

1. INTRODUCTION

BACKGROUND

- 1.1 This Plan supersedes the current village plan for Delvin, which was adopted by the County Council in 1994. It has been prepared in accordance with the statutory requirements of the Local Government (Planning and Development) Acts and Regulations.
- 1.2 The Plan takes the form of a Written Statement, and accompanying Zoning Plan and Townscape Proposals Plan. If any conflict or ambiguity arises between what is contained in the Written Statement and the supporting plans, the Written Statement will take precedence.
- 1.3 The purpose of the Village Plan is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and broad land use proposals which will be used to guide development in Delvin over the plan period of the County Development Plan 2002 – 2008.
- 1.4 The aim of the Delvin Plan is to set out a framework for the future development of the village, which will take place in a co-ordinated and orderly manner.
- 1.5 The need for this Plan has arisen because of the increased demand for residential development land in north Westmeath. It is anticipated that Delvin will experience pressure for development in the Plan period as part of this trend. There is therefore, the need to properly plan for future expansion of the village in a co-ordinated and sustainable manner. Delvin has been identified as a priority settlement for growth in the County Development Plan.
- 1.6 This Plan has been prepared within the context of Agenda 21 and the need for sustainable development to protect the environment for future generations.
- 1.7 In preparing this Plan regard has been given to national and regional trends. In particular, consideration has been given to the National Development Plan 2000 – 2006, the BMW Region Development Strategy 2000 – 2006, and the Midland Regional Authority Strategic Report.
- 1.8 More balanced regional development is a fundamental objective of the National Development Plan (NDP). Its aim is to reduce the disparities between and within

the South and East Region and the Border, Midland and Western (BMW) Region. Development policy must have regard to the need for sustainability and have full regard to quality of life, social cohesion and conservation of the environment and the natural and cultural heritage. The NDP is committed to spreading the benefits of growth to other smaller urban and rural areas in the regions.

1.9 Westmeath falls wholly within the BMW region. The BMW region faces a number of distinctive development challenges in the period 2000 – 2006. There is a need to:

- Increase the potential of the Region to act as a counterbalance to the South & East Region, especially Dublin, and to achieve more balanced growth within the region;
- Increase the presence in the Region of the key drivers of sustainable economic growth, notably in the productive sector;
- Improve the quality of the Region's economic and social infrastructure and human resources;
- Build on the Region's natural resource base, especially in the areas of agriculture, tourism, the seafood sector and rural enterprise;
- Promote rural and urban social inclusion.

COUNTY DEVELOPMENT PLAN CONTENT

1.10 The County Development Plan is the statutory development plan for the County of Westmeath in the period to 2008, when it will be subject to review. It supersedes the 1994 County Development Plan.

1.11 The Plan identifies a framework for the sustainable physical development of the County, while ensuring the conservation and protection of the built environment.

- 1.12 The development strategy for the County seeks to direct growth to the County's largest settlements, those being Mullingar and Athlone, as well as to towns and serviced villages with the capacity to absorb further development. A number of priority towns and villages have been identified in the County Development Plan. Priority settlements have been selected on the basis of:
- i. the size of the centre and the range of services available.
 - ii. the availability of water and sewerage facilities.
 - iii. the level of residential demand.
 - iv. the availability of suitable building land.
- 1.13 Delvin has been identified as a priority settlement for development where development pressure can be channelled in a sustainable manner.
- 1.14 Under the provisions of Section 1.2 (V) of the County Development Plan, Westmeath County Development Board has produced the County Development Strategy. The Strategy outlines the economic, social and cultural development of Westmeath over the next 10 years, between 2002-2012. Westmeath County Council is committed to ensuring the visions, goals and objectives of the Strategy are implemented through the Council's policy statements and documents, including this Village Plan.

