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1. INTRODUCTION

1.1 BACKGROUND

This Edgeworthstown Plan has been prepared as a Local Area Plan (LAP) in accordance with the statutory requirements of the Planning and Development Act 2000 and subsequent amendments.

The Plan takes the form of a Written Statement, and accompanying Zoning Plan and Townscape Proposals Map. If any conflict or ambiguity arises between what is contained in the written statement and the supporting plans, the written statement will take precedence.

The purpose of the Plan is to inform the general public, statutory authorities, developers and other interested bodies and set out a framework for the future development of the town over the plan period 2008-2013.

The need for this plan arises from the unprecedented demand for residential development land in the Edgeworthstown area and the need to properly plan for future expansion of Edgeworthstown in a co-ordinated and sustainable manner. Appendix 1 identifies a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of the area, from which many of the objectives and policies are conceived.

This plan has been prepared within the context of Agenda 21 and the need for sustainable development to protect the environment for future generations. Edgeworthstown falls below the mandatory threshold levels for Strategic Environmental Assessment. In accordance with the SEA Directive (2001/42/EC) and the Planning & Development (Strategic Development Assessment) Regulations, 2004, the proposed Local Area Plan was therefore screened to ascertain if the plan required the preparation of an Environmental Report. The Screening Report was sent to the designated Environmental Authorities and it is the opinion of the Planning Authority that a Strategic Environmental Assessment is not required.

1.2 NATIONAL AND REGIONAL PLANNING CONTEXT

National Context

In preparing this plan regard has been given to national and regional trends. Primarily, this LAP is fully consistent with the National Spatial Strategy 2002-2020 which provides a sustainable policy framework for balanced social and economic development and population growth for Ireland.

In relation to County Longford, Longford is described as an important County Town that is strategically placed on national road and rail links and should be enhanced in competitive terms to drive development at the county level. Therefore the role of towns and villages, such as Edgeworthstown, is to take pressure off development in the open countryside and channel it into more sustainable and compact forms.

The Strategy advocates that such settlements grow in an orderly and planned fashion with particular emphasis on creating a high standard of urban design, promoting compact, public transport friendly and sustainable urban/village areas thus avoiding features such as urban sprawl. In terms of villages and rural areas, the strategy also advocates that demand for housing within easy reach of larger towns should be harnessed positively to strengthen the residential and other functions of smaller towns. This can be achieved by enabling towns to attract residential and other developments through availability of land and capacity of services.

Regional Planning Guidelines

Consideration has also been given to the Midlands Regional Planning Guidelines 2004-2016. Edgeworthstown is recognised as a service town within these guidelines, given its proximity on good road and rail links to Longford Town. The guidelines also indicate that development has become more pronounced in the settlement over the last number of years, which perhaps reflects the further spread of the GDA influence. Figure 1 highlights Edgeworthstown's role within the Midland Regional Planning Guidelines Strategic Development Framework.

Figure 1: Role of Edgeworthstown within the Midland Regional Planning Guidelines Strategic Development Framework (Source: Regional Planning Guidelines, Midland Regional Authority, 2004.)



1.3 COUNTY DEVELOPMENT PLAN CONTEXT

The County Development Plan is the statutory development plan for the County of Longford in the years 2003-2009. This Local Area Plan has been prepared under Section 3 of the Longford County Development Plan, 2003 – 2009. Section 3.1.1 of the plan outlines the hierarchy of settlements in the County and defines the role of Edgeworthstown as a *County growth centre with a regional element* whereby,

“These towns serve a wide hinterland in terms of service provision and accommodation where major transport nodes are present. It is envisaged that these towns will continue to act as

County Service Centres and Local Area Plans shall be prepared where provision shall be made for their orderly and suitable expansion ”(Longford County Development Plan)

1.4 PREVIOUS PLANS

There are no previous statutory plans for Edgeworthstown, however, there is a previously zoned envelope under the Longford County Development Plan 2003-2009 which provided for residential development and the application of Part V of the Planning and Development Act, 2000 (as amended).

1.5 STRATEGIC OBJECTIVE OF THE EDGEWORTHSTOWN LOCAL AREA PLAN

The strategic objective of the LAP is as follows;

TO SET OUT A CLEAR FRAMEWORK FOR THE NEXT SIX YEARS FOR THE SUSTAINABLE DEVELOPMENT OF EDGEWORTHSTOWN IDENTIFYING SUFFICIENT AND SUITABLE LANDS FOR HOUSING, INDUSTRY, COMMERCE, RECREATIONAL, AMENITY USES AND COMMUNITY FACILITIES WHILST PROTECTING AND PRESERVING THE TOWN'S INTRINSIC CHARACTER, HERITAGE AND AMENITY AND POSITIVELY CONTRIBUTING TO THE QUALITY OF LIFE.

The Local Area Plan sets out policy statements and objectives in response to specific development issues affecting Edgeworthstown. The zoning provisions are indicated on the Zoning Map (Map 1). It is the intention of the Planning Authority that the zoning of specific areas for a particular use shall not exclude other uses in that area provided they are compatible with the dominant use.

The Plan addresses the existing townscape quality of the central core of Edgeworthstown and identifies opportunities for environmental enhancement of the area. Environmental Improvement proposals are indicated on the Townscape Appraisal (Map 2).

In general, the Local Area Plan for Edgeworthstown is designed to stimulate development and direct it to appropriate locations. This policy framework will inform investment decisions and prioritise the provision of public services and supporting infrastructure. This Plan should be read in conjunction with relevant policies and objectives of the relevant County Development Plan.

1.6 GOALS OF THE PLAN

The strategic objective establishes a vision for the settlement, promoting its continued vitality and viability while striking a balance between preserving traditional character and facilitating the requirements of modern day living. The plan will concentrate on establishing new linkages, improving accessibility and determining suitable land uses for the town.

The overall strategic goals of the LAP are as follows:

- Promote an appropriate development pattern of Edgeworthstown.
- Implement the policies and objectives of the County Development Plan.
- Sustain and enhance the role of Edgeworthstown as a community and commercial service centre to the surrounding rural hinterland.
- Sustain Edgeworthstown's role within County Longford and within the context of the Midland Regional Planning Guidelines.
- Provide for the orderly expansion of the town and promote sustainable settlement and transport patterns through the identification of sufficient and suitably located land in order to meet the land use needs of the various functions of the town over the plan period.
- Facilitate the provision of employment generating land to afford the opportunity to live and work within the town.
- Identify the necessary road infrastructure, public utilities and services, recreational and community facilities in order to satisfy the development needs of the town.
- Facilitate the provision of improved amenities within the town, and to secure the redevelopment and renewal of obsolete areas.
- Secure safe and convenient movement corridors within the area, including pedestrian and cycle paths.

- Enhance and protect the built and natural heritage of the town including the re-use of derelict structures and the preservation of buildings and other features of historic, artistic, cultural or social interest.

2. PROFILE AND RESOURCE BASE

2.1 CONTEXT

Edgeworthstown is situated in the East of County Longford, close to the Westmeath border. It is an area of strategic importance within the County given its location on the N4 Dublin-Sligo route, as well as the N55 between Athlone and Cavan, and Sligo-Dublin Railway Line. Its strong transport links and heightened accessibility through the provision of recently enhanced road infrastructure, has created a more attractive location for industrial, commercial and residential development.

Figure 2: Regional Context



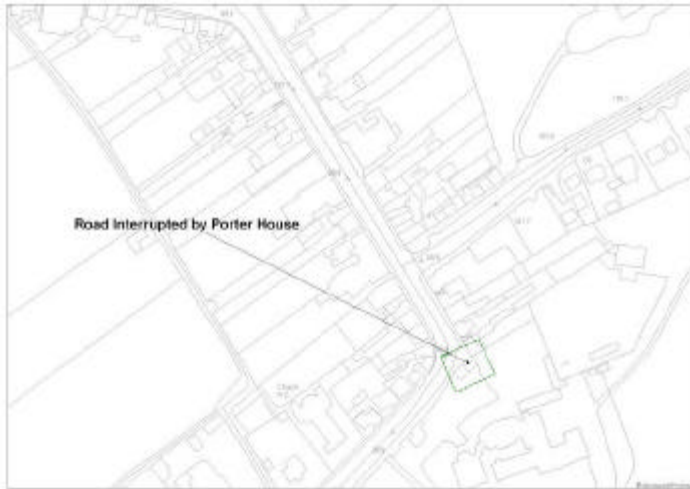
2.2 CHARACTER AND HISTORICAL BACKGROUND

Edgeworthstown is a busy settlement characterised by a long and bustling Main Street. The town has developed organically around an active street frontage, which has traditionally provided a compact, central core area where the majority of town functions take place.

The availability of employment opportunities and ready accessibility of the settlement to other employment centres is reflected in the substantial growth of the town in recent years. Typically, the settlement pattern was reflective of any traditional Irish town that followed a linear pattern of development. Recent changes, however, have seen the core area expand to develop a dual frontage aspect and significant pockets of housing developments emerge within the town.

Historically, the town takes its name from the Edgeworth family, who first arrived in Ireland in 1585, from a village in Middlesex in England called Edgeworth or Edgeware, and were granted 600 acres in Mostrim in 1619. The family were resident in Edgeworthstown until 1935. The most prominent members of this family were father and daughter Richard Lovell Edgeworth and Maria. Richard was a famous inventor and surveyor while Maria is considered to be one of the most influential novelists of the English language, best known for her novel *Castle Rackrent*.

Edgeworthstown is also known as Mostrim which is derived from the Irish name Meathas Troim meaning "fertile ridge," due to its situation on a tract of fertile, elevated land. The first record of settlement in the area, Edgeworthstown House, was built in the 1720s, and the existing town developed from this point. Many of the other buildings in the town date from the early nineteenth century. The shape of the town is somewhat unusual and is characteristic of eighteenth century town planning, with the major thoroughfare terminating in a prominent building, thus breaking the perspective creating a distinct sense of enclosure and providing definition of the central core area (see photos).



Porter House/ Edgeworthstown Post Office which interrupts the flow of the Main Street and defines the core area

2.3 POPULATION AND DEMOGRAPHY

The latest publication of the preliminary census report for 2006, published by the Central Statistics Office, indicated that Edgeworthstown had the largest percentage population increase of any DED in the County, having grown by 40.5 % in the past 5 years.

The table below illustrates the percentage and actual growth experienced by Edgeworthstown since 1991. Following a decline in population between 1991 and 1996, Edgeworthstown has experienced growth thereafter.

