

**Please note that this is the Original Meath County Development Plan 2021-2027 (adopted on the 22<sup>nd</sup> September, 2021). Following the adoption of Variation No. 1 & Variation No. 2 on the 13<sup>th</sup> May, 2024 and Variation No. 3 on the 27<sup>th</sup> January, 2025, this Plan has now been superseded by the Consolidated version.**

**The Consolidated version of the Meath County Development Plan 2021-2027 (incl. Variations 1, 2 & 3) is available to view at this link [HERE](#)**

## 1.0 Village Context and Character

Baile Ghib (Gibbstown) located in the centre of County Meath is one of the two Gaeltacht areas in the County, with the other being Rathcairn. Baile Ghib (Gibbstown) is located on the R163 (Slane/Kells regional road) approximately 7km to the northwest of Navan.

Baile Ghib (Gibbstown) takes its name from Gibbstown Demesne. The demesne comprised Gibbstown House which was constructed in 1871, a farmyard and attendant grounds, including an extensive walled garden, farm buildings and gate lodge. The village developed adjoining the Demesne in the 1930's when the Gaeltacht was established. Gibbstown House was demolished in 1965 leaving the walled garden, and a number of entrances to the demesne including a formal entrance feature to the west and a minor entrance to the east adjoining the existing industrial area. The remnants of the Gate lodge, that provide a further entrance to the estate is located opposite the primary school.

<b>Position in Settlement Hierarchy</b>	Village
<b>2016 Population</b>	142 (estimate no census data available)
<b>2011 Population</b>	93 (estimate no census data available)
<b>Percentage Change 2011-2016</b>	52.0%
<b>Housing stock 2016</b>	30
<b>Number of units completed 2016-2019</b>	0
<b>Committed units not yet built</b>	0
<b>Population Projection 2027</b>	131

<b>Education Facilities</b>	Scoil Ultain Naofa Primary School (centrally located)
<b>Community Facilities</b>	7
<b>Architectural Conservation Areas (ACAs)</b>	None
<b>Protected Structures</b>	Gibbstown Estate - Circular entrance feature; Gibbstown Demesne – Red Brick House c.1889; and; Gibbstown Farmyard of stone and brick buildings
<b>Zone of Archaeological Potential</b>	None
<b>Natura 2000 Sites</b>	The River Blackwater is located approximately 1.6km to the southwest of the village. This river forms part of the River Boyne & River Blackwater SAC & SPA Natura 2000 network which spans the County. Some local streams positioned close to the village drain into the River Blackwater.
<b>Strategic Flood Risk Assessment</b>	Manage flood risk and development in line with approved policies and objectives as set out in Vol. 1 Chapter 6: Infrastructure.
<b>Water Services Infrastructure/Capacity</b>	No waste water treatment plant.

	Water supply is branched from Navan Water Supply Network – some capacity available.
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## 2.0 Vision

To promote the linguistic and cultural heritage of Baile Ghib (Gibbstown) Gaeltacht and define its physical identity and sense of place through consolidation and strengthening the commercial and residential village centre, building on the physical heritage of Gibbstown Demesne from which the village name is derived, in a manner that enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Gibbstown to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, while reflecting its Gaeltacht distinctiveness.

## 3.0 Opportunities

There is potential to enhance the entrances to the village which will improve the identity of Gibbstown for residents, and potential new enterprise and employment uses, also consolidation of the commercial village centre at the eastern end of the village integrating the potential reuse of the historic farm structures, and consolidation of the school and residential cluster in the centre of the village as location for infill residential development. The historic avenue to Gibbstown house also holds potential to create an amenity route connecting the local amenities. Furthermore, Gaeltacht na Mí Economic Development Forum promotes the special economic status of Gibbstown and aims to support measures aimed at driving economic growth in the village.

