

KELLS DEVELOPMENT PLAN 2013 - 2019



Appendix E Backlands Framework Plan

Adopted 7th October 2013



Ceanannas comhairle baile
kells town council



comhairle chontae na mí
meath county council

Backlands Framework Plan 2013



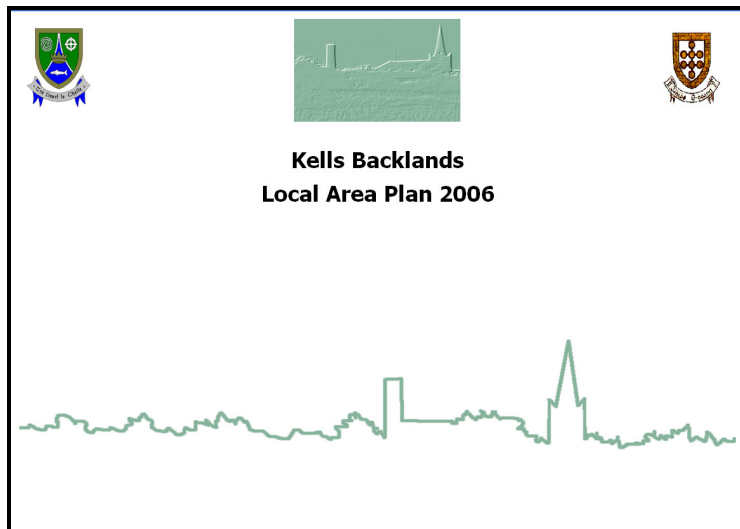
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1 Introduction

The area incorporates lands located to the rear of buildings fronting the R147 Navan Road (former N3), Headfort Place and Kenlis Place on its northern boundary, Farrell Street and Bective Street on its western boundary and the Cookstown Road on its southern boundary. This guidance document seeks to provide a more comprehensive framework to facilitate and guide orderly development within the "Backlands" area and is based on the content of the former "Backlands" Local Area Plan (2006) which covered a more extensive area.



1.1 Objectives of the Framework Plan

It is the intention of this guidance document to encourage the co-ordinated expansion of Kells into the Backland area and promote a framework for development that guides town centre expansion.

The primary objectives are:

- Recognise the value and asset of the Heritage Town Status of Kells and ensure that new development respects this status.
- Promote the logical retail extension of the existing town centre in a manner that protects the vitality and viability of existing retail streets.
- Encourage permeability and strong connections between new development and the established town centre.
- Ensure that adequate provision is made for a range of appropriate uses within the "Backlands".
- Facilitate the creation of vehicular access through the "Backlands".
- Manage the potential for flood risk across the "Backlands" generally in accordance with the OPW Flood Risk Management Guidelines.
- Protect the rail corridor and encourage its development for open space and recreational amenity.

1.2 Physical Context of the Framework Plan Area

1.2.1 Location Context and Character

The Framework Plan lands (Figure 1) are strategically located adjacent to the town centre and main entrance into Kells along the R147 Navan Road / Junction 10 (Kells) off the M3 Motorway. The area is characterised by back land plots to the rear of town centre buildings adjoining agricultural fields. The character of the area is therefore divided between active town centre streets along the principal roadside boundaries and undeveloped plots and fields adjoining. The lack of access and connection between such lands and

the streets to which they closely adjoin have contributed to their present character.

Figure 1 : Extent of Framework Plan Area



Across the area, the character of existing town centre streets change between institutional and educational uses fronting the R147 and Headfort Place, to commercial and residential uses fronting Kenlis Place, to mainstream commercial and service facilities fronting Farrell Street, to office, residential and light industrial uses fronting Bective Street and to predominantly residential use fronting the Cookstown Road.

The fields to the south and east of the town centre and behind the above mentioned streetscapes are characterised in general by undulating land divided by fence boundaries, mature mixed hedgerows and woodland clusters. In addition there are a number of mature trees in rows and significant individual species which suggest they have been planted.

The tree species are generally native and composed of Beech, Ash, Oak, Birch and Hawthorn, with a number of introduced species such Sycamore and Chestnut present. Willow and Alder are present to the west of the Framework Plan area adjacent to the Town Centre. These species are indicators of wet ground. Lands in the centre of the Framework Plan area are in part poorly drained and are often waterlogged. The vegetation cover, including tree species stated above, includes rushes indicating poor drainage. The Newrath stream runs through the centre of the Framework Plan lands and its course correlates with poorly drained areas.

There is a distinct rise in the topography of the land towards the north and north west boundary. Equally, there are areas of depression and lower ground further to the east of these localised high spots. Development proposals within this area including the provision of new streets will have to take account of this localised variation in site levels.

Where the rear plots of properties adjoin the "Backlands" in this area, the boundaries are defined by a mixture of solid walls, fences and heavy planting. In the eastern part of the area, where fields adjoin institutional as opposed to private residential and commercial properties, boundaries are more penetrable and defined by hedgerows.

The realisation of development on this land bank will balance emerging spread of the built area to the north east, north west and south west sector of the town and will consequently help to contribute to a consolidated and compact urban form.

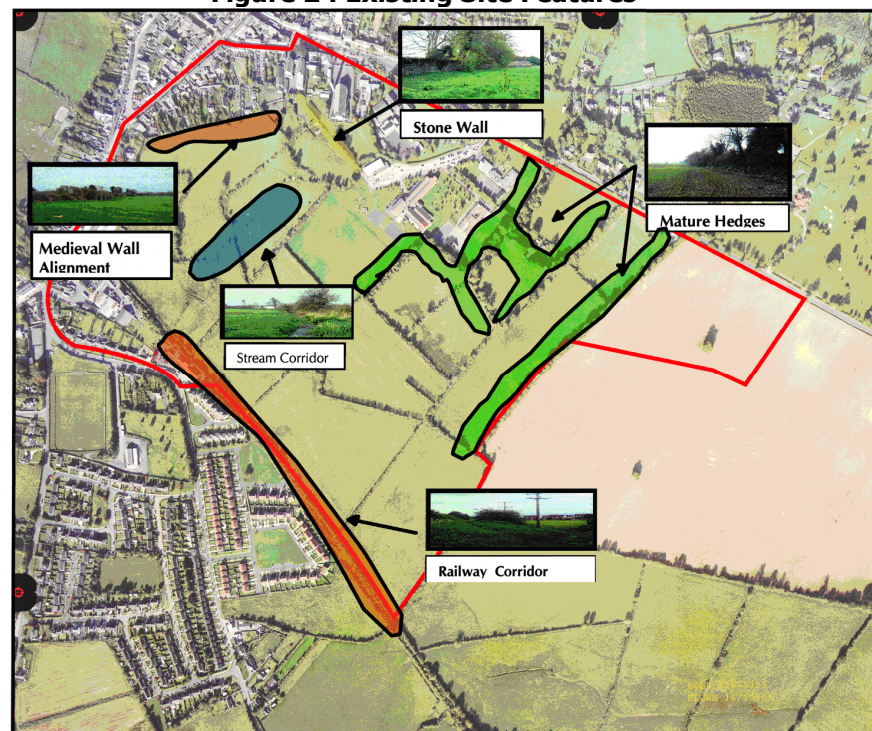
Established building heights across the area predominantly two storey with Protected Structures and buildings of civic importance such as church buildings, convent buildings and post office achieving greater height.