Population Trends 1991 – 2006

Area	1991	1996	2002	2006	Change 1991 – 1996 Actual/%	Change 1996 – 2002 Actual/%	Change 2002 – 2007 Actual/%
Meathas Truim	801	737	1098	1543	64 / -8%	30 / 3.6%	445/40.5
County	30,269	30,166	31,127	34,361	-130 / - 0.4%	961 / 3%	3293 /10.6

Need for additional zoned land?

Longford is located wholly within the Northern Development Area, as identified in the Midland Regional Planning Guidelines, 2004. Future population growth, taking account of both recent trends and the strategic goals, to this development area would need to grow between the range of 8,000 and 11,000 in the period to 2020. Given the level of industrial development, and availability of suitable lands for such development to expand, in addition to the infrastructural links and position of Edgeworthstown within the settlement hierarchy defined by the Midland Regional Planning Guidelines and County Development Plan, the amount of land zoned for residential development and subsequent level of growth is considered appropriate.

It is considered that the level of residential zonings proposed is sufficient to cater for the orderly development of the town over the plan period. However, limits on these zonings and appropriate residential density guidelines have been applied in order to protect the position of Longford Town and Granard in the settlement hierarchy and ensure an appropriate physical development structure for the settlement itself in line with the level of existing and potential future infrastructure provision.

2.4 SETTLEMENT FUNCTIONS

Settlements such as Edgeworthstown have always functioned as important economic, social and cultural hubs, providing a focus for the surrounding rural hinterland. It is an objective for the future development of Edgeworthstown to ensure the vitality and viability of the settlement, through facilitating its appropriate development and growth.

Edgeworthstown provides a convenient and compact service centre for the rural hinterland. It provides educational, religious, commercial, employment, financial and administrative functions for the town and the surrounding rural area. There is also a range of retail outlets complemented by restaurants, bars and services. The images below illustrate some of the available functions within the core area and mix of uses that provide a bustling and vibrant atmosphere throughout the day and evening.



The Sportsman Inn and Super Valu that can be found on Edgeworthstown Main Street.



Conefrey's Lounge Bar (left) and Goldsmith Inn (right)



The Manor Boutique, clothes shop (left) and Quinn's, food store and lounge (right).



Edgeworthstown Library (left) and Fair Green recreational area (right).

The town also has a health centre, Garda Station, pre-school, library and pharmacy. The Fair Green provides an important recreational facility, visual buffer and wildlife corridor within the settlement.

2.5 BUILT AND NATURAL ENVIRONMENT

The urban area of Edgeworthstown consists of a single main street with a well defined functional core. Adjoining under-developed backland areas, particularly in the core, are characterised by skeletal development radiating outwards from the town. Opportunities exist to consolidate this development, while maintaining the role of the backlands in the hierarchy and structure of the settlement.

The recent morphology of the settlement has been characterised by the emergence of substantial housing developments. It is vital that these contribute to the townscape, respecting and enhancing the existing town structure.

With the development of the bypass on the southern edge of the town, opportunity exists to strengthen the external image of Edgeworthstown, through improving the entrances into the town and strengthening these visual gateways. Future development should consider this view of the settlement, which will have a major part to play in the perception of the town, including factors such as building heights, roofline and colour, skyline shapes, landmark features, open spaces and the treatment of main entrances and perimeter developments.

Edgeworthstown has a significant area of public open space, including areas such as the Fair Green, which provides a visual break, wildlife corridor and attractive landscape feature within the settlement (see images below). The provision of appropriate and usable network open space in tandem with new developments will not only improve the quality and sustainability of the settlement, but will also contribute to people's well being, health, quality of life and biodiversity of the settlement.



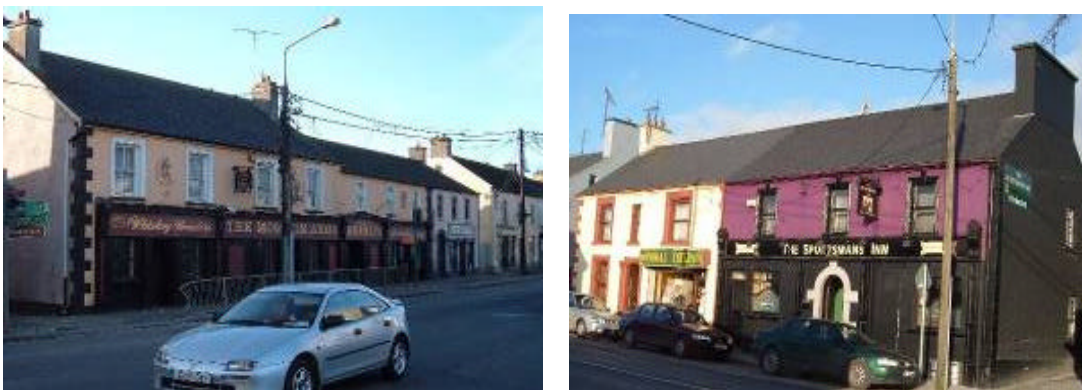
The Black River and recreational areas contained within the Fair Green in Edgeworthstown.

The streetscape in Edgeworthstown is composed of an impressive array of Georgian, Victorian, nineteenth, twentieth and twenty-first century buildings. Comparisons with these can be drawn from Longford town and Granard, as well as other towns across the Midlands (see photos below). The quality of many of the structures varies with some in good condition while others have been given less care and attention. It is essential that visually weak areas are improved for the benefit of Edgeworthstown as a whole.



Terraces in main St (left) and Church St

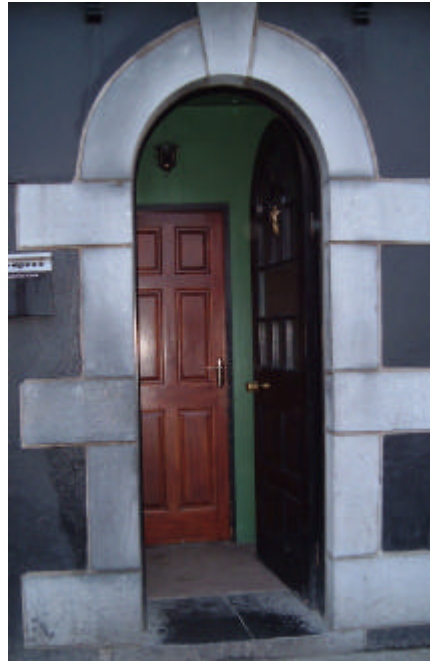
Typical features found in Edgeworthstown include vertical-emphasis, sliding sash timber windows, standard pitched black slate A- framed roofs, single, two and three-storey terraces and chimneys. These elements combined with roof lines and horizontal and vertical building lines, varying plot widths and depths have a significant role to play in the evolution of the identity and sense of place associated with a settlement.



Two-storey terraces. Note the chimney, roof and window styles, as well as building heights and lines, prevalent throughout much of the town.



Typical Window and Door Styles found in Edgeworthstown.



The Old School House in Edgeworthstown listed in The County Development Plan 2003-2009 is a Protected Structure. The Record of Protected Structures is the principle mechanism for protecting and conserving important buildings and structures. Based on the draft recommendations of the National Inventory of Architectural Heritage (NIAH) of the DoEHLG, there are additional structures worthy of protection within Edgeworthstown. These are outlined in Appendix 2 (See Townscape Appraisal Map).

In addition to the Structures Worthy of Protection within the settlement, there are monuments included in the Record of Protected Monuments and Places (RMP) for County Longford. These monuments form part of the archaeological heritage of Edgeworthstown. The entire settlement of Edgeworthstown is defined as a Zone of Archaeological Potential (ZAP – LF015-063). In addition to this, the following monuments are also included as follows (see recorded monuments on Townscape Appraisal Map);

- Fair Green (LF015-6301)
- St. John's Church & Graveyard (LF015-6302)
- Rectory (LF015-6303)
- Edgeworthstown House (LF015-6304)
- Unspecified Monument (beside Edgeworthstown House) (LF015-073)

2.6 PHYSICAL INFRASTRUCTURE AND SERVICING

Water Supply

Edgeworthstown is currently supplied with water from the Longford Central Regional Water Supply. Lough Corbeagh provides the bulk of the supply to Edgeworthstown and the surrounding areas. The remainder of the supply is from the Lough Forbes Treatment Plant via the reservoir at Lisnannagh. Longford County Council has appointed a consultant engineer to prepare plans to upgrade the Lough Forbes Water Treatment Plant and this project is included in the current DOEHLG investment programme.

Foul Drainage

Longford County Council has currently completed an assessment of the current treatment works and plan to upgrade the sewage infrastructure in Edgeworthstown.

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 will not generally be considered.

Surface Water Drainage

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 watercourses. Sustainable urban drainage systems (SUDS) and other attenuation measures will be considered in all new greenfield developments. Existing watercourses should be kept open and incorporated into the landscaping of the area as much as possible.

Transportation and Movement

Edgeworthstown has experienced considerable volumes of heavy traffic owing to its strategic location and proximity to main transport routes. This includes the N4 which accommodates the Dublin/Sligo traffic, and the N55 which carries the flow of traffic between Athlone and Cavan. The traffic congestion regularly experienced in Edgeworthstown has now been substantially alleviated with the opening of the Edgeworthstown bypass in 2006. Problems associated with on street parking, also seem to have lessened since the flow of through traffic within the town has

been reduced, although the volume of HGVs still utilising the town centre would appear to remain significant, forming part of a longer strategic freight route between Limerick and Larne.

Edgeworthstown has considerable transport infrastructure at its disposal that supports the population and sustainability of the settlement. There is a number of Bus Eireann routes scheduled for Edgeworthstown that provide services to and from Longford and major towns throughout the country. Edgeworthstown is also serviced by a rail station which provides services to Dublin, Longford and Sligo on a daily basis. In addition, there are a number of taxi and minibus operators who provide a local service.

Footpath coverage within the area is confined to the limits of the town, but dissipates and terminates where the settlement reaches its rural edge. Footpaths have been upgraded between the Park House Hotel and the Granard Road under the 2006 Urban and Village Renewal Scheme, improving the core area in terms of safety, mobility and visual amenity.

There is currently minimal off-street parking located in the SuperValu premises on Main Street, however, on-street all day parking does not appear to be a problem. Adequate off-street parking will be required as part of any new developments in order to sufficiently rejuvenate the town core and maximise its potential development.