## 4.0 Land Use Strategy

In order to facilitate the delivery of the vision for Baile Ghib (Gibbstown), a village strategy is proposed. There are a number of key complementary elements to the Strategy; to develop a sense of place through the promotion of the linguistic and physical heritage; to enhance and improve the existing distinctive gateways to the village, reinforcing a sense of arrival and place and to enhance the public realm in the village, ensure new development integrates with the remnants of the historic demesne, and promotes the sustainable reuse and adaptation of historic structures.

## 4.1 Settlement and Housing

The village comprises historic cottages associated with Gibbstown Demesne and more recent one-off detached houses in a variety of dwelling styles, including single and two storey structures, with farm and commercial structures to the rear.

The Plan supports the completion of the existing unfinished estate, the development of infill residential areas and promotes the renovation of the historic farm buildings, as a tourist related use to the south east of the village.

New residents will be required to integrate with the Irish speaking culture to ensure the protection of the language and culture in the area. It will be a requirement of the Council that a 'Language Impact Study' be carried out before any application for housing (single and multiple housing developments) is considered in the area. (Refer to objectives below for additional information).

Consideration will also be given to an innovative mixed-use development associated with the existing former Demesne farm buildings to include alternative proposals to create a sustainable use for these attractive and historic structures.

## 4.2 Economy and Employment

Baile Ghib(Gibbstown) is identified as a Level 5 Retail Centre in the County Retail Strategy. There are a small range of retail services, comprising one shop, and local employment opportunities within the village that are limited to Engineering Design Services Industrial Unit and Adtec Aerauto Ltd. An additional area has been identified adjacent to the aforementioned businesses for E2 'General Enterprise and Employment' land use zoning objective. This will provide for consolidated industrial development. Further commercial and enterprise uses are also promoted in the form of mixed-use development that may be associated with the existing farm buildings, that would contribute to the achievement of a more sustainable mix of use within the village. As previously noted, Gaeltacht na Mí Economic Development Forum promotes the special economic status of Gibbstown and will continue to support measures aimed at driving economic growth in the village.

## 4.3 Water Services Infrastructure

There are no proposals for the installation of a public waste water treatment plant in Baile Ghib (Gibbstown). Water supply is by public watermain from the Navan Water Supply Network. There is a capacity constraint in the water main link from Navan to Baile Ghib (Gibbstown). There are no current proposals to increase the size of the watermain to alleviate this constraint.

#### 4.4 Movement

The village of Baile Ghib (Gibbstown) has developed along the Slane / Kells regional road. There are no footpaths or street lighting along the main road, resulting in a community that is reliant on the car.

This plan will promote sustainable modes of transport such as walking and cycling, through the development of new paths connecting the village centre and a pedestrian amenity route along the historic avenue to Gibbstown Demesne.

#### 4.5 Cultural Heritage

When Baile Ghib (Gibbstown) was designated a Gaeltacht in the 1930's, migrants from Mayo, Kerry, Donegal and Cork Gaeltachta settled in the area. This migration took place as a result of the Land Commission's work in relieving congestion along the Atlantic Coast. In 1937, 52 families settled in the townland of Gibbstown, followed by a further 9 families in 1939 who settled in Clongill. These families amounted to a total of 373 persons. The cultural heritage of the village is reflected in the street names, including Donegal Road, and Mayo Road, located outside the plan area. The identity of the Gaeltacht has been challenging to preserve due to the limited size of the community where it is difficult to support the delivery of a wide range of services through the Irish language. Consequently, bilingualism has become a necessary practice.

#### 4.6 Green Infrastructure

Baile Ghib (Gibbstown) has an open character, with roads enclosed by trees and hedgerows. There are remnants of wooded areas that formed part of the demesne which contribute to the character of the area; at the entrance to the village from the west, along the roadway, and as a backdrop to the dwellings to the south of the nucleus of the settlement. There are attractive views across the rural landscape between the various developments. The quality of the road boundaries vary along the main road, comprising attractive historic stone walls, estate railing, hedges and trees. In a number of areas boundary treatments are poorly defined or are absent. These areas would benefit from more consistent high-quality boundary treatment to better define the public realm.