STRATEGIC AIM OF THE VILLAGE PLAN

TO SET OUT A CLEAR FRAMEWORK FOR THE SUSTAINABLE DEVELOPMENT OF DELVIN IDENTIFYING SUFFICIENT SUITABLE LANDS FOR FUTURE HOUSING, INDUSTRY, COMMERCE, OPEN SPACE USES AND COMMUNITY FACILITIES WHILST PROTECTING AND PRESERVING THE VILLAGE'S INTRINSIC CHARACTER, HERITAGE AND AMENITY AND MAKING A POSITIVE CONTRIBUTION TO AN IMPROVEMENT IN QUALITY OF LIFE

- 1.15 The Village Plan sets out policy statements and objectives that respond to specific development issues affecting Delvin. The zoning provisions are indicated on the Zoning Plan, see Map 1. A flexible zoning policy is considered appropriate for Delvin, given the size and function of the village. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use.
- 1.16 Delvin is located on the main north-south corridor where the N52 from Ardee in Louth intersects with the N51 from Drogheda. The village is 12 miles northeast of Mullingar, which is located on the Dublin-Galway and Dublin-Sligo railway

- line. The proposed bypass of Delvin will increase accessibility and it is expected that the village will experience increased pressure for industrial and commercial development as a result.
- 1.17 The zoning objectives, matrix content and development control standards are included in the County Development Plan.
- 1.18 The Village Plan addresses the existing townscape quality of the central core of Delvin and identifies opportunities for environmental enhancement of the commercial area. Environmental Improvement Proposals are indicated on the Townscape Appraisal Plan, see Map 2.
- 1.19 In general, the Village Plan for Delvin is designed to stimulate development and direct it to appropriate locations. It is within the framework of the Plan that public services will be provided and investment decisions made. This Plan should be read in conjunction with relevant policies and objectives of the County Development Plan.

GOALS OF THE PLAN

1.20 The overall strategic goals of the Plan are as follows:

- To implement the policies and objectives of the County Development Plan.
- To sustain and enhance the role of Delvin as a community and commercial service centre to the surrounding rural hinterland.
- To provide for the orderly expansion of the village.
- 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.
- To facilitate the provision of employment generating land to afford the opportunity to live and work within the village.
- To ensure that the necessary road infrastructure, public utilities, services and recreational/community facilities are available to satisfy the development needs of the village 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 renewal of obsolete areas and the preservation of buildings and other features of archaeological, historic, artistic, cultural or social interest.

2. PROFILE AND RESOURCE BASE

CONTEXT

- 2.1 Delvin is located to the north east of the county at the intersection of the N52 linking Dundalk with Mullingar and the N51 from Navan. The village is situated approximately 12 miles northeast of Mullingar, 12 miles southwest of Kells and approximately 35 miles from Dublin.

□ **Figure 1: Regional Context**



- 2.2 The location of Delvin on two National Secondary Routes and its proximity to Dublin provide opportunities for investment in infrastructure and services to the village.
- 2.3 Significant environmental benefit will accrue in the village once the programmed upgrading of the N52 between Mullingar and the Meath county boundary including the bypass of Delvin and Clonmellon is completed. These improvements are programmed to be completed by mid-2004. The current proposed alignment is indicated on Map 1.

HISTORICAL BACKGROUND

- 2.4 Delvin, Dealbhna, Territory of the descendants of Dealbaeth, has a compact linear structure and retains a good portion of the archaeological heritage of this historically rich area. The village developed around the manorial castle of Gilbert de Nugent, an associate of Hugh de Lacy, first English Viceroy to Ireland, who also owned the neighbouring castle of Clonyn which was burnt at Cromwell's approach during the parliamentary war.
- 2.5 The earliest record of the population of Devlin is in 1837 when the area contained 4513 inhabitants of which 419 lived in the village. A market was formerly held every Friday in the centre of the village and a fair on the 17th March, 1st May and December.

POPULATION

- 2.6 The population of Delvin has increased since 1996. Trends in population since 1986 are set out below:

	1986	1991	1996	2002	91 – 96 % change	96 – 2002% change
Delvin	309	305	305	358	0.0	+17.3%
County	63,379	61,880	63,314	-	+2.3	-

Source: Census of Population, 1996
Note: Figure for 2002 is an estimate, see para 2.8

- 2.7 During the period 1986-1991 there was a small decline in the population of Delvin. Between 1991 and 1996 the population remained static. In the period 1996-2002 the village of Delvin experienced a rise in population.
- 2.7 On the basis of housing units granted planning permission since 1996, and the number of new dwellings which have since been completed and occupied, it is estimated that the population of Delvin has increased by 17.38 % in the last six years. At present it is estimated that the village's population is approximately 358 persons. There are a number of planning applications granted permission which have yet to commence construction or which have commenced construction but

are not yet occupied, which when completed will accommodate an extra 240 persons approximately.