Of the principal streets framing the "Backlands", Bective Street, Farrell Street, Kenlis Place and Headfort Place are included within a designated Architectural Conservation Area and Area of Archaeological Potential under both the existing and draft Kells Development Plans.

The following significant natural site features have been identified for retention and incorporation into the planning framework. These include:

- Significant mature hedgerows and in particular the mature hedgerows around the Rectory and the remnants of Long Wood.
- A Stone Wall to the rear of St Colmcille's Roman Catholic Church and the Convent of Mercy.
- An existing watercourse running partly through the lands (Newrath Stream).
- A zone and potential feature of archaeological significance around the alignment of the Medieval Town Wall boundary.
- A Railway Line corridor to the south.

Figure 2 : Existing Site Features



Source: Kells Backlands Local Area Plan 2005

1.2.2 Existing Treatment of the Historic Street Layout

When considering the expansion of any settlement and in particular one of historic importance, it is crucial to first consider its historic evolution and growth.

One of the most unusual aspects of this town centre expansion area is the proximity of a significant portion of 'Greenfield' land to the recognised centre of the town. The proximity of the "Backlands" to the existing town

centre will facilitate expansion of the town centre functions with future development appropriately integrated. Currently the “Backlands” as its name suggests does not have a strong relationship with the town. It is visually and physically detached, and although the town centre expansion area is bound by existing development along the north and west boundaries, the majority of these boundaries are composed of the rear of properties and development. The result is a poor interface between the existing urban area and any potential development proposals within the town centre expansion area. In order for any future commercial expansion within this area to be successful, it will be important to encourage the focus of the town centre not only to expand but begin to face towards the “Backlands” Area. It will be important to consolidate the commercial centre of the town within streets as identified in the Town Centre Strategy.

Although the town core has a number of recognised streets of importance, there is currently no identifiable space to function as a town square / civic plaza or pedestrian friendly street(s) for gathering and act as a central communal focus. The important role of this type of space for markets and trading would historically have been accommodated in the widened streets of Headfort Place, Farrell Street and Cannon Street. The relatively modern introduction of vehicles has reduced these spaces to through routes and car parks.

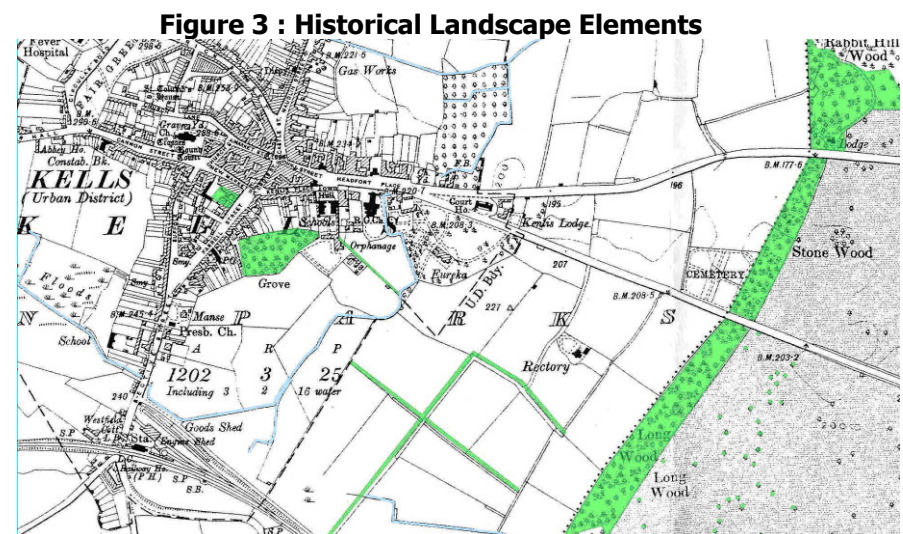
This Framework Plan suggests a set of recommendations that will help promote the desired improvements to the existing streetscape and integration with the “Backlands”.

1.2.3 Historical Landscape Structure

Historic plans indicate that the eastern extent of the town centre expansion area was part of the Headfort Estate Parkland. This is evident in the individual ‘standalone’ trees typical of a design landscape and remnants of planted woodland/hedgerows, such as Longwood. There are a number of interesting historic landscape elements which remain in part

or full which should be utilized to add cultural, historical, visual and environmental value. These historic landscape structures should be retained and where possible expanded to create a valuable green framework. It would also be feasible and desirable to selectively reintroduce / replace landscape structures that have been lost in the past.

These lost elements include: the Grove, Long Wood, Stone Wood, and Market House Gardens.



Source: Irish Historic Towns Atlas No 4 Kells Edition, Royal Irish Academy (Kells Backlands Local Area Plan 2005)

1.2.4 Land Uses

The land use zoning objectives for the town centre expansion area have been determined in the Core Strategy and accompanying land use zoning objectives map of the draft Development Plan. The extent of commercial zoning has had regard to the recommendations of the Strategic Flood Risk Assessment undertaken as part of the draft Development Plan

preparation. It excludes the areas identified in Flood Zones A which is identified as F1 "Open Space" in the land use zoning objectives map. It also identifies that only "less vulnerable uses" will be considered within Flood Zone B. The extent of lands differs significantly from that contained in the previous Development Plan and Local Area Plan for commercial / town centre use. It also excludes some area which was contained in the permitted town centre scheme noting that whilst it is possible that this permission may be implemented, it is considered improbable. An extract from the draft land use zoning objectives map is shown in Figure 4 overleaf.

1.2.5 Town Centre Expansion

The town centre expansion area recognizes that in order to comply with the objectives of the Meath County Retail Strategy, 2012, provision needs to be made for a town centre expansion zone that will facilitate the provision of higher order convenience and comparison shopping befitting the status of Kells as a Level II Sub County Town Centre. The town centre expansion area provide for a B1 land use zoning objective which is sufficient in size to accommodate the projected increase in retail floorspace for Kells to 2022. The expansion of the retail core of the town centre will be facilitated in a logical manner respecting the present functions and uses of the town centre and in a manner which encourages pedestrian connections and direct physical links to the established retail streets of the town centre.

