new residential development in accordance with the Residential Density Guidelines, (Department of the Environment & Local Government, 1999).	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To conserve the existing housing stock wherever possible and to protect and improve residential amenities in existing residential areas.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
Where lands have been developed on the basis of low density layouts in order to retain the open rural nature or details of interest, it is the Council's policy to retain some of the open character of these lands. The Council will require that 20% of the site area be retained for open space purposes.	/	/	+	/	/	/	/	/	/	/	/	+	+	/	/	/	/	/	/
It is the policy of the Council that the naming of new residential development should reflect the local and historical context of the site, wherever practical, and if possible should include the use of the Irish language.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
To promote and encourage the provision of housing accommodation in accordance with the proposals outlined in the document "Social Housing - The Way	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Ahead".																			
To permit home based economic activity where, by virtue of its nature and scale, it can be accommodated without detriment to the amenities of the residential area	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
Applications for the provision of a crèche, playschool or other similar uses will be considered on the basis of local need, impact on the amenities of adjoining residents and traffic safety.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
To promote commercial development, with the exception of shopping centres, at appropriate locations in the Athlone Environs.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	+	/	/	/
Retailing in Athlone Environs will be confined to local provision. It is the policy of the Council that any retail development will compliment existing provision.	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To continue the development and improvement of the water supply and sewerage services to provide for the anticipated water and drainage requirements of the area. Planning permissions will not be granted where it is likely that foul sewers or storm water systems will be unable to cope with the additional discharges. Where possible development shall be serviced by a gravity system. Where this is not possible and where it is in the interests of proper planning and sustainable development of the area, pumping will be considered as an alternative.	/	/	+	/	+	+	/	/	+	+	/	/	/	+	/	/	/	/	/
It is the policy of the Council that where a development is facilitated by public services which have been or will be provided, a contribution towards the cost of providing such services will be required as provided by the Planning and Development Acts, 2000 to 2006. Contributions will be levied at the rate prevailing at the time.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
It is the policy of the Council that where a development includes the provision of roads, footpath	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
or other services the Council will normally require satisfactory security from the developer in order to secure the provision and maintenance of such services.																			
To conform to the Government and E.U. waste management hierarchy as follows: • prevention • reduction • re-use • recycling and • safe disposal subject to economic and technical feasibility. The Council will co-operate with other agencies in viable schemes for the extraction of useful materials from refuse for re-use or recycling.	/	/	+	/	/	/	/	+	/	/	/	/	/	/	/	/	/	/	/
To ensure that those public areas and areas visible from public places are maintained free of litter.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To eliminate all unauthorised fly tipping and to regulate and control the disposal of all builders spoil and rubble.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To support national and international initiatives for limiting emissions of Greenhouse gases and encouraging the development of renewable energy sources.	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/	/	+	+	+
In line with the principles of sustainable development, the Council will encourage the development of appropriate energy sources, which make use of natural resources in an environmentally acceptable manner.	/	/	+	/	/	/	/	/	+	/	/	/	/	/	/	/	+	+	+
To co-operate with Athlone Town Council and Roscommon County Council and other agencies in improving traffic circulation in the town.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To take action as necessary to improve traffic circulation.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To promote the development of walking and cycling in the Athlone Environs. Cycling and walking are	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	+	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
environmentally friendly, fuel-efficient and healthy modes of transport, and their development is in line with the principles of sustainability. It is intended to encourage the provision of secure bicycle parking facilities in district centres and to investigate the possibility of developing cycle-ways. It is intended to secure and further develop pathways.																			
To promote road safety and to avoid the creation of traffic hazard. In the design and/or improvement of roads and in the assessment of planning applications for new developments the safety of road users, including motorists, cyclists and pedestrians, will be a primary consideration. Cyclists and pedestrians are especially vulnerable in road accidents and new design must pay particular attention to securing their safety.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
Where planning permissions are being granted for major new developments, such as offices, apartments, retail and industrial schemes, it is the policy of the Council to require that adequate covered facilities be provided for the secure parking of bicycles.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	+	/	/	/
Where a development is not fully serviced by public car parking, it is the policy of the Council that a contribution towards the cost of providing such parking accommodation will be required, as provided for by the Local Government (Planning and Development) Acts 1963 - 93. This charge will be related to the type of development proposed and the cost of the provision of the car park.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To apply car parking requirement standards to all new developments in the Athlone Environs as stated in Part 7. It will also be policy to allow the relaxation of same where a proposed development warrants this relaxation, and it is in the best interests of the area concerned.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To protect from development those monuments within the Athlone Environs which are listed in the Sites and	/	/	+	/	/	/	/	/	/	/	+	/	+	/	/	/	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
Monuments Record prepared by the Office of Public Works under Section 12 of the National Monuments (Amendment) Act 1994.																			
To prevent forms of development, which would be injurious to the town's architectural heritage and to identify and compile a list of those buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, technical or social interests for protection in the Record of Protected Structures (Schedule X of the County Development Plan).	/	/	+	/	/	/	/	/	/	/	+	/	+	/	/	/	/	/	/
To implement the provisions of the Derelict Sites Act 1990 to prevent or remove injury to amenity arising from dereliction.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To secure the development and renewal of obsolete areas, where they are identified.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
To restrict non-essential advertising structures, or any advertising structures which would impact injuriously on amenity, the built environment or road safety, and to have unauthorised signs removed.	/	/	+	/	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/
It is the policy of the Council that trees or groups of trees that form a significant feature in the landscape shall be preserved. In the implementation of this policy the Council will consider making Tree Preservation Orders, where it appears expedient in the interest of amenity.	/	/	+	/	/	/	/	/	/	/	/	+	+	/	/	/	/	/	/
To implement the provisions of both water pollution and air pollution legislation, in conjunction with other agencies, as appropriate.	+	+	+	/	+	+	/	/	/	/	/	/	/	+	/	/	/	/	+
To protect the natural environment of Athlone Environs especially the river Shannon, the remains of the Esker and the wilderness corridor provided by the railway lines.	+	+	+	/	+	+	/	/	+	/	/	+	+	+	+	/	/	/	/
It is the policy of the Council that adequate amenity and recreational open space and facilities, including community facilities and centres, should be available for all groups of the population at a convenient	+	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/