VILLAGE FUNCTIONS

- 2.8 Delvin acts as a service centre for the agricultural hinterland providing community and commercial services. The village has a range of retail facilities providing for convenience goods and services, including a number of shops, public houses, banks and a post office. There is a cattlemart located on the Clonmellon Road. There are three primary schools in the parish. The village has a garda station, community hall, health centre and credit union. There is also a home and school for handicapped persons located just outside the village. There are two Golf Courses on castle demesnes one of which has its gardens open to the public. The area is renowned for coarse fishing and many well-stocked rivers and lakes are within 15 minutes drive of Delvin.
- 2.9 As the supply of land and affordability of houses has declined in areas closer to Dublin, it is evident that commuters are exercising significant pressure on those counties bordering Dublin. Even so, the housing development has “leapfrogged” the established dormitory areas, such as Leixlip and Maynooth, in preference to settlements located at increased distances from Dublin. This phenomenon has been a significant contributor in the resultant development pressure in northeast Westmeath.
- 2.10 Delvin acts as a service centre for the agricultural hinterland providing community and commercial services. The village has a range of retail facilities providing for convenience goods and services, including a number of shops, public houses, banks and a post office. There is a cattlemart located on the Clonmellon Road. There are three primary schools in the parish. The village has a garda station, community hall, health centre and credit union. There is also a home and school for handicapped persons located just outside the village. There are two Golf Courses on castle demesnes one of which has its gardens open to the public. The area is renowned for coarse fishing and many well-stocked rivers and lakes are within 15 minutes drive of Delvin.

INFRASTRUCTURE

Water Supply

- 2.11 Delvin is part of the Northwest Water Scheme, which saw two new reservoirs being installed in the last 18 months. Lough Lene provides water to Delvin and capacity is adequate to cater for future development.

Foul Drainage

- 2.12 The existing sewerage treatment plant located to the east of the village at South Hill was upgraded in 1996-7. However, because of the recent number of planning permissions, it is considered that much of the spare capacity in the system is already accounted for. The lack of capacity will impose a severe restraint on the expansion of the village as a growth centre in the short term. Therefore, it is fundamental to the growth of the village that the sewerage treatment plant be significantly upgraded during the Plan period.

Developers will be required to take cognisance of the Planning Authority drainage plans and requirements in the preparation of planning submissions. Temporary arrangements for dealing with foul sewerage may be considered subject to the development being capable of integration into the proposed network and suitable arrangements in relation to the maintenance and eventual connection of same being entered into with the Council. Environmental impact and design quality shall be used as criteria to determine the suitability of such arrangements.

Surface Water Drainage

- 2.13 The Stonyford River is the principal surface water collector. Developers will be required to provide surface water outfalls, constructed to the County Council's standards and will need to demonstrate that sufficient capacity exists in receptor water courses.

Transportation

- 2.14 Delvin suffers from heavy goods vehicular traffic, with the N51 and N52 running through the village. The Westmeath County Development Plan provides for the complete design and improvement of sections of the N52 between Mullingar and the Meath county boundary including the bypass of Delvin and Clonmellon. The

Plan also states the objective to design and improve sections of the N51 from Delvin to the county boundary.

- 2.15 The programme for these road improvements anticipates completion by 2004.
- 2.16 The County Council is keen to promote, improve and enhance existing public transport services within the County to provide opportunity for travel to Dublin, and elsewhere, other than by private car.
- 2.17 Central to this, it is the Council's policy to promote the re-opening of Killucan station, including provision of adequate park and ride facilities. The former Killucan station is located within close proximity to Delvin on the main Dublin-Sligo and Dublin-Galway rail lines.