It is envisaged that a broad mix of uses will be encouraged within this zone reflecting that this area is the town centre expansion area. The uses facilitated within this zone shall interact positively with existing town centre uses to ensure that new developments are beneficial for the vibrancy and vitality of the existing town centre. Residential development will also be encouraged within the B1 zone to promote diversity, night time uses, passive supervision and a sense of streetscape. Opportunities for employment creation will be encouraged through appropriately scaled offices and business uses.

John Spain & Associates were commissioned to carry out a Retail Review (See Appendix B). This review and capacity assessment comprised of a more detailed assessment of Kells building on the work undertaken for Kells as part of the draft Meath County Retail Strategy. It determined the quantum of retail floorspace (convenience, comparison and retail warehousing) likely to be required in Kells over the period to 2022, the preferred location for town centre expansion to accommodate the projected retail floorspace requirements and whether or not it was recommended to retain both the "Backlands" and "Frontlands" as sites for town centre expansion. The "Backlands" was identified as the preferred location for town centre expansion whilst it was also recommended to retain the Frontlands to offer choice to potential retailers and also having regard to the constraints which remain in relation to the development of the "Backlands" site.

In order to encourage the continued physical and social rejuvenation of the prime retail streets adjoining the "Backlands", the B1 land use zoning objective also extends to the streets and rear plots of Kenlis Place and Farrell Street. This designation promotes the protection of the architectural integrity of this area.

A mixed use C1 zone is proposed along the interface of the town centre expansion area and the institutional lands fronting onto Headfort Place. It is envisaged that uses complimentary to the function and objectives of the expanded town centre zone would be promoted in this area. These areas are appropriate to accommodate a mixed range of uses of a scale which is appropriate for the locational context of these areas. The Councils will ensure that the primacy and interests of the established town centre are protected when assessing proposals within the C1 area.

The Planning Authorities recognise that in the interests of good urban design and coherent development that some degree of flexibility is permissible in areas of transition where boundaries are located at a

transition between the B1/C1 areas. The purpose of this flexibility is solely related to the Council's aim of promoting high quality streetscapes and good urban design. Abrupt end treatments to the design of proposals on the boundary of zoning change should be avoided. The principle aims of the zoning objectives will still apply and the protection of the established town centre's function and interests will still be upheld.

1.2.6 Residential Use

The draft Development Plan does not identify a land use zoning objective to the area identified on the Core Strategy map as "Future Housing". These lands are considered to represent the next strategic area in which the Planning Authorities will provide housing during the 2019 – 2025 period. It is considered that an A2 land use zoning objective (New Residential) which seeks "to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses" as would be considered appropriate at that time for the status of the centre in the Settlement Hierarchy". This land use zone would help to promote the viability of new commercial uses and ensure that new facilities, including amenity areas, are actively used by the town population. It is considered prudent to retain the guidance contained in this Framework Plan for such future residential lands notwithstanding that it is not anticipated that they will be developed during this Development Plan period as they demonstrate the longer term vision of the Planning Authority for this area of Kells. The design and layout of such future residential development will reflect the proximity of sites to the town centre.

It is not intended be prescriptive with respect to density as a varying density will promote different character areas for visual interest across the "Backlands" area. It is envisaged that residential developments shall be designed in accordance with the provisions of the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas. Residential use is encouraged as part of mixed use development in B1 and C1 land use zones.