Electricity

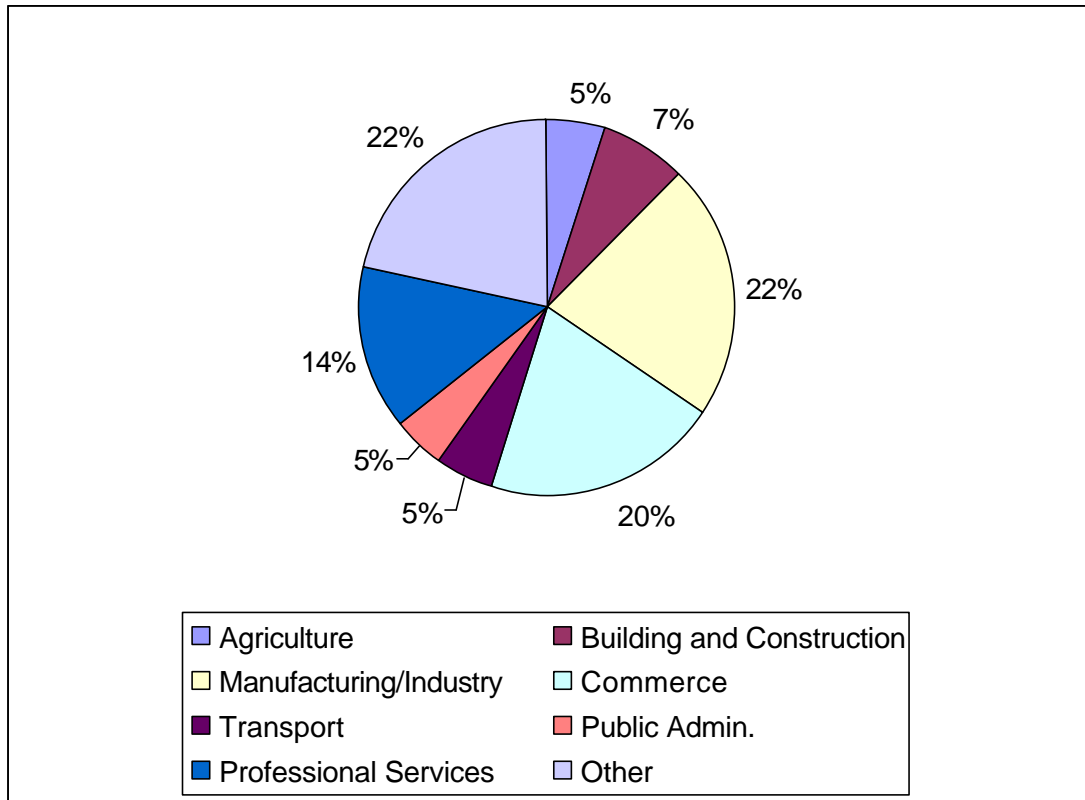
The Planning Authority will co-operate with and facilitate the ESB in providing additional sub-stations and power lines in the area as the need for increased electrical power arises. Care will be taken to ensure that all overhead power lines do not unduly detract from the visual amenities of the area. Under grounding of wires and cables will generally be required in conjunction with proposed new development to protect the visual and residential amenities of an area.

Employment and Enterprise

The following tables are based on extracts from the 2002 CSO Small Area Population Statistics for the Edgeworthstown DED. Although there have been significant changes in Edgeworthstown since 2002 in terms of the residential capacity of the area, there have been relatively minimal changes in terms of employment and enterprise opportunities within the town.

The following Pie Chart provides a percentage breakdown of sectors of employment for Edgeworthstown DED.

Percentage Breakdown of Sectors of Employment for Edgeworthstown DED.



As illustrated by the above diagram, employment in the area is centred on manufacturing and industry, agriculture and commerce. Although these employment sectors are available within Edgeworthstown it is unclear whether they exist in the capacity able to support the given percentages of the work force. It does, however, suggest that Edgeworthstown may have the capacity to provide more employment generating enterprises as the population grows and expands.

The following chart provides a breakdown of the percentage of people's distances traveled to work.

Percentage of Distance Traveled to Work/School

0 miles	1 mile	2 miles	3-4 miles	5-9 miles	10-14 miles	15-29 miles	30+ miles	Not Stated
3.4%	28.3%	48%	2.9%	23.1%	6.8%	6.2%	6.7%	14.8%

As illustrated by the above table the majority of people travel between 2 miles to work or school, with the majority of these people most probably school goers. The next category is between 5-9 miles which is most probably to Longford Town.

Given the population expansion over the recent years, the amount of people that travel beyond Edgeworthstown to work, the settlement's proximity to Longford Town and the town's need to diversify and expand its function, it is evident that Edgeworthstown has the potential to expand in terms of Employment and Enterprise. Accordingly lands are zoned for Light Industrial/ Technological use/ Commercial Warehousing use.

Social Housing

All residential zoned developments will be subject to Part V (social and affordable housing) of the Planning and Development Act, 2000, as amended.

2.7 DEVELOPMENT HISTORY

A number of significant housing developments have been established in Edgeworthstown resulting in a substantial population increase in recent years. It is important for the sustainable development of the area that the potential pressures of such expansion, such as availability of sufficient lands for educational and community facilities that are identified and catered for in tandem with future developments. In addition, the establishment of light industrial/commercial units adjacent to C&D Foods also creates significant potential to attract business to the settlement. The development also contributes to the visual amenity of the area.

2.8 DEVELOPMENT POTENTIAL

Scope exists for further development in Edgeworthstown. There are several opportunities where the strengthening of the urban structure may be achieved, which could be carried out in conjunction with the development of the town. The following areas have significant potential for development.

Development Opportunity 1: Commercial Potential

There is considerable opportunity to expand the commercial core. Given the position of Edgeworthstown within the settlement hierarchy and its well established road network and transport infrastructure, significant potential exists to improve the vitality of the core area, with knock-on benefits for the entire settlement. A well developed commercial core will increase potential for the attraction of outside economic input required to maintain a level of services that will enhance and improve the sustainability of the settlement. Such development will also contribute to the quality of life experienced by the residents of the settlement.

Commercial Area 1

Planning permission has been granted for the development of a shopping centre including a pub and restaurant, shop and office units, and a hotel. This development extends from Main Street to Chapel Lane or 'The Backs', providing significant opportunity to create a double frontage between the Main Street, extending to Chapel Lane. Active frontages ensure maximum security potential is achieved through passive overlooking, natural surveillance and appropriate lighting. In addition it will facilitate greater pedestrian permeability through the core area and stimulate the expansion of the town core and appropriate development of back-land areas. The mix of uses proposed for these areas will be important to guarantee activity levels remain sufficient to ensure vibrancy throughout the day and into the night (See Images Overleaf).



The site of the proposed shopping centre from Main Street (left) and from Chapel Lane (right).

Commercial Area 2

Planning Permission has been granted for 7 retail units in Pound Street (with one unit extending onto Backs Lane). This will strengthen the commercial role of Edgeworthstown and will create opportunity to visually improve this entrance into the core area. It is envisaged that such development will contribute to the vitality and viability, and therefore the sustainability, of the settlement as a whole.



The site of the old community hall which is to make way for retail units.

Development Opportunity 2: Pedestrian Link to Recreational Facilities

The provision of pedestrian links from the main housing areas to the recreational facilities available on the Granard Road will be promoted and facilitated. It is proposed that a pedestrian link will extend from the housing areas on the Bracklon Road to the sports facilities on the Granard Road. The area shall be developed as shown on the Townscape Appraisal Map, in tandem with development in the relevant areas, by way of condition of permission.

Area of Improvement: Entrance from the N4

There are a number of areas within the town that are visually weak. One area in particular is the entrance to the town from the former access at the Longford end of the N4. Many building functions in this area are now obsolete and consequently have a disproportionately negative visual impact on the character of the settlement. It is essential for the future development of Edgeworthstown that these areas are sufficiently upgraded. Upgrading these areas will not only visually enhance the settlement, but will also attract investment and employment opportunities. Rejuvenation and restoration of this area of the town to optimum use levels is in accordance with the principles of sustainable development and sequential development. This will improve the sustainability of the settlement centre and diversify the land use base of the town. (see images below)



Visually obtrusive aspects of N4 entrance that are in need of upgrading, including the inappropriate use of Palisade fencing (right).



Areas of Improvement including an unsightly work yard and the abandoned Edgeworthstown Livestock Mart (right).

There are other areas of potential for upgrading visually weak sections of the town core. It is important in terms of the appropriate sequential development of the settlement that these sites are reoccupied as a matter of urgency. This, in turn, will create potential opportunities for the functional and visual upgrading of the settlement.



Areas of potential redevelopment within the town core. The buildings to the right contain interesting arch detail that should be retained on upgrading the area.

3. DEVELOPMENT POLICIES

3.1 DEVELOPMENT STRATEGY

The future development of Edgeworthstown is underpinned by the aim of securing more sustainable patterns of development by providing land-use zonings, using a sequential approach, which create sustainable transport links and networks where access to employment, shopping, education, health, leisure and social facilities are easily achieved.

Building on recent economic growth, population increase and the upgraded roads infrastructure within the settlement, the strategy seeks to protect and extend industrial areas that are within easy access of the population and road network, while not affecting the local amenity of the area. In addition, the strategy shall direct housing to locations where walking and cycling to shops, local amenities and areas of open space are easily attainable.

3.2 SUSTAINABLE DEVELOPMENT

This Local Area Plan is important in terms of achieving sustainable development in Edgeworthstown by focusing development on the town centre, including the re-use of derelict/under-utilised buildings and promoting sustainable travel patterns.

Aims

- Strengthen the built fabric of the existing settlement, to create and maintain a vibrant and thriving social fabric and urban community with a sufficient level of physical, social and economic infrastructure and services.
- Create a sustainable physical development pattern and pleasant and viable living, working and recreational environment, providing a catalyst for social and economic development and regeneration.

3.3 STRATEGIC OBJECTIVES AND DEVELOPMENT POLICIES

1. HOUSING

Edgeworthstown has experienced considerable pressure for residential development in recent years owing primarily to its strategic location on good transport links. Further sensitively located and designed residential development is considered appropriate in line with the well developed transport network and availability of neighbourhood and community facilities and the ability of those existing to be augmented.

Opportunities also exist to re-develop obsolete areas within the town core, which should be of high architectural design standards, reflecting the traditional character of the settlement, without resorting to pastiche or repetition of 'anywhere' suburban style development.

The amount of land identified to accommodate growth in the period to 2013 is guided by a number of factors including existing and proposed infrastructure, proposals to upgrade the services available, and the capacity of the sewerage treatment plant.

The quality of the layout and design of any housing scheme is an important consideration when assessing development proposals. The design, detailing and layout of any development should appropriately respect the character of the settlement. The challenge is to promote and encourage developments that enhance and sustain a local sense of place and contain a mix of types that are adaptable to suit a wide range of lifestyles.