Electricity

- 2.18 The Planning Authority will co-operate with and facilitate the ESB in providing additional sub-stations and power lines in the area as the need for increased electrical power arises. Care will be taken to ensure that all overhead power lines do not unduly detract from the visual amenities of the area. In certain circumstances, particularly in residential areas, the undergrounding of wires and cables may be required to protect the visual and residential amenities of an area.

Gas

- 2.19 The Planning Authority will ensure that every opportunity is taken to facilitate the needs and requirements of Bord Gais in providing the infrastructure for piped gas in the Village.

3. DEVELOPMENT POLICIES

DEVELOPMENT STRATEGY

- 3.1 The future development of Delvin is based on the neighbourhood concept. The basic principles of the neighbourhood concept are underpinned by the aim of securing more sustainable patterns of development. Access to employment, shopping, education, health, leisure and social facilities are all important criterion in determining where future housing growth should be directed. Accessibility to such facilities is also a key element, and housing should be directed to locations where walking and cycling to shops, the local primary school and areas of open space are easily achieved.

HOUSING

- 3.2 The population of Delvin remained static over the period 1986 to 1996. The village has experienced a population increase over the period 1996 to 2002, a reflection of the pressure in general for residential development in north Westmeath.
- 3.3 The Planning Authority considers Delvin to be suitable for further residential development owing to its accessibility and good range of social and community facilities and services within the village. It is designated as a priority settlement for growth over the period 2002-2008.
- 3.4 Given the existing infrastructure constraints, the amount of land identified for development in the period to 2008 is guided by the aim of achieving a settlement size of some 2,000.
- 3.5 It is estimated that the population of Delvin is approximately 358 persons at present. Accounting for existing and committed development that being, planning permissions for housing, which have not yet commenced or which have been commenced but not occupied, the population of the village is expected to grow by an additional 240 persons. Therefore, a further increase in population of some 1,400 people will use the existing capacity of the treatment plant.
- 3.6 Map 1 details the different land zonings for Delvin. The total amount of land zoned for residential use is approximately 163 acres. This amount includes both existing residential areas, including areas where planning permissions have been recently granted, and lands that are currently greenfield sites. Of the total 163

acres, 39.4 acres are existing residential areas, or areas where planning permissions have been granted and 123.5 acres are greenfield sites. Allowing for public open space requirements of at least 10%, using a housing density of 12 dwellings per acre and the national household number average of 3.14 persons (1996 Census), the 123.5 acres potentially yield a future population of some 4,188 people. As this potential population total is approximately 2,700 persons over what the existing infrastructure can sustain, it is fundamental to the growth of the village that the sewerage treatment plant be significantly upgraded during the Plan period.

Strategic Objectives

- To secure the provision of high quality, affordable and sustainable residential accommodation in sufficient supply to meet the demand for new houses in Delvin.
- To secure a high standard of residential design, including imaginative and interesting layout with a range of house types and a range of densities.
- To secure a high standard of landscaping in residential developments, with the provision of adequate public and private open space, amenity areas and pedestrian links to public footways.
- To secure high quality residential uses as an element of mixed-use development on backlands as part of an expanded village core.
- To secure adequate childcare facilities within new residential developments.

Policy

3.7 Having regard to the above strategic objectives it is the Planning Authority's policy that:

H1 In accordance with the Guidelines on Residential Density issued by the Department of the Environment and Local Government:

- **In appropriate locations, those being backlands and lands adjacent to the village centre, a guiding density of 14 – 20 dwellings per acre shall be considered.**

- **For lands close to the village centre, a guiding density of 10 – 12 dwellings per acre shall be considered.**
 - **For residential developments located on the approaches into the villages, a guiding density of 8 – 12 dwellings per acre shall be considered.**
 - **Only in exceptional circumstances will developments of less than 8 dwellings per acre be considered.**
- H2 To require developers to finance the full costs of piped services, public lighting and other infrastructure which facilitate all new residential developments, including roads, footpaths, piped services and other facilities, whether within or outside the site.**
- H3 To require developers of new housing developments to provide open space sufficient to accommodate informal play areas and areas of amenity open space.**
- H4 To protect and improve residential amenities in existing residential areas.**
- H5 To ensure that all housing developments on sites in excess of 1.0 hectare have a variety of dwelling types, styles and sizes and are complimentary to each other in terms of design, height and use of materials.**
- H6 To ensure that all new housing developments on sites in excess of 0.2 hectare or more than 4 dwelling units respect the requirements for affordable housing as set out in the Council’s Housing Strategy.**
- H7 To ensure all new residential development caters for childcare facilities at a rate of one facility per 75 dwellings.**