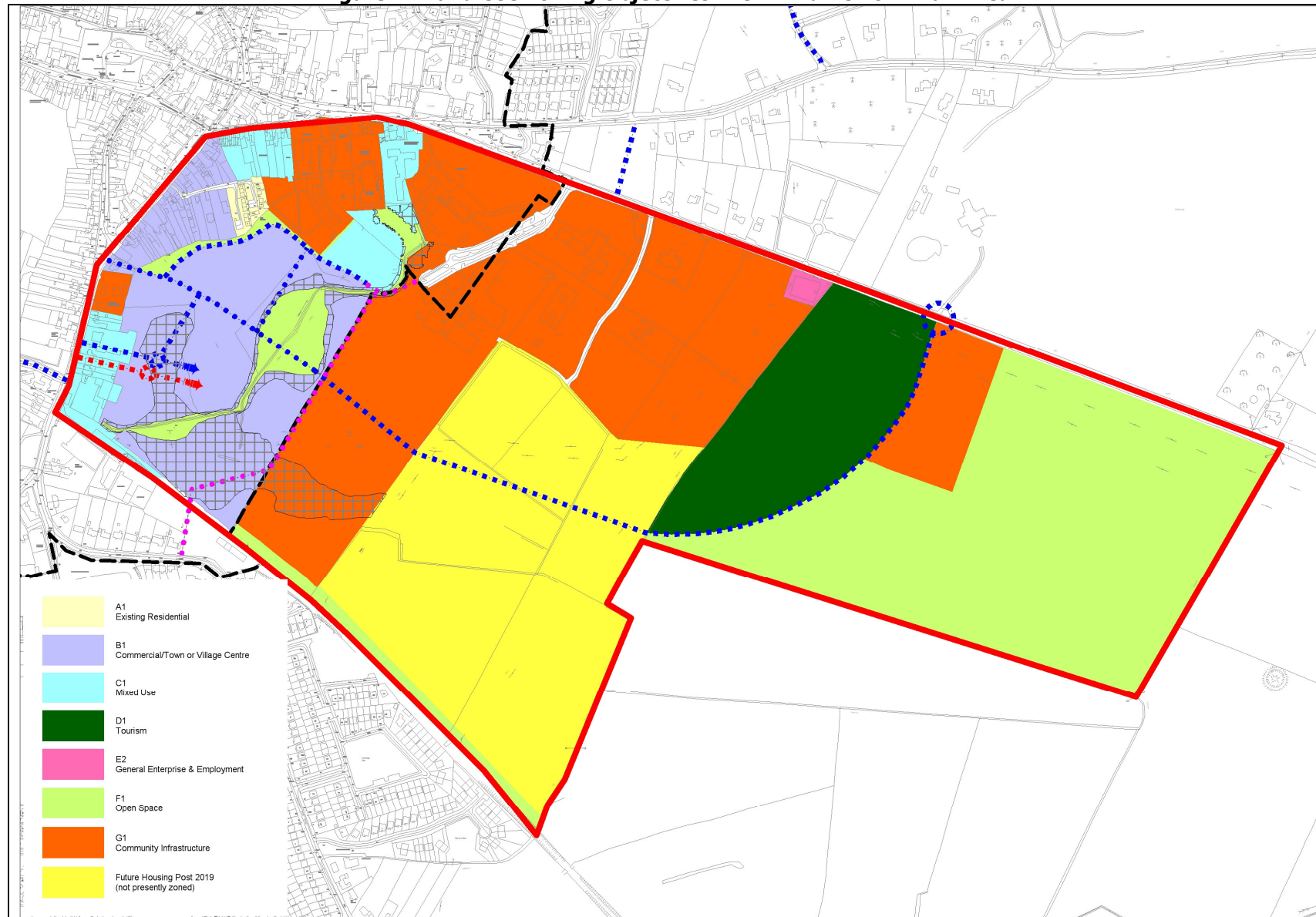
1.2.7 Community/ Recreation Use

The F1 and G1 land use zoning objectives, which accommodate provision of open space for active and passive recreational amenities and community, recreational and educational facilities, are included with additional FI zoning proposed to establish a network of green space throughout the Framework Plan lands. The town centre expansion area is served by existing educational and community provision and there is sufficient existing land zoned to accommodate these uses. Childcare facilities will be required to be provided in accordance with the Childcare Guidelines and the specific policy framework established in this Development Plan.

It shall be a requirement to provide a town park in conjunction with the development of the town centre expansion area.

The town centre expansion area should include a 'bring facility' with provision for recycling glass, plastic, textiles and paper. Developments should take into consideration the policies of the North East Region Waste Management Plan 2005 – 2010 or any subsequent revision.

Figure 4 : Land Use Zoning Objectives within Framework Plan Area



2 Urban Design

2.1 Introduction

This section of the Framework Plan refers to the provision of a built environment within the town centre expansion area. The objectives of this section are as follows:

- Promote Permeability
- Promote Synergy
- Promote Legibility
- Promote a Fine Urban Grain
- Promote Positive Edges
- Promote an Appropriate Scale of Development

These principles are incorporated within the objectives outlined below with respect to developments in the town centre expansion area, general commercial area and residential zones.

2.2 Town Centre Expansion and Commercial Zones

Developments located within the B1 and the C1 designated areas should represent a genuine extension of the town centre's existing street pattern and consequently a compact form of high quality town centre streets will be promoted within new developments. Such new streets should contain buildings and facades of the highest architectural quality and integrity befitting the town's heritage status. Streets should incorporate an appropriate mix of town centre uses to promote diversity, enhance service provision and promote enlivenment along the street edge. Mixed use developments will also help to promote a sense of place, create passive supervision and ensure a good balance between day and night time uses within commercial areas.

The Development Plan recognises the potential benefits to the existing town centre in the provision of significant new convenience and

comparison shopping facilities in the town centre expansion area. A significant design challenge of ensuring that large retail floor areas can be accommodated within a street setting exists for potential developments in the town centre expansion area. Whilst an understanding will be shown by the Planning Authority for modern retailing requirements including the need for adequate servicing, this Framework Plan requires such proposals to comply with the principles of active and enlivened street facades. The use of high quality materials to avoid overt horizontal massing will be encouraged. For large developments incorporating a multiple of various shop types, frequent access to units directly from the street in preference to an internal mall will be encouraged. The orientation of entrances along the façade of significant retail developments should where possible address the alignment and vistas along new pedestrian routes back to the town centre. This will encourage interaction, promote permeability through existing streets, aid orientation and provide local landmarks.

Attention to detail for new proposals will be important for fostering high quality streets. Wide pedestrian footpaths, street landscaping, integrated street car parking, street furniture, public art, shop front design, etc. can all contribute to creating inviting streets of visual interest and high quality. The Planning Authorities will ensure that adjoining developments amalgamate coherently and create consistency in their design approach. Due regard for the quality of finishes and treatment of signage and shop fronts will be important in this regard.

In respect of the established streets of the town centre and the existing building stock, the Planning Authority acknowledges that where opportunities for permeability and synergy with the town centre are created, new developments are likely to attract increased expenditure within the town centre. Investment opportunities are likely to arise if a consequent enhancement of the town centre's vitality is generated. Existing problems in the town's urban fabric associated with instances of poor visual presentation, lack of vitality, instances of vacancy (along Kenlis

Place and near the medieval core in particular) and poor quality public realm can be addressed.

A challenge for development will be the accommodation of design layouts that actively encourage site assembly and coherent development on backland plots. New proposals on B1 and C1 designated lands will present facades to the rear of such plots. Within this interface, it is imperative that problems associated with dereliction, vacancy and poor visual presentation along the "Backlands" are addressed as the success and attractiveness of new streets is dependent on this. The Planning Authority will be proactive in encouraging the visual upgrading and appropriate development on such lands. Developments adjoining will be encouraged to facilitate such future developments in the orientation of buildings and alignment of roads/pedestrian streets.

2.3 Residential Formats in Commercial Zones

The Framework Plan advocates compliance with the provisions of the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas. The provision of residential development intermixed with commercial and retail uses is desirable to create a sense of place and community along new streets. Local residents will aid passive surveillance and ensure a continuation of uses after business hours. They will support business for new cafes, restaurants, bars and other recreational and cultural uses. Such schemes will provide a critical mass to support local services and facilities and act as a catalyst for further investment and rejuvenation across the "Backlands".

A compact form, to denote the centre of the town as distinct from edge of centre sites and to successfully enclose new streets and public places will be encouraged. A variety in building scale and height along the streetscape of B1 and C1 areas will be necessary for architectural variety. The Planning Authority will encourage internal space standards above the minimum standards as outlined in the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas. Due regard will be

had for appropriate height transition adjoining established properties and the visual appearance of such buildings in a wider context which addresses heritage issues. Compact forms of development within the town centre should be of a height appropriate to allow light penetration to the street, adjoining buildings and communal open space. The Planning Authority will require that a variety of building forms are facilitated within developments. Compact layouts can provide apartments, duplex units and town house terraces as a sustainable form of higher density development appropriate to a town centre.

A permeable series of town centre blocks should be created within the B2 and C1 zone allowing for front elevations on all sides. Within the "grid", some definition may be provided at corners to aid orientation and promote good legibility. Street edges should provide own door access, private gardens and terraces, integrated street parking and attractive boundary treatments to enhance the visual amenities of the street. Where residential units are proposed above ground floor commercial units, due regard will be had for the compatibility of such uses with activity at street level. The Planning Authority will seek high quality designs of residential development, appropriate for an urban streetscape and heritage town, using high quality external finishes and materials.