Residential developments should strive to create a sense of place and community and include appropriate pedestrian and vehicular movement networks and linkages throughout the town and between different functions. The 'Creation of Places' not only contributes to the visual amenity of the town but also to the quality of life experienced by people within the settlement.

Accordingly, the Strategic Objectives and Policies are outlined as follows:

Strategic Objectives

- Secure the supply of adequate zoned land for the provision of high quality, private and social and affordable housing to meet the residential demand within the settlement for the next six years.

- Secure the provision of high architectural quality in the design of proposed new residential developments, which goes beyond basic technical and functional requirements, encouraging the creation of a distinctive identity and sense of place that has regard to the local character of the site and its natural landscape and town setting.
- All residential developments shall meet minimum internal layout standards as set out in the Social Housing Design Guidelines.
- Ensure the provision of linkages and movement corridors, including pedestrian and cycle links throughout the town and particularly between community, social, recreational and neighbourhood facilities and outlying residential areas.
- Prevent the need for the establishment or consolidation of ribbon development patterns and inappropriate suburbanisation that undermines the compact, sustainable and organised development of towns and villages.
- Secure well considered, high quality landscaping in residential developments that makes appropriate use of existing landscape features, soft and hard landscape works, and provides adequate public and private open space.
- Secure high quality mixed residential uses as part of the development of an expanded, but compact and sustainable town core.

Policy

Having regard to the above strategic objectives, The Planning Authority's policy is as follows;

H1 In general 12-25 units per hectare will be acceptable subject to the highest urban and architectural design standards.

H2 Any new residential development on residentially or mixed use zoned land will be required to comply with Part V of the Planning and Development Act, 2000, in terms of the provision of social and affordable housing, at a rate of 20% of the overall development, as specified in the Housing Strategy.

- H3** Require developers to contribute to or provide 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.
- H4** Require developers to provide high quality designs and finishes, that shall include the provision of decorative street furniture, pavement treatment and lighting.
- H5** The developer will normally be required to reserve 15% public open space in association with new developments and/or may be required to contribute (either financially or with land) towards the assembly of a larger public park for the benefit of the settlement as a whole. All open space shall be heavily landscaped as part of the development and provided with woodland areas and walks linked to other areas of public open space. Private open space to the rear of dwellings shall be provided at a minimum of 11metres in length, extending for at least the width of the dwelling.
- H6** Protect and improve residential amenities in existing residential areas.
- H7** Maintain the character of the town by requiring that boundary treatments to all new developments within the town are consistent and utilise materials indigenous to the area. The Council require that existing boundaries of character and value are retained where appropriate within new developments.
- H8** Provide that open space is linked through new and existing developments which will ensure for the incorporation of amenity/ecological corridors and secure pedestrian accesses to community facilities in association with planned development.
- H9** Require developers to design developments that respond to the micro-climate of the site, including exposure and orientation, in order to provide energy efficient residential developments.
- H10** Development that occurs at the edge of the town should appropriately and adequately demarcate the town edge, providing visually attractive and welcoming entrances to the town.
- H11** Ensure that residential developments respond to the specific nature and characteristics of the site, including respecting the heritage of the site, responding to

the land form and considering existing vegetation and wildlife and the potential to enhance these attributes.

2. RETAIL/ COMMERCIAL

Edgeworthstown is an established locally important retail and commercial centre with a number of shops, pubs and community facilities. The existing commercial and retail function of the town shall be protected while facilitating its expansion to sustain the growing population. Proposals for retail/commercial development shall locate in the appropriate areas as defined by the attached zoning map, in order to consolidate and strengthen the functional role of Edgeworthstown as a county service centre with a regional element.

Any applications for retail development in Edgeworthstown will need to be consistent with the policies in this plan and those of the County Development Plan. Cognisance shall also be taken of the County Retail Strategy.

Accordingly the strategic objectives and policy are outlined as follows:

Strategic Objectives

- Maintain, consolidate and expand the role of Edgeworthstown as a county growth centre that serves a wide hinterland in terms of service provision.
- Strengthen the fabric of the existing settlement, creating and maintaining a vibrant and thriving community with an appropriate level of physical, social and economic infrastructure and services.
- Provide a high quality physical development pattern and pleasant, sustainable environment in which the population of Edgeworthstown can live, work, interact and recreate safely, and provide a catalyst for social and economic development and regeneration.
- All new development shall be guided by sustainable development principles.
- Ensure the provision of sufficient retail outlets in order to cater for and sustain the increasing population.
- Encourage retail development schemes to provide a variety of unit sizes compatible with the character of the area in which they are situated.

Policy

Having regard to the above strategic objectives, The Planning Authority's policy is as follows;

- RC1** Permit the provision of new appropriately scaled, designed and located retail development and commercial outlets of a range and type consistent with the needs of the town to be located in an expanded mixed-use town core area as identified by the mixed use commercial/residential zoning on the accompanying zoning map.
- RC2** Provision shall 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. Only in exceptional circumstances will any alternative be considered by the Planning Authority.
- RC3** Secure a high standard of design, including that built form, scale, site coverage, massing, layout and materials to be used, positively contribute to and respect the environmental quality, character and townscape setting of the core area. This policy shall also apply to the refurbishment of existing areas.
- RC4** A sequential approach will be adopted to development which favours development within and in close proximity to the central area over fragmented development on the outskirts of the town. This is to maintain and enhance the vitality and vibrancy of the core area and facilitate orderly development.
- RC5** All retail development will be assessed in accordance with the guidelines and criteria as set out under the Longford County Retail Strategy.

3. EMPLOYMENT AND ENTERPRISE

The strategic location of Edgeworthstown has proved an attractive site for the positioning of industry and enterprises. C&D foods and Paul & Vincent are industries that provide vital employment opportunities locally.

It is considered essential for the ongoing vitality and vibrancy of the settlement that additional lands are zoned for employment generating uses, in order to sustain, support and retain future population growth. In addition to this, full advantage must be taken of Edgeworthstown's strategic position, as an important transport node, in attracting inward investment. Local employment opportunities will increase the attractiveness of the settlement and encourage sustainable transport patterns.

A total of 78 hectares of land is zoned for Light Industrial/technological/Commercial warehousing with an additional 34 hectares similarly zoned but with the provision of the link road. These lands should accommodate employment expansion in the town up to and beyond the plan period.

The focus of development in the appropriate areas as zoned in Map 1, will maximise business and enterprise opportunities, and promote innovation from which the entire settlement of Edgeworthstown will benefit.

Accordingly, the strategic objectives and policy are outlined as follows:

Strategic Objectives

- Identify sufficient land for light industrial/technological use with optimum accessibility that will increase economic activity without compromising the environmental, residential or amenity value of an area.

Policy

Having regard to the strategic objective, the Planning Authority's Policy is as follows;

- E1 Encourage opportunities that allow for the diversification of rural functions and zone land where appropriate for light industrial, technological, commercial¹, warehousing etc related activities.**
- E2 Require developers to contribute to or pay the full cost of all infrastructure, which facilitates development, including roads, piped services, footpaths and other utilities.**
- E3 Facilitate the continuity and expansion of enterprises while sustaining and enhancing the attractiveness of the town and protecting the amenity of neighbouring properties.**
- E4 All sites shall be designed to the highest architectural standards, that demonstrates a commitment to waste management, energy conservation and maintain the quality of the surrounding environment.**
- E5 Development that occurs at the edge of the town should appropriately and adequately demarcate the town edge, providing visually attractive and welcoming entrances to the town. This is particularly relevant in creating a positive and attractive town profile on the bypass.**
- E6 Require that adequate access, parking and manoeuvring/circulation areas are provided, in tandem with pedestrian links to public transport facilities. These requirements shall be to the relevant County Development Plan Standards, where appropriate, and to the satisfaction of the Council.**

¹ The term 'Commercial' does not include traditional commercial functions that should locate within the town core.

4. TOURISM

Tourism is extremely underdeveloped within Longford in its entirety. However, in line with the County Development Plan, the potential for tourism and amenity development is recognised. Accordingly, tourism should be promoted and encouraged in order to tap into an unexplored economic venture for the benefit of the town.

Accordingly, the Strategic Objectives and Policy are outlined as follows:

Strategic Objectives

- Promote the development of tourism in the town and surrounding area in a sustainable way through the conservation, enhancement and promotion of the town's built and natural environment.
- Protect and Promote the architectural, historical and heritage features within the town as part of the overall encouragement of Edgeworthstown as a tourist destination.

Policy

Having regard to the Strategic Objectives, the Planning Authority's Policy is as follows;

- T1 Encourage sustainable resource based tourism developments of an appropriate scale while maintaining the quality of the environment.**
- T2 Promote the development of areas and features unique to Edgeworthstown as tourist facilities.**

5. INFRASTRUCTURE

Water in Edgeworthstown is supplied from the Longford Central Regional Water Supply and the current sewerage treatment works are presently being assessed with plans underway to upgrade the system.

Since the opening of the Edgeworthstown Inner Relief Road/Bypass, the flow of traffic has been substantially alleviated within the town. To this end, congestion resulting from car parking on the Main Street has also been significantly reduced. The bypass shall be protected from further access creation, however, development along the bypass shall be to the highest architectural design standards in order to promote the image of the town and enhance its profile.

It is essential that good mobility and accessibility is provided in order to enhance and sustain the future economic growth of the settlement and create greater accessibility for all.

Accordingly, the Strategic Objectives and Policy are outlined as follows:

Strategic Objectives

- Promote the use of more sustainable transport forms other than the private car such as walking, bus, coach, cycling etc through an appropriate zoning policy.
- Monitor the nature of parking on the street and facilitate appropriate solutions when problems are identified.
- Encourage walking and cycling by maintaining and enhancing existing facilities to provide a convenient, safe and pleasant environment.
- Reserve access points to undeveloped zoned lands and require developers of land to facilitate and contribute to the development of any proposed access roads where these serve or benefit development lands.
- Encourage and facilitate community initiatives to provide bus-based local transport for the community and the provision of bus set down points outside schools or other community uses to facilitate safety and access.

- Promote road safety, particularly for cyclists and pedestrians and other vulnerable road users.
- Progress the Edgeworthstown Urban and Village Renewal Programme for improved linkages through pavement resurfacing and extension, if approved by the DOEHLG.
- Co-operate with and facilitate the ESB in providing additional sub-stations and power lines in the appropriate areas throughout the settlement, as the need for increased electrical power arises. Promote the under-grounding of existing cabling and require that new cabling is placed under ground.
- All Cabling associated with new development should be placed underground.
- Facilitate broadband and cable television provision.
- Where pump stations and/or package plants are unavoidable, the operation and maintenance of such systems will remain the responsibility of the developer/management company. Maintenance agreements and insurance bonds shall be submitted to this effect prior to the occupation of new developments.