RETAIL/COMMERCIAL

- 3.8 Delvin is an important local retail and commercial centre with a good range of shops, pubs and community facilities. The Planning Authority considers it important to protect the existing retail/commercial function of the village to meet the needs of the existing population and to expand the range of services to sustain the proposed population.

Strategic Objectives

- To maintain and consolidate the role of Delvin as a local retail and commercial centre.
- To ensure that as the population of the area expands there are sufficient convenience and comparison retail outlets to meet the needs of residents of the area.

Policy

- RC1 To permit the provision of new small scale retail development and commercial outlets of a range and type consistent with the growth of the village and located in an expanded mixed use village core.**
- RC2 To require that provision be made for adequate car and cycle parking in respect of new retail and commercial development in accordance with the Planning Authority's standards for retail/commercial uses.**
- 3.9 Any applications for retail development in Delvin will need to be consistent with the policies in this Plan and those of the County Development Plan. Cognisance needs to be taken of The Retail Strategy for Westmeath, which identifies Delvin as a third tier town/village within the County's retail hierarchy where there is likely to be demand for retail floorspace, which needs to be accommodated to take account of the future population growth.

OUTDOOR ADVERTISING

- 3.10 The Planning Authority recognises the role of advertising in promoting commercial and retail activities. However there is a balance to be struck between the needs of business and protection of the environment and visual amenities of the area. Advertising signs shall be of a high standard of design, materials and finish and will, normally, only be permitted on the site or building in which the promoted activity is carried on.

EMPLOYMENT

- 3.11 It is Council policy to provide for employment generating uses in Delvin and attract inward investment. Employment opportunities should be provided locally to offer greater opportunity for residents to find work locally and to reduce the need to travel to work. The County Council has identified lands south of Delvin, in Billistown, for light industrial/technological activities. The site is located to the east of the N52 and west of the proposed Delvin Bypass.

Strategic Objectives

- To identify sufficient land for light industrial/technological developments with prominent road frontage.

Policy

- E1 To zone lands for light industrial/technological related activities.**
- E2 To provide for the development of lands at Billistown for industrial/technological purposes.**
- E3 To require developers to pay the full cost of all infrastructure which facilitates development, including roads, piped services, footpaths and other utilities.**

- E4 To ensure landscaping of employment generating uses is to a high standard including hard and soft landscaping and appropriate boundary treatment/ planting.**

TRANSPORTATION

- 3.12 It is the current policy of the County Council to improve sections of the N52 north of Mullingar. The Council is in the process of carrying out a preliminary study of the proposed bypass of Delvin and it is expected that construction will be completed by end of 2004.

Strategic Objectives

- The Council recognises the important role a safe and efficient road system can play in the economic, social and cultural development of Westmeath and its contribution to regional and national prosperity.
- The Council shall seek to improve the standards and safety. It is Council policy to seek the reduction of through-traffic entering village centres and to encourage measures to restrain the use of motor vehicles, especially commuting by car, for the benefit of local traffic, public transport, pedestrians and cyclists.
- To provide and facilitate greater access to modes of transport other than the private car, such as bus, coach, rail, walking and cycling.

Policy

- RT1 To reserve lands for a future bypass around Delvin.**
- RT2 New development in Delvin will benefit from the proposed bypass. It is the policy of the Council to seek contributions towards the cost of the scheme from new developments, which are facilitated thereby.**
- RT3 To secure the provision of off-street car parking within the village core.**
- RT4 To promote the re-opening and use of Killucan Station on the Dublin-Sligo rail line.**

RECREATION, AMENITY AND OPEN SPACE

- 3.13 Delvin has a reasonable provision of recreational and amenity facilities. At present these include the GAA sports ground, two golf courses and other informal open green areas. The area is renowned for coarse fishing and many well-stocked rivers and lakes are within 15 minutes drive of Delvin.