Figure 5 : Residential developments in town centre locations



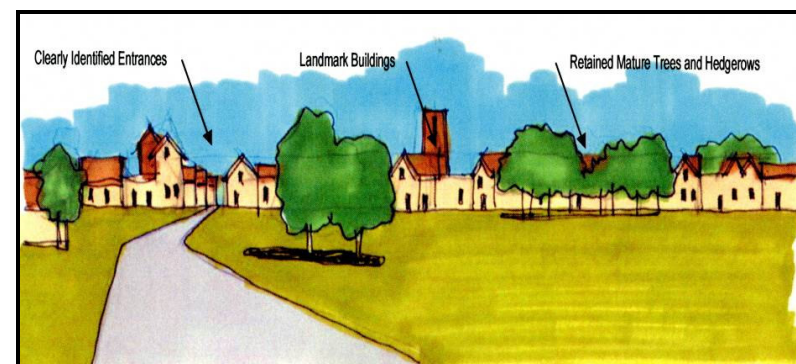
Source: Kells Backlands Local Area Plan 2005

Figure 5 presents examples of indicative tight knit urban blocks with front elevations presented to streets on all sides.



Source: Kells Backlands Local Area Plan 2005

Concept of how a compact and higher density form of development may not necessarily appear prominent on approaching views. Where instances of higher buildings can be viewed, indicating a centre or key urban space, such views should be positive and of high architectural integrity. Such an approach is required for areas of new development in a heritage town.



Source: Kells Backlands Local Area Plan 2005

2.4 Residential Formats in the Future Housing Zone

Residential character areas will be promoted throughout the "Future Housing Lands" when they are identified for land use zoning objectives at a later date. Due regard will be shown for the provisions of the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas with respect to developments located at the edge of centre and outer suburban sites. Opportunities will however exist to promote varying housing layouts and typologies to avoid the creation of visually bland estates of similar character. An overall coherency to development will still be maintained through the provision of similar high quality materials and generous landscaping.

Examples of where varying layouts and accordingly densities might be facilitated include residential units fronting the alignment of the Distributor Road. As a key vehicular link through the "Backlands", it will be a policy of the Councils to ensure that this route is not treated as a link or by pass route; it shall have the appearance and feeling of a streetscape with front elevations orientated onto the road. To ensure effective enclosure of this street, formats including three storey duplexes, etc. may be facilitated fronting it.

Other instances where higher densities may be appropriate for character area formation include lands adjacent to significant public open space and key junctions. The building type may vary at such locations to enclose such areas effectively and aid legibility across the residential area.

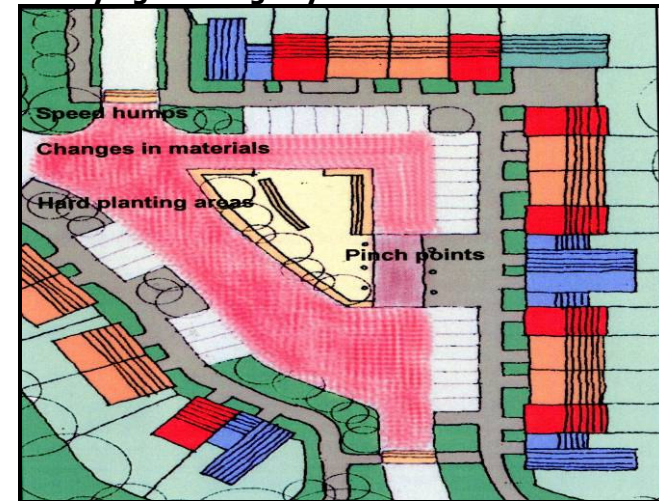
Outside of areas that are immediately adjacent to the town centre, public open space, distributor road or key nodal point junctions, residential developments will be encouraged to provide a mix of housing types and innovative housing layouts. Good permeability between different housing areas and consideration for pedestrian/cyclist connection to key areas of public open space in the vicinity will be a prerequisite of the design and layout. In large schemes, provision shall be made for traffic calmed and

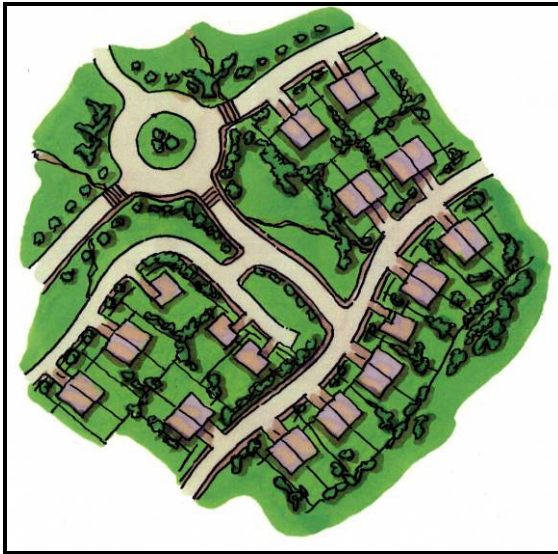
shared surface areas. The concept of Home Zones is an example of such layouts where streets are "claimed" by the local residents and are spaces for community interaction and safe pedestrian and cyclist movement. The treatment of the road surface symbolises an entry into such zones

Within large residential schemes, due consideration should be given to the provision of local convenience shops and community facilities such as crèches in an appropriate accessible location for residents of a scheme. The provision of the DoEHLG Childcare Guidelines will be complied with in this regard.

The following images present examples of varying housing layouts which vary the density, road alignment, building type, etc. to create areas of character and diversity. The incorporation of existing natural vegetation including mature hedgerows should be promoted in new development layouts.

Figure 6 : Varying Housing Layouts to create character areas

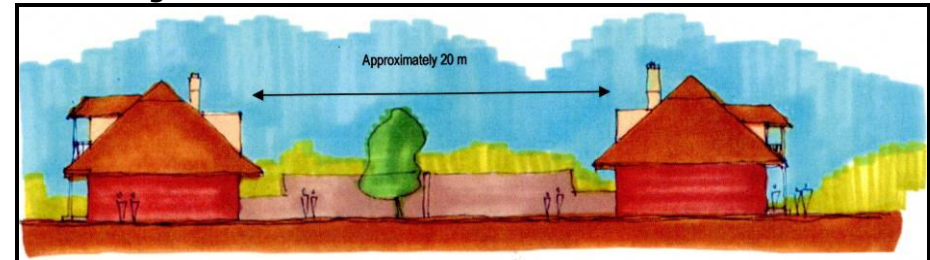




Source: Kells Backlands Local Area Plan 2005

The design and layout of development should provide for the protection of residential amenities for future occupants. Compliance with development control standards with respect to private garden space and separation distances from opposing rear elevations should be ensured.