Policy

Having regard to the Strategic Objectives, the Planning Authority's Policy is as follows;

- I1 Investigate and monitor the provision of off-street car parking and cycle parking areas within the town core.**
- I2 Enhance pedestrian and cycle permeability throughout the centre of the town to the development boundary on all access roads, in association with further development in the town.**
- I3 Facilitate greater permeability of the settlement by ensuring adequate linkages, where possible, from new residential areas to community and social infrastructure.**

- 14** Require developers, where possible, to provide accesses to adjoining properties in order to promote the development of zoned lands and also to aid the provision of off-street car parking facilities.
- 15** Require that the siting of buildings and layout of associated car-parks, pedestrian/vehicular access and circulation roads create convenient movement patterns and facilitate ease of access for all pedestrians.
- 16** Ensure that the internal layout of developments respond to the technical and safety requirements and also provide for high quality architectural creativity and distinctiveness in their design.
- 17** Require developers, to provide the necessary ducting and chambers underneath footpaths in to allow for the provision of broadband for the future progression of the area.
- 18** Preserve existing rights of way and develop new pedestrian ways connecting development areas to the town.
- 19** Parking shall be required to be provided to the relevant County Development Plan standards as part of new developments. Exceptions shall only be considered where it is required to achieve high quality layout or where it is warranted by the character of the town. Any shortfall shall be addressed by way of development contributions.

6. RECREATION, AMENITY AND OPEN SPACE

Open Space plays an important role in our society and provides cultural, economic, social and environmental benefits and enhances the well-being and quality of life experienced by the people that live and work in Edgeworthstown.

Open Space not only includes amenity green areas, parks and gardens, but also civic spaces, outdoor sports facilities and inland water bodies. These areas contribute to the visual amenity of the settlement and offer a sense of community cohesion while fostering civic pride. While there is a GAA pitch close to the centre of the town, it has no public park or playgrounds.

An area which totals approximately 12 hectares is zoned for amenity open space uses. Although currently underdeveloped it is envisaged that the area will provide a needed source of passive/active recreational space within the town.

Accordingly, the Strategic Objectives and Policies are outlined as follows:

Strategic Objectives

- Provide for, protect and improve the provision, attractiveness and accessibility of public open space, intended for use for recreational or amenity purposes.
- Encourage the creation of well-distributed, well connected and accessible network of passive and active open spaces.
- Preserve and enhance areas of recognised character, historic landscapes, protected structures, townscapes, streetscapes, stone walls, views, open land and other recognised heritage and amenity assets along with their attendant settings, for purposes of amenity, recreation and tourism.
- The protection of mature trees shall be a prime consideration in the determination of applications for sites containing trees of amenity value.
- Encourage the provision of a children's play area within the town.

Policy

Having regard to the strategic objectives, the Planning Authority's Policy is as follows;

- OS1** Require developers to retain existing stone walls, mature trees, shrubs and hedges and protect 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 appropriate species as agreed by the Planning Authority.
- OS2** Protect and enhance the open nature of lands between urban areas and guard against over development.
- OS3** Protect views, prospects and settings of amenity value through appropriate land use zoning.
- OS4** Encourage the provision of planted buffer zones, where needed, to ameliorate the visual impact of new development on external views and enhance the biodiversity of the settlement.
- OS5** Reserve an area for a playground/park as indicated on Map 2.
- OS6** Encourage the development of a pedestrian link within the settlement from the main housing areas to the sports facilities on the Granard Road. This will provide a safe route for walking and will improve the permeability of the settlement.

7. TOWN CENTRE- RENEWAL AND ENVIRONMENTAL IMPROVEMENTS

The town centre is the functional heart of any settlement and the renewal and maintenance of the town core is fundamental to sustaining the vibrancy and vitality of the town in its entirety. The built environment and how it relates to its surroundings is essential in creating a sense of place and improving the quality of our environment. In addition, the town core is the main civic area within a settlement and the Planning Authority recognises the importance of new development and renewal in maintaining an attractive and vibrant town centre in Edgeworthstown. The Planning Authority also recognises the efforts of local businesses and property owners in enhancing the appearance of their own premises, which can make important contributions to the overall quality of the townscape

Environmental improvements within the town core are vital to the future success of the town, and will assist in attracting future investment. Tree avenue planting, footpath widening, paving and street furniture will assist in enhancing the character of the town. Significant environmental Improvement works under the Urban and Village Renewal Scheme were carried out to the end of the 2006 period and to the start of 2007 in Edgeworthstown. This included extensive pavement works between the Park House Hotel and the Granard Road in addition to the provision of pavement and street furniture as well as allowing for the facilitation of underground services.

New developments or environmental improvements will be assessed to determine their effect on the setting and appearance of the established streetscape and urban fabric of Edgeworthstown.

Accordingly, the Strategic Objectives and Policies are outlined as follows:

Strategic Objectives

- Ensure the sustainability and vitality of the settlement centre through encouraging and facilitating mixed uses, refurbishment and redevelopment of buildings and their surrounding sites and areas.
- Secure reuse of vacant premises within the town centre, including first and upper floor premises.
- Secure the redevelopment and/or refurbishment of the derelict, underutilised or rundown properties within the town core.

- Protect and facilitate the enhancement of the built fabric of Edgeworthstown, through the appropriate design of buildings and alterations at development or redevelopment stage.
- Progress the Edgeworthstown Urban and Village Renewal Programme environmental improvement project if approved by the DOEHLG.

Policy

Having regard to the strategic objectives, the Planning Authority's Policy is as follows;

- VC1** Ensure the development of an appropriate mix of uses within the town core. Mixed use developments in town/village centres are essential in attaining sustainable development objectives by providing a wide range of functions that create activity during the day and into the evening, and creating opportunities to live, work, shop and socialise within the settlement centre.
- VC2** Secure, where possible, the redevelopment of derelict, underutilised and run down buildings within the core of Edgeworthstown, with particular attention paid to those buildings within the core area and the restoration of the built fabric along Main Street.
- VC3** Facilitate, where possible, the further extension of pavement resurfacing and environmental improvement works carried out under the Urban and Village Renewal Works in tandem with new developments.
- VC4** Secure, where possible, the suitable and aesthetically pleasing development of approach roads into the town centre with attention paid to the name plates and also any other distinctive features on these roads, in order to enhance the identity and sense of place of Edgeworthstown.
- VC5** Development that occurs at the edge of the town should appropriately and adequately demarcate the town edge, providing visually attractive and welcoming entrances to the town.
- VC6** Require that any development within the town core is sensitively carried out and consistent with the design principles outlined in the County Development Plan.

8. BUILT AND NATURAL HERITAGE

The built and natural environments form an instrumental part of our social and cultural heritage. While landscapes and townscapes are continually changing in response to the needs of society, the Planning Authority recognises the importance of maintaining a balance between conservation and development.

The Natural Environment plays an important role in maintaining the quality of our environments, sustaining the bio-diversity of the settlement and contributing to the health and well-being of the settlement's people.

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, heritage and architectural importance are protected for the enjoyment and benefit of the existing and future generations. On examination of Edgeworthstown, it is evident that there are various structures worthy of protection. These are outlined in Appendix 2. Development should take place in such a way as to incorporate the amenities offered by these structures.

Accordingly the Strategic Objectives and Policies are outlined as follows:

Strategic Objectives

- Secure the preservation of the relevant structures outlined by the Draft National Inventory of Architectural Heritage for County Longford, through amendment of the list of Protected Structures and include any other structures or monuments which are of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest. This shall be subject to the full legislative process outlined in the Planning and Development Act 2000 as amended.
- Compile and maintain a record of any other structures or monuments which is of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest.

- Protect and preserve stone walls, existing hedgerows and healthy mature and developing trees by incorporating them into the site layout of any new developments and to encourage new planting and the replacement of lost hedgerows and trees using native species.

Policy

Having regard to the strategic objectives, the Planning Authority's Policy is as follows;

HE1 Works which affect the character of a structure included in the Record of Protected Structures requires planning permission. The planning authority will encourage the reuse, adaptation and modification of both protected structures and other structures of architectural heritage merit where such works do not detract from or destroy the essential character of the structure

HE2 Identify structures of local character and distinctiveness as part of the Townscape Appraisal (Map 2).

HE3 In accordance with Article 28(1) of the 2006 Planning and Development Regulations, a copy of the planning applications for development which appears to the planning authority to involve works to

a) a protected structures or proposed protected structure, or to the exterior of a structure located within an architectural conservation area, or

b) which might detract from the appearance of a structure referred to in a) above

will be sent to the Minister for the Environment, Heritage and Local Government and the other prescribed bodies, and any comments or observations received on foot of this referral will be taken into account in making a decision on the application.

HE4 Encourage the protection of structures included in the Record of Protected Structures through the application of the County Longford Conservation Grants Scheme

- HE5** Retain, protect and integrate vegetation into new developments. This includes mature and groups of trees, hedgerows and vegetation of importance to wildlife.
- HE6** Promote greater habitat and species diversity through the planting of trees and shrubs native to the Edgeworthstown area within new developments. New developments should include landscaping designed to protect and retain natural features such as existing trees, hedges and shrubs.
- HE7** Preserve identified views of scenic landscapes as indicated on the Townscape Appraisal Map (Map 2).
- HE8** Protect any features outlined in the Record of Monuments and Places for County Longford and prevent development that would detract from or destroy the essential character of the Monument. Any development that may impinge on such monuments shall be referred to the Minister of the Environment, Heritage and Local Government, as a prescribed body.
- HE9** Consider for inclusion in the Record of Protected Structures those structures within the administrative area of the Draft Plan which have been included in the Draft National Inventory of Architectural Heritage for County Longford.
- HE10** Consider for inclusion in the Record of Protected Structures any other structures within the administrative area of the Draft Plan which are considered by the planning authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- HE11** Where structures are put forward for inclusion in the Record of Protected Structures, the procedures set out in the Planning and Development Act 2000-2006 in this regard will be followed

9. EDUCATION AND COMMUNITY FACILITIES

As the population of Edgeworthstown expands, the need for additional educational, childcare and community facilities will arise. Accordingly, the zoning plan has identified extended lands for social and community purposes.