Strategic Objectives

- To secure the provision of high quality public open space within Delvin, including the development of a village park and localised public open spaces and play areas.
- To favourably consider tourism related developments within the overall village area.

Policy

- OS1 To ensure that new developments do not conflict with the amenity and recreational objectives of this Plan.**
- OS2 To impose a charge, where considered appropriate, as a contribution towards the cost of the provision of additional amenity and recreational facilities within the general vicinity of a development site, where such improvements cannot be suitably provided within the site.**
- OS3 To require developers to retain existing trees, shrubs and hedges and protect these from damage during construction. Where it is agreed with the Planning Authority that tree/hedge removal is necessary, for example, for access purposes, these shall be replaced within the site with similar species.**
- OS4 To secure the provision of a Village Park to the east of the village core.**
- OS5 To secure the provision of environmental improvements in the grounds and adjacent to the grounds of St. Mary's Church (ruins).**
- OS6 To secure the provision of environmental improvements to the Fair Green.**

VILLAGE CENTRE AND URBAN RENEWAL

- 3.14 The built environment and the manner in which buildings, structures and spaces relate with one another are important in creating a sense of place and influence the quality of the environment.
- 3.15 The built environment constantly evolves to meet the changing needs of society. The Planning Authority recognises the importance of new development and urban renewal in maintaining an attractive and vibrant village centre in Delvin.
- 3.16 The Planning Authority also recognises and welcomes efforts by local businesses and property owners in enhancing the appearance of their premises, which can make important contributions to the overall quality of the townscape.

Strategic Objectives

- To provide a car park in the village core with vehicular access from the Athboy Road and a pedestrian link to the proposed Village Park.
 - To secure the development of vacant lands in the village centre for appropriate mixed-use development.
 - To secure re-use of vacant first floor premises within the village centre.
 - To secure the redevelopment and/or refurbishment of derelict or disused properties.
 - To secure the enhancement of the streetscape of Delvin village.
 - To prepare a Village Design Statement for Delvin Village.
- 3.17 The County Council wishes to ensure that such development is sensitively carried out and consistent with design principles outlined in the County Development Plan.

Commercial Core Proposals

CC1 The Planning Authority has identified a site at the southern end of the main street for redevelopment.

The site measures approximately 0.2ha (0.49 acre). It is considered that the redevelopment of this site for commercial purposes could strengthen the village core.

CC2 The Planning Authority has identified a site at the centre of the main street for redevelopment.

The site measures approximately 0.3ha (0.75 acre). It is considered that the redevelopment of this site for mixed commercial purposes, together with the provision of a landscaped area to form a “Village Square”, would greatly strengthen the village core and provide a focal point for the village. It should be noted that any development on site shall take cognisance of the design and streetscape of the environs.

CC3 An Environmental Improvement Scheme is proposed along Main Street as indicated on the Townscape Appraisal Plan.

Environmental Improvement within the village core is vital to the future success of the village, and will assist in attracting further investment. Improvements will include tree-avenue planting, designation of part of the main street for off-street parking, cycle parking, paving and street furniture. The construction of the bypass road will greatly enhance the environment of the village core and facilitate its upgrading. A new “Village Square”, as indicated in CC2 above, is also proposed.

CC4 It is proposed to provide a Village Park to the east of the village with a pedestrian link to the proposed car park.

It is considered that the provision of a Village Park in this location will provide ease of access from the main street and from the surrounding residential developments.

PRESERVATION AND CONSERVATION

3.17 The built environment forms an important part of our cultural heritage. The physical survivals of our past are to be valued and protected as a central part of our common heritage. Their presence adds to the quality of our lives, by enhancing the familiar and sustaining the sense of local distinctiveness, which is an important aspect of the character and appearance of our towns, villages and countryside. The Planning Authority considers it desirable that buildings and features of historic, architectural, archaeological, social or cultural importance are protected for the enjoyment and benefit of future generations.