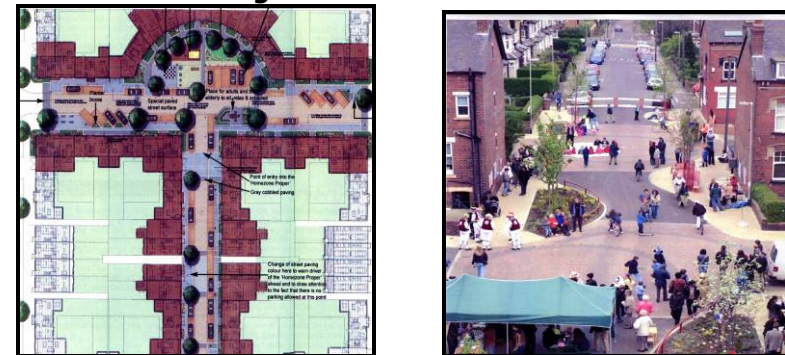
Figure 7 : Protection of Residential Amenities



Source: Kells Backlands Local Area Plan 2005

Home Zones will be encouraged for large residential schemes to encourage areas of character, foster a sense of community and promote diversity of street type.

Figure 8 : Home Zones



Source: Kells Backlands Local Area Plan 2005

2.5 Urban Design Principles

The Planning Authorities will:

1. Promote high standards of design which are cognisant of and complimentary to the heritage status of the town.
2. Ensure that the character, scale and design of proposed developments promote attractive, actively fronted and suitably enclosed town centre streets.
3. Ensure that height and massing is addressed appropriately by design.

2.6 Urban Design Objectives

The Planning Authorities will:

1. Require that Design Statements, which set out the rationale for a design chosen, show how visual links with traditional architecture in the area have been incorporated in a contemporary manner within the design, accompany development proposals.
2. Require significant new retail proposals to avoid exclusively inward mall layouts. The façade of significant proposals facing streets should be animated, have direct own door access to units and thus promote activity along the street edge.
3. Require that the height of new buildings be predominantly 2-3 storeys to a maximum height of 4 storeys. Where the Framework Plan identifies a site for a landmark type building/or a location where framing of a space is necessary, height of buildings will be examined on an individual basis and a detailed urban design rationale will be required.

4. Require that the design of commercial and mixed use proposals provide for a variety of high quality building materials which collectively harmonise along the streetscape.
5. Require that appropriate set backs, height transition and buffering measures including quality landscaping be provided along sensitive boundaries including the Grove to the north of the Framework Plan, the Nuns Garden, Protected Structures and institutions and the established residential estates accessed from the Cookstown Road to the south.

3 Heritage Features

3.1 Introduction

An awareness of the town's historical features will provide opportunities to highlight the archaeological and architectural heritage of Kells within new development areas. Such awareness will promote a sense of unique place, unique identity and connectivity between the town's historic past and future progression. Features identified include:

- Protected Structures including buildings highlighted under the NIAH Inventory.
- Archaeological features including the part of the town's medieval wall alignment. Although the physical presence of a wall is no longer evident on the ground, its former alignment should be respected for archaeological record.
- Burgage Plots, where still in place associated with the former alignment of the medieval town wall.
- Old Convent Gardens which adjoin the "Backlands" and frame views of protected religious institutional buildings.

- Old stone wall to the rear of church grounds.
- Alignment of the old Railway Corridor and the former railway station buildings (Protected Structures) in close proximity.

Many of the above identified features have heretofore remained hidden from the public realm. The opening of the Kells “Backlands” for development will provide an opportunity to highlight the existence of such features. The Framework Plan envisaged will ensure that such features are respected and used to enhance the design and layout of development where the opportunity arises.

To a large extent, development across the “Backlands” will be facilitated on greenfield sites adjacent to established streetscapes. The overall height, massing and scale of new development within these green field sites will respect the integrity of the streets adjoining. Consideration shall be given for the positive interaction of new development with established streetscapes with respect to scale, design and form.

3.2 Protection of the Integrity of the Architectural Conservation Area

Works proposed within the designated ACA boundaries shall respect the integrity of structures adjoining and promote compatible uses within compatible forms of infill development. The sustainable re-use and rejuvenation of older buildings fronting existing streets (particularly along Kenlis Place) will be promoted. In addition, the integrity of buildings of merit to the rear of buildings fronting streets but still within the ACA area will be protected.

3.3 Burgage Plots and Medieval Wall Alignment

The Backland area is located south of the alignment of the former Medieval Town Wall. Although there are no visible signs of this wall remaining within the town centre expansion area, its general course and

historical alignment can be determined from historical town maps. In addition, the designation of the Zone of Archaeological Potential and inclusion of this same approximate area as a listing under the Record of Monuments and Places (ME017:044) is indicative of the conjectural position of the town’s medieval wall alignment along the southern boundary of existing Backland plots. In association with the alignment of the old town defences, burgage plots developed historically within Kells although their present existence is not found extensively across the Framework Plan area. It is considered that plots to the rear of Farrell Street have most potential for remnants of the burgage plot pattern within the Framework Plan area. In particular, a double row of burgage plots on the south side of Farrell Street may indicate the expansion of the town in the post –medieval period.

The development strategy of this Framework Plan will seek to negate any adverse impacts which may affect the setting and interpretative context of the former alignment of the Medieval Town wall whilst allowing the land use zoning objectives of the lands identified for town centre expansion and mixed use development to be realised. It is an objective of this Framework Plan to preserve and enhance the alignment of the medieval town wall and the medieval heritage of Kells by methods agreed with the Planning Authority and Department of Arts, Heritage & the Gaeltacht. In the interests of promoting permeable linkages through the “Backlands” between the existing town centre and the town centre expansion area, it will be necessary to facilitate pedestrian crossing points across a buffer zone along the medieval wall alignment and the land use zoning map of the Development Plan outlines suggested locations for these crossing points.

It is recognised that historical burgage plot patterns may not remain in situ across all existing backland plots within the Framework Plan area. There is evidence on the ground of past site assembly and many plots are occupied by existing structures. It is recognised therefore that where developments are proposed on rear backland plots, due consideration will

be given to the existing character of such plots on a site by site basis. In the interests of promoting co-ordinated and harmonious development across adjoining lands, due regard will be given to appropriately scaled site assembly on sites that do not possess historic remnants of burgage plots.