Accordingly, the Strategic Objectives and Policies are outlined as follows:

Strategic Objectives

- Ensure that there is sufficient and appropriate lands zoned for educational and community facilities to meet the needs of the existing and potential future residents of the area.
- Promote childcare facilities within appropriate locations in accordance with guidance issued by DoEHLG. These include residential areas, places of employment, or educational establishments and where possible areas convenient to public transport and safe pedestrian routes.

Policy

Having regard to the Strategic Objectives, the Planning Authority's Policy is as follows;

- EC1 Co-operate with and assist statutory and voluntary bodies in the provision of new educational and community facilities in Edgeworthstown as the need arises.**
- EC2 Facilitate and promote the expansion and improvement of educational facilities, where possible, and ensure that adequate lands are available in appropriate locations for the provision or improvement of educational facilities.**
- EC3 Identify new or existing locations for childcare facilities and consider favourably applications based on need, accessibility, public road safety and other plan policies.**
- EC4 Encourage the provision of recycling facilities, where appropriate, as the need arises.**

10. ENERGY

Energy provision within the settlement is currently meeting requirements. It is assumed that sufficient capacity exists for the scale of development likely to take place in the Edgeworthstown area over the plan period. Longford County Council recognises the need to adopt a more sustainable approach to energy production and promotes the use of renewable energy, passive and low energy houses.

Accordingly, the Strategic Objectives and Policies are outlined as follows:

- Facilitate and promote the provision of potential alternative, renewable energy sources.
- Encourage low energy and passive houses.

Policy

Having regard to the Strategic Objectives, the Planning Authority's Policy is as follows:

- E1 Co-operate with and assist statutory private and voluntary bodies in the provision of alternative and renewable sources of energy, where deemed appropriate by the Planning Authority, including wind and solar power.**
- E2 Favour and promote the use of energy efficient homes, through encouraging alternative and renewable sources of energy and the development of passive houses, where appropriate.**
- E3 Favour residential developments that achieve high standards of energy efficiency and sustainability including bioclimatic site design, water conservation measures, ventilation, daylight analysis and high insulation standards.**
- E4 All residential developments shall meet the energy performance standards as a prerequisite to receiving planning approval. Accordingly buildings shall have an annual heating requirement (space and water heating) not exceeding 50 kWh/m² of useful floor space. A performance calculation report shall be submitted as part of any planning application and demonstrated on the basis of a simple approved method (e.g. EN832), carried out by qualified or accredited experts.**

- E5 Utilise renewable energy supply systems to meet at least 30% of the buildings space and water heating requirements as calculated on the basis of an approved method carried out by qualified or accredited experts.**

4. ZONINGS

The zonings are intended to be flexible, provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area. These zonings should be read in conjunction with the Development Plan Design Standards, particularly in relation to design, materials, public open space and parking requirements.

4.1 RESIDENTIAL

- *To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities*

All residential zonings from section 4.1 to 4.11 shall be subject to the following requirements.

Development under these zonings shall have regard to the natural landscape setting of the site. Natural features such as the site form, mature trees and other established planting shall be incorporated into the spatial layout of any development.

The spatial structure of the development shall also consider characteristics of the existing built fabric. Accordingly, consideration shall be given to principle features such as the Edgeworthstown House and its setting, Mostrim Rectory and the existing buildings located along the towns main street, ensuring the creation of a unique and appropriate environment that does not undermine the local sense of place.

The principles of sustainable development shall be taken into account when considering applications for residential development in the area, including the use of higher housing densities, natural, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.

4.2 COMMERCIAL/RESIDENTIAL

- *To primarily provide for commercial/retail development with a possible element of residential development*

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail strategy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

4.3 INDUSTRIAL/COMMERCIAL/WAREHOUSING

- *To primarily provide for industrial/workshop and warehouse development including compatible uses such as offices and distribution.*

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/industrial development. The creation of local employment is the primary aim of this zoning. Hi-tech business/office, and light industrial developments will be considered within this zoning. In certain instances brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development control standards. The term 'Commercial' does not include traditional commercial functions that should locate within the town core. Retail developments and commercial outlets other than bulky goods warehousing will not be considered under this zoning.

4.4 SOCIAL/COMMUNITY/EDUCATION

- *To primarily provide for social and community facilities*

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, etc.

4.5 RECREATIONAL/AMENITY

- *To primarily provide for recreational open space and ancillary structures*

The proposed town walkway and public park would provide a recreational backbone to the town which would provide a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways.

4.6 LOW DENSITY RESIDENTIAL

- *To primarily provide for low density residential development*

This zoning is designed to facilitate residential development on a much smaller scale, responding to infrastructural concerns, reinforcing the traditional role of the settlement and guarding against over-development.

4.7 INDUSTRIAL/COMMERCIAL/WAREHOUSING WITH PROVISION OF LINK ROAD

- *To primarily provide for industrial/workshop and warehouse development including compatible uses such as offices and distribution, with provision of link road at the developer's expense on developing any aspect of the site.*

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/industrial development. The creation of local employment is the primary aim of this zoning. Hi-tech business/office, and light industrial developments will be considered within this zoning.

It is intended to achieve the link road through the development management process, as conditions on any future planning permissions. The exact road line and access and egress points within this area will be designed in tandem with the Roads Department of Longford County Council. The specific route layout may also vary in accordance with development applications. Development on lands adjacent to the proposed route corridor for the link road shall have charges levied for the provision of part of the road in accordance with an approved schedule of charges. Specific zonings in this regard are outlined within the zoning map (Map 1) of the plan. The Planning Section will continue to work closely with the Road Design Section to promote a safer and more attractive environment for all road users. The term 'Commercial' does not include traditional commercial functions that should locate within the town core. Retail developments and commercial outlets other than bulky goods warehousing will not be considered under this zoning.

4.8 RESIDENTIAL WITH PROVISION OF LINK ROAD

- *To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities. This shall be in tandem with provision of the link road at the developer's expense on developing the site.*

The principles of sustainable development shall be taken into account when considering applications for residential development in the area, including the use of higher housing densities, naturally, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.

It is intended to achieve the link road through the development management process, as conditions on any future planning permissions. The exact road line and access and egress points within this area will be designed in tandem with the Roads Department of Longford County Council. Development on lands adjacent to the proposed route corridor for the link road shall have charges levied for the provision of part of the road in accordance with an approved schedule of charges. The specific route layout may also vary in accordance with development applications. Specific zonings in this regard are outlined within the zoning map (Map 1) of the plan. The Planning Section will continue to work closely with the Road Design Section to promote a safer and more attractive environment for all road users. The road will improve permeability within the settlement and create more sustainable transport patterns.

4.9 ENVIRONMENTAL IMPROVEMENT WORKS

- *To primarily provide for the improvement of the built environment within the settlement.*

This designation is designed to facilitate the improvement of the built environment and public realm within the settlement. Works under this designation includes the provision and improvement of footpaths. The majority of these works will be in tandem with new development as conditions attached to future planning permissions.

4.10 PARKING

- *To primarily provide for organised, off-street parking within the core of Edgeworthstown, designed to alleviate haphazard parking and to improve the flow of traffic within the town.*

Development proposals within the 'Mixed Use: Commercial/Residential' zoning shall make appropriate provision for car parking and traffic circulation as indicated on the attached zoning map. Proposed Car Parks shall be provided by developers at their own expense, on developing the site. In this regard, developers in the relevant areas should make provision for car parking in applications for planning permission. Where it is not possible to provide parking for the proposed development within the site, charges will be levied for parking provided within this area by the Local Authority in accordance with an approved schedule of charges.

Where it is considered that the provision of parking within the zoned areas would be detrimental to the fulfilment of necessary and/or beneficial commercial development, alternative parking arrangements may be considered by the Planning Authority, such as underground parking.

Where appropriate, the Planning Authority may also consider parking to the rear of Main Street in a co-ordinated and organised manner, in tandem with the provision of a commercial frontage onto 'The Backs'.

Pedestrian access from proposed parking areas to the Main Street will be promoted in tandem with development, to further develop and enhance the vibrancy of the commercial core. Care shall be taken to enhance security and maximise active frontages along pedestrian routes.

4.11 INFRASTRUCTURAL AND SERVICE PROVISIONS

This refers to the provision of elements such as link roads. These elements shall be provided by the relevant bodies where appropriate.

Industrial/Residential Link Road

The Industrial/residential link road will be facilitated within each specific zoning as outlined on Map 1, on developing the sites. It is intended to achieve the industrial/residential link road through the development management process, as conditions on any future planning permissions. The exact road line and access and egress points within this area will be designed in tandem with the Roads Department of Longford County Council. Specific zonings in this regard are outlined within the zoning map (Map 1) of the plan.

Pedestrian Link

The Pedestrian Link will be facilitated within each specific zoning as outlined on Map1 and Map 2, on developing the sites. It is intended to achieve the pedestrian link route through the development management process, as conditions on any future planning permissions. The exact route and nature of the pedestrian link shall be designed to the standards and satisfaction of Longford County Council.