Strategic Objectives

- To compile and maintain a Record of Protected Structures to afford statutory protection of the architectural heritage, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- To protect from damage archaeological sites and monuments located in the Plan area in consultation with Duchas, The Heritage Service.
- To secure the preservation of archaeological monuments included in the Record of Monuments as established under Section 12 of the National Monuments (Amendment) Act 1994 and of sites, features and objects of archaeological interest generally.

Policy

PC1 Prohibit any development, alterations or modifications to the buildings and other features listed in the tables below, that would detract from or destroy the essential character of the building or features listed.

PC2 Refer all planning applications for development that would impinge upon any known or recorded structures, monument or archaeological sites to Duchas, and, where considered necessary on the advice of Duchas, to prohibit any development that would irreparably damage any such structure, monument or site.

PC3 Refer all planning applications for development that would have a constructional impact upon riverine, lacustrine, intertidal and sub-tidal environments to Duchas. These environments may contain underwater archaeological monuments and sites that are unknown and therefore not recorded. The Planning Authority, where

considered necessary on the advice of Duchas, shall prohibit any development that would irreparably damage any such monument or site.

PC4 Refer all planning applications for development in a certain location or of a certain size or nature that would have implications for the archaeological heritage to Duchas, and where considered necessary on the advice of Duchas, shall be made subject to an archaeological assessment. Such developments include those located at or close to archaeological monuments or sites, those that are extensive in terms of area (1/2 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Assessment.

3.19 The following table refers to Protected Structures identified in the 1994 County Development Plan and which is proposed to retain as part of this Plan.

DESCRIPTION	LOCATION
Catholic Church	Main Street
Presbytery	Main Street
Church of Ireland Church	Main Street
Pharmacy	Main Street
Delvin Parish School now a Post Office	Main Street
Ulster Bank and next house	Main Street
Kearney's	Main Street
Fitzsimon's	Main Street
Dunne's	Main Street
Cox's	Main Street
Clonyn Castle	Castlepollard Road Street
Gates to Clonyn Castle	Castlepollard Road Street

- 3.20 Table 3.2 identifies additional structures, which contribute positively to the local character and distinctiveness of the village. These are considered worthy of protection and further investigation as to their architectural/heritage merits will be carried out, in conjunction with Dúchas.

TABLE 3.2	
STRUCTURES OF LOCAL CHARACTER AND DISTINCTIVENESS	
DESCRIPTION	LOCATION
Bank of Ireland	Main Street
Laurel Grove	Main Street

- 3.21 The following table, 3.3, lists the archaeological monuments and sites within the boundaries of the village.

TABLE 3.3	
ARCHAEOLOGICAL MONUMENTS AND SITES	
MONUMENT REFERENCE	DESCRIPTION
WM013 – 032	Ringfort (Rath/Cashel)
WM013 – 033	Ringfort (Rath/Cashel)
WM014 – 002	Castle
WM015 – 003	Church
WM016 – 004	Motte
WM017 – 006	Ringfort (Rath/Cashel)

EDUCATION AND COMMUNITY FACILITIES

- 3.22 As the population of Delvin expands, the need for additional educational and community facilities will arise. There is one primary school in the village, Delvin National School and two other primary schools within the catchment of Delvin. These are St. Tola's National School on the Killucan Road and St. Mary's National School in South Hill.
- 3.23 It is considered necessary to ensure that sufficient land is available to provide for a new primary school or for the expansion of Delvin National School as the need arises.

Strategic Objective

- To ensure that there are sufficient and appropriate educational and community facilities available to meet the needs of residents of the area.
- To promote childcare facilities within appropriate locations, such as residential areas, places of employment, or educational establishments and where possible convenient to public transport and safe pedestrian routes.

Policy

- EC1 To co-operate with and assist statutory and voluntary bodies in the provision of new educational and community facilities in Delvin as the need arises.**
- EC2 To provide a site for a new school/expansion of existing school to the north of the village.**
- EC3 To consider the imposition of a charge on all new residential development within the area for the purposes of creating a fund to be used for the provision of additional community facilities.**
- EC4 To identify new or existing locations for childcare facilities and consider favourably applications for such facilities based on need, accessibility, public road safety and other Plan policies.**