#### 4.7 Social Infrastructure

As Baile Ghib (Gibbstown) develops, existing community and recreational facilities should be enhanced to meet the needs of the existing and future population. Lands are provided to facilitate further expansion of community uses within the village adjoining the existing community facilities.

## 4.8 Urban Design and Public Realm

The Plan seeks to strengthen the identity of the village and maximise the benefit of the historic structures to give it a stronger sense of place. This can be achieved through consolidation of development at the identified school and residential cluster, and the Gibbstown Demesne Farm Buildings / Industrial Area, and public realm improvements along the length of the village, to give it an overall visual coherence. New pedestrian paths are proposed to connect the facilities within the village, and together with coordinated lighting, this has the potential to give coherence in the appearance and identity of the village.

## 5.0 Village Development Objectives

The Policies and Objectives set out below are in addition to those included in the Written Statement in Volume One of the County Development Plan. To avoid repetition Policies and Objectives have only been restated where they have particular relevance to the settlement. These Policies and Objectives should therefore be read in conjunction with the Policies and Objectives and Development Standards in Volume One of the County Development Plan.

### Policy

It is a policy of the Council:

#### **GHIB POL 1**

To promote the linguistic and cultural heritage of Baile Ghib (Gibbstown) Gaeltacht and define its physical identity and sense of place through consolidation and strengthening the commercial and residential village centre, building on the physical heritage of Gibbstown Demesne from which the village name is derived, in a manner that enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Gibbstown to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, while reflecting its Gaeltacht distinctiveness.

### Objectives

It is an objective of the Council:

### Settlement and Housing

#### **GHIB OBJ 1**

To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Baile Ghib (Gibbstown) as set out in Table 2.12 of the Core Strategy is not exceeded.

**GHIB OBJ 2**

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

**GHIB OBJ 3**

To encourage the consolidation of existing residential areas within the village.

**GHIB OBJ 4**

To require that a 'Language Impact Study' be carried out before any application for housing (single and multiple housing developments) is considered in the area. Such a study, by reference to its linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.

## Economy and Employment

**GHIB OBJ 5**

To create a sense of place in Baile Ghib (Gibbstown), through promotion of its identity given its historic past as part of the Gibbstown Demesne and linguistic identity.

**GHIB OBJ 6**

To support Údarás na Gaeltachta, Gaeltacht na Mí Economic Development Forum and other relevant bodies and agencies in developing sustainable and Irish language based economic uses in the Gaeltacht area.

**GHIB OBJ 7**

To promote the sustainable, innovative reuse of existing vacant structures, including the historic farmyard as potential mixed-use development, including community, commercial, tourism and residential development. Also promote the sustainable reuse of the contemporary vacant industrial buildings.

## Movement

**GHIB OBJ 8**

To promote more sustainable forms of transport, including the provision of new pedestrian paths, public lighting, and traffic calming measures.



## Cultural and Natural Heritage

### GHIB OBJ 9

To encourage the adaptive reuse of the existing historic farmyard structures subject to appropriate sympathetic design.

### GHIB OBJ 10

To investigate the use of the former Gibbstown Avenue for the provision of an amenity walkway connecting the village facilities.

### GHIB OBJ 11

To promote the preservation of individual trees in the village as identified in the land use zoning map.

## Social

### GHIB OBJ 12

To promote the enhancement of community and recreational uses within the village.

## Urban Design and Public Realm

### GHIB OBJ 13

To implement and ensure compliance with the Public Realm Plan for Gibbstown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the village.

### GHIB OBJ 14

To create a village identity through the provision of pedestrian paths and public lighting connecting the community facilities to the consolidated village centre to the east.

### GHIB OBJ 15

To ensure that new development integrate with the remnants of the historic demesne; railing, field patterns and hedgerows, and should ensure the protection of the overall rural character in the form of clustered low-density development within the development area, providing an alternative to one-off housing.

### GHIB OBJ 16

To ensure that all new development respects the scale, form, character and cultural identity of the village.