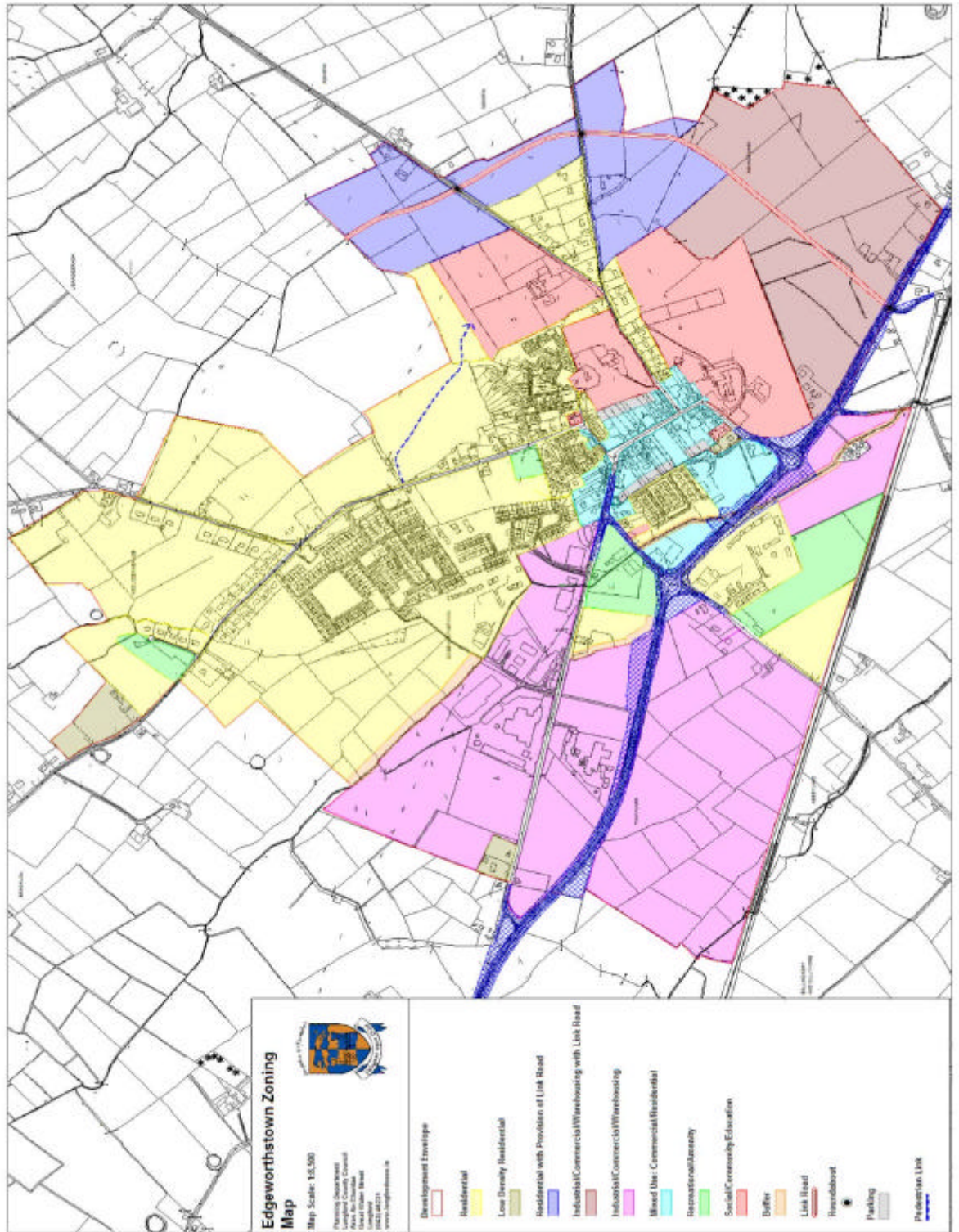
4.12 BUFFER ZONE

- *To primarily create a visual barrier between land uses and ensure the protection and functioning of wildlife corridors and watercourses within the settlement.*

Lands shall be reserved within the buffer zones as indicated on Map 1. This designation is designed to facilitate a visual barrier between different landuses and ensure the protection of the town's watercourse. The protection of the Black River through the inclusion of a Buffer Zone will slow and filter any run-off into the watercourse, maintain an important wildlife corridor and enhance aesthetics of the area.

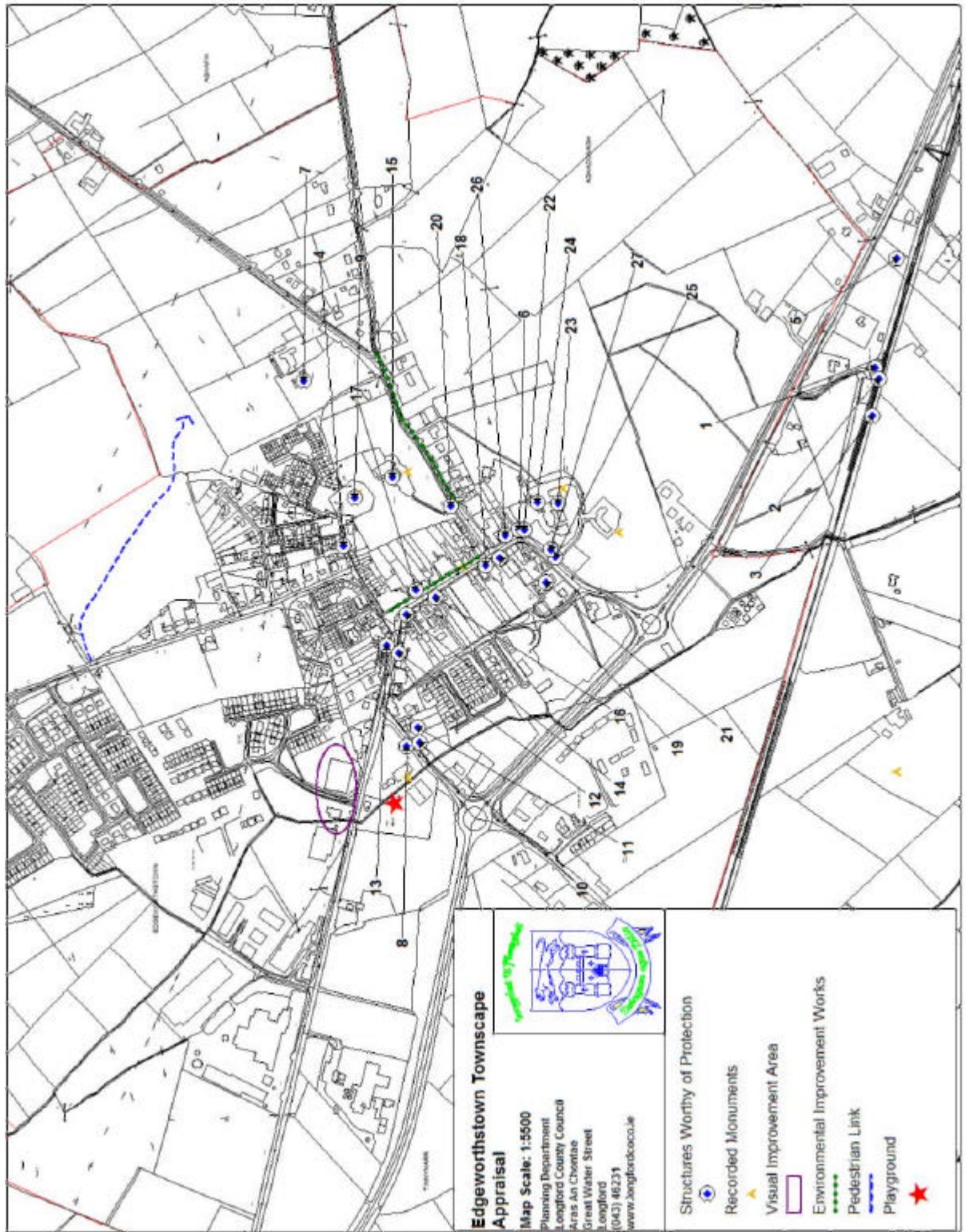
MAP 1:

EDGEWORTHSTOWN ZONING MAP



MAP 2:

EDGEWORTHSTOWN TOWNSCAPE APPRAISAL



APPENDIX

APPENDIX 1: S.W.O.T. ANALYSIS

Element	Strengths	Weaknesses	Opportunities	Threats
Morphology	Layout of the centre of Edgeworthstown is a wide Main Street creating the potential for a well developed physical form.	Entrances to the town that demarcate the town edge are weak.	High quality appropriate designs and landscaping on the approaches into the town would help define and enhance the town boundaries. High quality development within the town centre may consolidate the functional 'heart' of Edgeworthstown.	Pressure for new residential developments may result in the stretching of the settlement morphology and erosion of the town fabric.
Public Realm	Interesting mix of building heights and facades within the town centre. The centre of Edgeworthstown houses many historically relevant buildings that contribute to the Public Realm.	There still exists many poor quality pavement surfaces. The centre of the town has many derelict and unoccupied buildings that detract from the visual appearance of the Public Realm.	High quality street furniture and pavement surfaces will greatly enhance the streetscape. The redevelopment of the core of the town remains possible through backland consolidation, thus providing better opportunities to attract commercial development. Environmental improvement works have potential to create high quality pavement surfaces, adding to the overall appearance.	Inappropriate development that pays little attention to the existing and traditional features of the town will detract from the public realm.

Element	Strengths	Weaknesses	Opportunities	Threats
Housing	New housing developments that have attracted numerous people to the area.	Much of the older housing within the centre of the town is either derelict or unoccupied.	An opportunity exists to redevelop the core of the town through encouraging high quality residential developments that contribute to the character of the town.	There exists the danger of inappropriately expanding the town through the provision of residential developments that undermine the fabric of a consolidated town core.
Open Spaces	The Fair Green provides an attractive area of open space.	Need to ensure open space is attractive, usable and available to residents.	Significant features available that can be incorporated into the creation of high quality open spaces.	Development at the expense of, or without consideration to, open spaces would be detrimental to the town.
Infrastructure	Excellent infrastructure provision that caters for the population.	Restricted opportunity for parking provision for commercial properties that may want to locate in the centre of the town.	Numerous potential development opportunities that can improve parking provision within the core. The sewage infrastructure is currently in the process of being upgraded.	Little opportunity for commercial development within the core without achieving the appropriate parking requirements. That development will take place contrary to sanitary concerns.
Services	Good level of service provision within the town that includes supermarkets, restaurants and post office.	Little opportunity to attract services to the centre of the town resulting from lack of parking and need for visual and environmental improvements.	Available development opportunities that can provide needed lands for significant commercial development, thus attracting more services.	That new services within the area will locate on Greenfield sites contradicting the need to develop the core of Edgeworthstown.
Employment and Enterprise	Low level of unemployment.	Limited local employment and enterprise opportunities within the town.	Significant land available to develop as light industrial/technological, thus creating more job opportunities locally and strengthening economic investment within the town.	That the majority of the workforce, particularly the young, will continue to leave the area.

Element	Strengths	Weaknesses	Opportunities	Threats
Tourism	Strong raw assets, such as buildings recommended for inclusion in the Record of Protected Structures.	Many features remain significantly underdeveloped from a tourism viewpoint.	There exists excellent potential within Edgeworthstown to develop natural features/areas and buildings of historical significance in order to maximise tourist potential.	Inappropriate or low quality design may damage the town's character, reducing the potential for tourism.