Where remnants of burgage plots do remain in tact, proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the continued renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage. Consultation with the Planning Authority and consultant archaeologists is advised where such sites are intended for development in order to pre-empt any design difficulties and to protect the integrity of the burgage plot.

With respect to design issues, the locational context of new proposals will influence the suitability of a design chosen. The Planning Authority will encourage innovative, contemporary, appropriately scaled and high quality architecture for new developments across the Framework Plan area. Due regard will be had to sensitive locations and sites that either

- (i) directly front a street within the ACA;
- (ii) are situated in close proximity to structures of architectural significance, or;
- (iii) are positioned close to existing unprotected structures.

In such cases, whilst a design may be contemporary, it will be required to be respectful in height, massing, materials and overall form for visual integration.

Works proposed within the boundary of the designated Zone of Archaeological Importance and larger development sites will be requested to comply with Planning Authority's requirements for Archaeological Assessment and Monitoring.

3.3.1 Heritage Principles

The Planning Authorities will:

1. Protect and enhance the heritage value of the town and in particular the alignment of the medieval wall and the Architectural Conservation Area.
2. Require that where proposed developments adjoin either a Protected Structure directly or the site of a Protected Structure, such proposals should respect the integrity and setting of the Protected Structure.
3. Require archaeological assessment and monitoring of proposed works within the Zone of Archaeological Potential and on large sites.

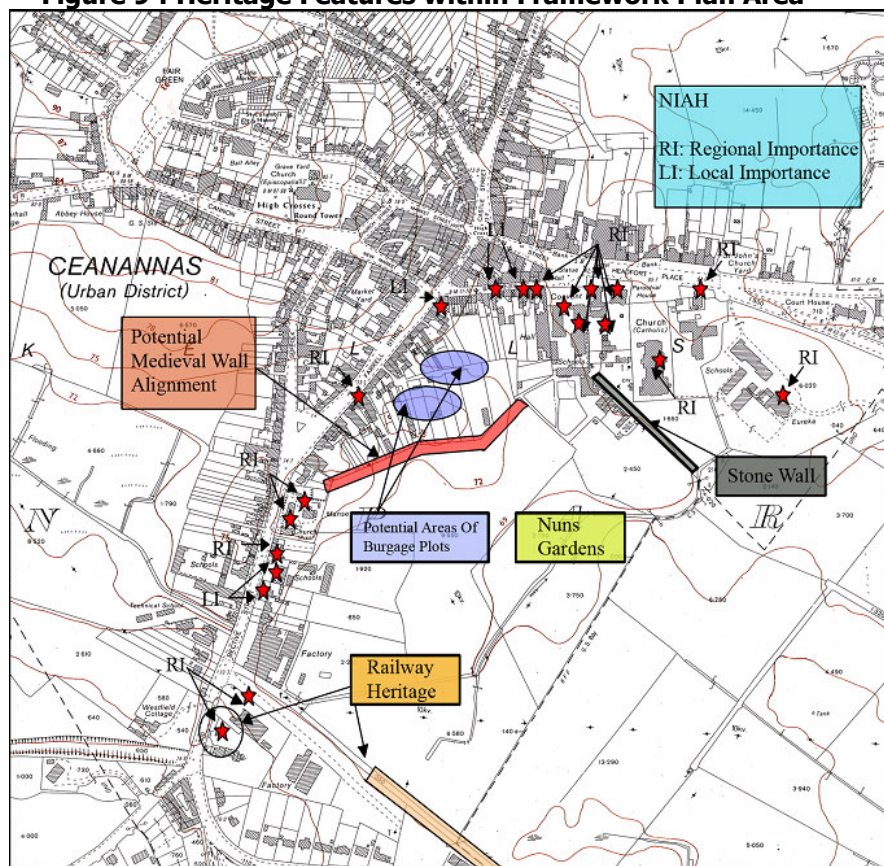
3.3.2 Heritage Objectives

The Planning Authorities will:

1. Protect the site of the medieval town wall alignment from new development through the implementation of a buffer zone between the alignment and proposed new pedestrian priority streets and development areas to the south side of it.
2. Encourage where possible pedestrian crossing points over the medieval town wall buffer zone.
3. Ensure the protection and preservation of those structures identified for preservation in the NIAH survey.
4. Require a respectful transition from the ACA area to new development areas adjoining. New schemes shall not dominate

upon or appear visually prominent from streetscapes within the ACA area where they are located within or on the “Backlands” adjoining the ACA.

Figure 9 : Heritage Features within Framework Plan Area



Source: Kells Backlands Local Area Plan 2005

4 Landscape

4.1 Introduction

Landscapes within the Framework Plan area are defined by historic landscapes and features and by the general openness of the land area. This section will consider how best to exploit and utilise these landscapes and how to create new landscape features within the area.

A landscape framework should incorporate a variety of quality open space/amenity experiences inclusive of active sports and play facilities, passive and tranquil areas for walking, cycling and seating, areas to enjoy the natural environment alongside retained features such as trees, hedgerows and watercourses and dynamic urban squares where civic events may be held.

The landscape framework advocated by this Framework Plan will provide zoning provision for dedicated areas of public open space. Such open space provision will be required in tandem with development facilitated by adjacent zonings. In the event of a development being applied for containing lands zoned for open space, the developer will be required to have due regard for the principles and objectives of this plan for such provision. Due regard will be had for the planning gain associated with such provision when assessing the merits of associated development and a relaxation of open space standards on adjoining zoned lands may be facilitated if considered appropriate by the Council to secure the provision of high quality public open space in accordance with this plan. The images and examples provided will give guidance to developers in the provision of public open space. Such examples are indicative concepts only; provision of their main ethos (for example river side walk concept, active play area concept, woodland park concept etc) and a high quality of design will be required. Where landownership results in designated open space areas being shared between adjoining developments, the planning department will use this Framework Plan document to guide coherent assembly, design and ensure full permeability between open space areas.

4.2 Civic Square/Town Square

The provision of a Town Park at a location central to the town centre remains an objective of the draft Kells Development Plan 2013 - 2019. The Framework Plan examines how most appropriately this objective can be met. This examination has established that typical town park functions will be met by means of use of playing pitches for active recreation (to the east of the Framework Plan lands), riverside walks along the Newrath stream, the 'long wood', the creation of playgrounds, etc. in residential areas. An innovative option is the development of a civic square/town square.

Figure 10 presents how a town square might appear in section showing an interaction and relationship with town centre buildings and new civic spaces.