Policy	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
distance from their homes and places of work.																			
To retain the open space use of lands with established recreational uses where practicable. It is the intention that such lands be retained in open space use and that their condition be managed in such a way as to be conducive to the maintenance or improvement of the amenity of the area in which they are situated. In the event of permission for development being granted on these lands, open space provision in excess of normal standards will be required, to maintain the open character of such parts of the land as are considered necessary by the Council.	+	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To link open space and amenity developments in order to secure integration of provision.	+	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To ensure the protection of existing amenities from new developments or obsolescence.	+	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To co-operate with sporting organisations who wish to develop or expand facilities.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
It is the policy of the Council to protect and extend the network of pathways and public rights of way in the town.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/

Local Area Plans⁴²

Overall strategic goals of LAPs	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To implement the policies and objectives of the County Development Plan.	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
To sustain, enhance and expand the role of the villages as a community and commercial service centre to the surrounding rural hinterland.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To provide for the orderly expansion of the villages. To ensure that the character of the village centre is protected in any new village centre development.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/

⁴² Local Area Plans are dealt with in terms of overall policies and strategically in terms of the Settlement Strategy. The micro-level issues arising from LAPs will be dealt with as review of these Plans when they are screened individually for SEA.

Overall strategic goals of LAPs	B1	B2	P1	W1	W2	W3	S1	S2	S3	S4	C1	C2	C3	C4	C5	A1	A2	A3	A4
To ensure that sufficient and suitably located land is identified to meet the land use needs of the various functions of the village over the Plan period. ⁴³	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	/	/	/	/
To facilitate the provision of employment generating lands to afford the opportunity to live and work within the village.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To ensure that the necessary road infrastructure, public utilities and services, and recreational and community facilities are available to satisfy the development needs of the villages whether provided by the developer, by way of joint venture with the Local Authority, by other public or local development bodies or by the Local Authority itself.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To facilitate the provision of improved amenities within the village, and to secure the redevelopment and renewal of obsolete areas.	/	/	+	/	/	/	+	/	+	/	/	/	+	/	/	/	/	/	/
To secure safe and convenient movement corridors within the area, including pedestrian and cycle paths.	/	/	+	/	/	/	/	/	+	/	/	/	+	/	/	+	/	/	/
To enhance the environment of the village including the preservation of buildings and other features of archaeological, historic, artistic, cultural or social interest.	/	/	+	/	/	/	+	/	+	/	+	+	+	/	/	/	/	/	/

⁴³ Existing zoning in Delvin allows for a provision of an additional population of 2431 people, potentially bringing the population of this village to in excess of 2789 + people by 2014 if all this land were to be developed within the period of the plan.

- Existing zoning in Clonmellon allows for a provision of an additional population of 919 people, potentially bringing the population to in excess of 1610 + people by 2014.

Provision for this scale of population growth in such a short space of time without employment and public transport would potentially have a wide range of significant environmental effects, depending on the scale of development, such as negative impacts to air quality through increasing the need to travel by private car, population and human health due to unsustainable transport patterns encouraged, impacts to townscape quality with rapid change and to landscape and biodiversity with rapid development of greenfield lands.

With regard to the above considerations to ensure the logical and sustainable development of these areas, excess residentially zoned land in Delvin and Clonmellon should be de-zoned in the Draft County Development Plan 2008-2014.