APPENDIX 2: STRUCTURES RECOMMENDED FOR INCLUSION IN THE RECORD OF PROTECTED STRUCTURES

DESCRIPTION	CONDITION	LOCATION
1. Edgeworthstown Train Station: Detached four-bay two storey railway station built 1855. Set beside railway tracks on Dublin to Sligo line.	Good	Edgeworthstown
2. Bridge, Edgeworthstown Railway Station: Single span cast iron footbridge over railway tracks, built c.1900, with iron lattice work step and floral motif railings. A functional piece of railway architecture that demonstrates industrial prefabrication.	Good	Edgeworthstown
3. Edgeworthstown Station Cabin: Detached three-bay two-storey signal box built c. 1855. Pitched slate roof with rendered chimney stacks, cast-iron rainwater goods and decorative timber barge boards to gables. Rusticated limestone walls to ground floor with carved limestone stringcourse and timber fascia with raised lettering. Timber clapperboard clad walls to first floor with timber pilasters.	Good	Edgeworthstown
4. Vent Pipe: Cast-iron vent pipe, erected c. 1870, with a decorative cast –iron fluted base. Sewer vent pipes are rare and unusual in small towns.	Good	Edgeworthstown
5. House: detached three-bay two-storey house built c. 1820, with extension to rear. The regular façade and large scale of this house make it a notable feature on the Edgeworthstown surrounds and give it an imposing appearance.	Good	Garryandrew, Edgeworthstown.
6. House: Attached three-bay two storey house built c. 1810. Hipped slate roof with central brick chimneystacks. Painted lined and ruled rendered walls with painted dressed stone quoins. It retains much of its original form including regularly spaced and diminishing windows and central round headed door opening which form a coherent and symmetrical façade with the hipped roof.	Good	Main Street, Edgeworthstown.
7. St. Elizabeth's Convent: Detached H-plan five-bay two storey former convent , built c. 1890 with advanced gable fronted end bays, single-bay two- storey return with hipped roof and multiple bay multiple storey extensions to rear. The former ecclesiastical nature of this building is made evident by the Gothic Style employed in its design. The symmetrical façade is enhanced by the gable-fronted end bays, central pointed arch opening and tall chimneystacks.	Good	Aghafin, Edgeworthstown
8. Gates/railings/walls: Rubble limestone wall, built c. 1835, with cut limestone capping, rubble limestone piers with dressed limestone caps and cast-iron gate and having monolith piers. This wall was built to close in the Fair Green and shows evidence of well crafted stone work.	Good	Edgeworthstown
9. Saint John's Church of Ireland Church: Detached Church of Ireland Church, built 1811, with four bay nave elevation, two stage tower on a square plan to front elevation and single-bay single-storey gable fronted entrance porch to north elevation. The modest design of the Church is enhanced by the lack of decorative embellishments to its façade. The graveyard contains the tombs of Maria Edgeworth, Richard Edgeworth, Oscar Wilde's sister and eighteenth century tombstones of the Camlish branch of the O'Farrells of Annally. Artistic interest is added by the stained glass windows. The tower shows evidence of its fine stone crafting in both its construction and decorative elements.	Good	Edgeworthstown
10. House: Formerly detached three -bay two-storey house, built c. 1890 with two–storey canted bay windows to front elevation and two-bay single-storey addition with pitched slate roof to south west elevation. This large scale house is an imposing and notable feature on the streetscape and occupies a prominent site, facing the Fair Green. The decorative cast iron railings add artistic interest to the site.	Good	Edgeworthstown

DESCRIPTION	CONDITION	LOCATION
11. Edgeworthstown National School: Detached four-bay two-storey former National School, dated 1840, with recessed end bay to north-east and exterior limestone staircase and lean-to addition to south-west elevation. Six –over - six pane timber sliding sash windows, render surrounds and limestone sills. This former school is one of the oldest in the country and retains many original features such as the external stone staircase, date plaque and narrow entrance.	Good	Edgeworthstown
12. House: Detached five-bay two-storey house, built c. 1930 with render shop front to ground floor and single-bay single-storey flat roofed extension to south west elevation. The large scale detached building occupies a prominent site and makes a notable contribution to the streetscape.	Good	Pound Street, Edgeworthstown
13. House: Terraced two-bay two-storey house built c. 1880 with shop front to ground floor. Its façade is enlivened by the well executed shopfront and quoins.	Good	Pound Street, Edgeworthstown
14. House (J Burns): Terraced five-bay two-storey house, built c. 1830 with bowed render shop front to ground floor and bowed north end bays. The building retains much of its original form including the interesting bowed corner.	Good	Edgeworthstown
15. Mostrim Rectory: Detached three-bay three-storey Church of Ireland Rectory, built c. 1740 with single-bay single-storey flat roofed extension to north east elevation and three storey return and extensions to rear. The regular form of this building is typical of rectories of this time. Its diminishing windows and widely spaced openings are typical of Georgian architecture. It was the birthplace of Henry Essex Edgeworth, also known as the Abbe De Firmount, who attended Louis XVI on the scaffold.	Good	Edgeworthstown
16. House: Terraced four-bay two-storey house, built c. 1880. Painted lined and ruled render walls with render quoins. Shop front comprising decorative render pilasters and consoles flanking openings. Its well executed shop front adds artistic interest and detail to the streetscape.	Good	Main Street, Edgeworthstown
17. Ulster Bank: Detached five-bay two-storey with dormer attic bank, built c. 1910, with rendered portico, having fluted columns, architrave, frieze and cornice and cast iron gates to front elevation. This tall building forms an imposing feature on Edgeworthstown's Main Street. Its steep roof, tall chimney stacks and prominent dormer windows add variety of style and design to the streetscape. Its regular façade is enlivened by the render plaque and quoins. It incorporates classical elements such as fluted columns, portico and cornices and is of apparent architectural design.	Good	Main Street, Edgeworthstown
18. The Mostrim Arms/Beauty Secrets: Terrace of former houses, comprising two ranges of four bay two storey and six bay two storey blocks, built c. 1820, now in use as pub and shop. Pitched slate roofs with rendered chimney stacks. Painted lined and ruled rendered walls with render quoins. This terrace occupies an imposing site at the junction of two roads, closing the vista from one. Its form remains largely intact and it retains notable features such as the timber sliding sash windows. Its façade is enlivened by the decorative render surrounds to the openings and by the well executed render shop front.	Good	Main Street, Edgeworthstown
19. Quinns Supply Stores: Attached five bay three storey former house, built c. 1820, now in use as shop. Pitched slate roof with rendered chimney stacks and cast iron rain water goods. Painted render walls and rendered quoins and attached lettering. The form of the building is enhance by the retention of the slate roof and cast iron rain water goods .	Good	Main Street, Edgeworthstown
20. Vent Pipe: Cast-iron vent pipe, erected c. 1870, with a decorative cast-iron fluted base and a plain cast-iron shaft with a crown top. Sewer vent pipes are unusual and rare in small towns in Ireland.	Good	Edgeworthstown

DESCRIPTION	CONDITION	LOCATION
<p>21. Saint Mary's Roman Catholic Church: Detached cruciform -plan gable-fronted Roman Catholic church, dated 1872, with four stage tower on a square plan with dressed limestone steeple to front elevation and bowed chancel to rear flanked by two gabled single-bay single-storey additions, one with further single-bay single-storey extension with flat roof. The Church, designed by well known architect William Caldbeck, occupies a prominent site beside the road. It features an elaborate tower and spire, by Ashlin, which is well designed and executed. Its façade is enhanced by the finely crafted dressed limestone surrounds and well positioned decorative features such as the hood mouldings, date plaque, niche and statue. The piers to the entrance continue the attention to detail present in the stonework of the Church and the stone tracery to the windows are a highly attractive and notable feature.</p>	Good	Edgeworthstown
<p>22. Edgeworthstown Post Office (or Porter House): Formerly detached five-bay two-storey market house, built c. 1850, now in use as a house and Post Office. Painted lined and ruled rendered walls with rubble limestone quoins, capping and parapet. Carved limestone stringcourse and Edgeworth Coat of Arms plaque. Designed by James Bell, this building occupies a prominent site closing the vista from Main Street. Originally part of the Edgeworth estate, Maria Edgeworth taught school in a room upstairs. The blind arch and the Edgeworth coat of arms plaque show evidence of fine stone crafting.</p>	Good	Main Street, Edgeworthstown
<p>23. Edgeworthstown House (Now The Manor Nursing Home): Formerly detached three-bay two-storey over half basement former country house, built c. 1725, with recessed Doric porch and two flanking box bay windows to front elevation. Hipped slate roofs with copper ridge capping, rendered chimney stacks, overhanging eaves and cast-iron rainwater goods. The house was built by Richard Edgeworth after he took over the estate in 1719 from Frances Edgeworth. It has been home to Richard Lovell Edgeworth, the inventor, politician and Member of parliament and to his daughter, the writer, Maria Edgeworth.</p>	Good	Edgeworthstown
<p>24. Outbuildings of Edgeworthstown House: Formerly detached six-bay two-storey former outbuilding, dated 1887, with gable fronted central bay and extension to rear. Pitched slate roof with rendered chimney stacks and dressed limestone eaves course. Painted roughcast rendered walls with smooth render plinth course. Carved limestone Edgeworth coat of arms plaque with chamfered dressed limestone surround. The cast-iron water tank is another notable feature.</p>	Good	Edgeworthstown
<p>25. Gates/Railings/Walls of Edgeworthstown House : Wrought iron railings erected c. 1880, with horizontal and vertical bars. Opening to east section with cast-iron posts. These railings once would have marked Edgeworthstown House of from the Demesne.</p>	Good	Edgeworthstown
<p>26. Bank of Ireland: Attached three-bay three-storey former house, built c. 1820, now in use as a bank with render bank front to ground floor. The large scale and horizontal emphasis of the building make it an imposing feature on the Edgeworthstown Streetscape. It retains much of its original form including its hipped slate roof. The variety of openings enhances its façade as does the well executed render bankfront. It retains notable features such as the timber sliding sash windows.</p>	Good	Main Street, Edgeworthstown
<p>27. Gate Lodge, Edgeworthstown House: Detached three-bay single-storey former gate lodge, built c. 1725, having cast-iron porch to front elevation and extensions to north-west elevation and rear. The features of the gate lodge form a coherent symmetrical scheme. The Indian style porch adds decorative and artistic interest to the façade, as too do the render surrounds.</p>	Good	Edgeworthstown



1. Edgeworthstown Railway Station



2. Bridge, Edgeworthstown Railway Station



3. Edgeworthstown Station Cabin



4. Vent Pipe



5. House, Garryandrew.



6. House



7. St. Elizabeth's Convent



8. Gates/Railings/Walls



9. St. John's Church of Ireland Church



10. House



11. Edgeworthstown National School



12. House, Pound Street



13. House, Pound Street



14. House (J. Burns)



15. Mostrim Rectory



16. House



17. Ulster Bank



18. The Mostrim Arms/Beauty Secrets



19. Quinns Supply Stores



20. Vent Pipe



21. St. Mary's Church



22. Post Office (Porter House)



23. Edgeworthstown House (Manor Nursing Home)



24. Outbuildings of Edgeworthstown House



25. Gates/Railings/Walls of Edgeworthstown House



26. Former Bank of Ireland



27. Gate Lodge, Edgeworthstown House