Figure 10 : Relationship of Town Square with Buildings



Source: Kells Backlands Local Area Plan 2005

The following images provide examples of civic plazas and urban squares interacting with commercial and town centre streets. The potential for such areas to accommodate out door seating and places for meeting will enhance the quality of the public realm and foster a sense of identity a place.

Figure 11 : The Square, Tralee

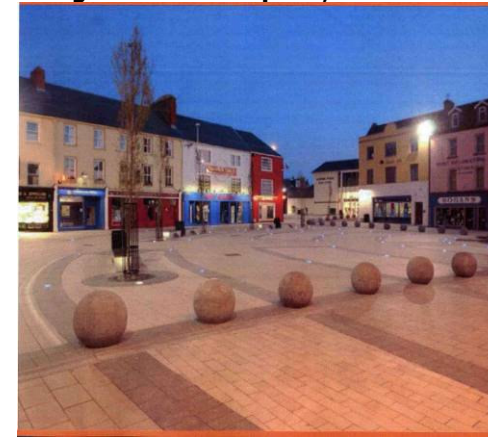


Figure 12 : John Roberts Square Waterford



Figure 13 : New Dundrum Town Centre Square



A farmers market is held in Kells on a regular basis. The provision of a civic square at the heart of a commercial area would provide opportunities to promote such an event and maximise the viability of it as a market. The tourist and heritage value of the town would benefit from such provision.

4.3 Proposed New Town Square for Kells

Section 4.2 above provides an overview of town squares and civic spaces in a general sense. Central to this Framework Plan is the need to deliver as part of development in the "Backlands" a high quality town square which will become a focal point, not just for the "Backlands" expansion area, but for the town centre as a whole. This Framework Plan will examine how best to achieve this goal and will provide design principle guidelines for a new town square.

4.4 Town Square Location

A town square is proposed within the town centre expansion area at a location which is accessed easily from the following areas:

- Proposed commercial and mixed use developments which will provide a high level of footfall and movement in the vicinity of the square.
- The adjacent historical town centre and in particular close to potential pedestrian connections from the town centre expansion area to the established town centre which will encourage permeability and interaction between the square, new development areas and the established town centre.
- Other areas of proposed public open space include the streamside linear park, wet land areas and medieval buffer zone open space. The town square should be accessed freely from such areas as part of a wider open space network linking areas of diverse open space character and function. In this manner, open space throughout the Framework Plan lands will have a logical sequence of movement and function. The town square will be one of the primary areas of open space within this hierarchy.

4.5 Town Square Design

There are no prescriptive guidelines available for the design of town squares or plazas, such criteria could potentially stifle the creation of unique urban spaces appropriate to their context. Nonetheless, there are a number of considerations which should be made setting the brief for the design of such an urban space. These are as follows:

Scale: The size and shape of the space should in many ways be determined by the potential function of the space. However a balance should be struck between one off events and the day to day (normal) use of the space. The design of the space should focus on the quality of the square for normal use, but flexible to accommodate events. It is considered that the appropriate scale of the space should be determined through the development management process. It is not considered necessary to prescribe the scale of the proposed square / civic spaces to

allow flexibility for the Planning Authority and landscape designer alike to successfully oversee a successful design for the town square.

Framing: This relates simply to the height to width proportions of the space. It is important to strike a balance between the horizontal scale of the space and the vertical scale of the buildings which surround and define the space. The Design Statement, which shall be submitted with any future planning application, shall demonstrate the adequacy of the proposed building heights and forms to define the scale of the proposed central space. Height emphasis in the form of a well designed and appropriately positioned gateways will only be facilitated at appropriate corner locations. In determining proposals for such buildings, a design statement accompanying such a proposal will have to demonstrate successfully the building's contribution to the square as a focal point, that the height respects established and future proposed residential amenities, that the building respects skyline views from the established town centre and protects the integrity of the ACA. The Council will be cautious in its consideration of gateway/ landmark buildings in this regard.

Form: Whilst these spaces are known as squares, this is not a literal description and measure of form. A civic square or plaza can occupy many plan shapes and in many situations the most successful and interesting urban spaces are those which are asymmetrical and on various levels. The key is to provide enough open space within the area to accommodate flexible use.

Function: As described above, flexibility is the critical aim with design of any urban space. The proportions and finish should be such that a multitude of potential activities can be accommodated within the space, (i.e. ad hoc street performance - organized civic/community events).

Materials: Materials should be to a high quality, striking a balance between capital cost and long term maintenance. The specification and selection of materials must demonstrate high standards of visual

attractiveness, durability and performance. Materials affect user perceptions, and should be selected to relate to use.

Focus: The space should have a reasonable proportion of active frontage surrounding and use buildings, lighting, or sculpture and vistas to create orientation and focus within it.

Connectivity: The Square should form part of the urban hierarchy and be connected naturally and fluidly to the existing pedestrian networks. This integration will strengthen clarity of movement and orientation. The space should be accessible and work with the existing topography and level to achieve the most appropriate fit.

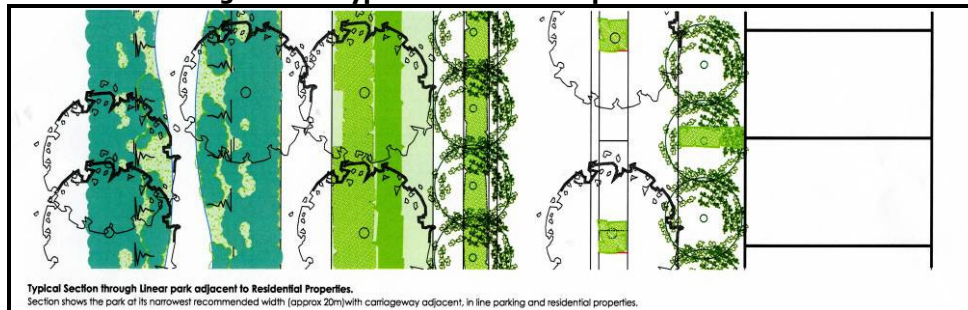
Climate: The microclimate of the space should be considered at all stages of the design process, (e.g. sun paths should be calculated to determine the most appropriate positions for seating) Wind tunneling should be avoided, shelter typologies should be considered.

4.6 Watercourse Linear Park

The analysis of the existing site character highlighted the existing New Rath stream running through the centre of the site. This presents an opportunity to use a natural site feature in the landscape design. A high quality linear park using the course of the stream as a feature would provide a valuable amenity for the town. The shape and position of this open space area could allow opportunities for connection between the different character areas of open space.

Figure 124 presents an example of a plan alongside a water course showing how the stream corridor, natural vegetation, paths, cycle ways and verges can accompany a road alignment and building edge within an urban area.

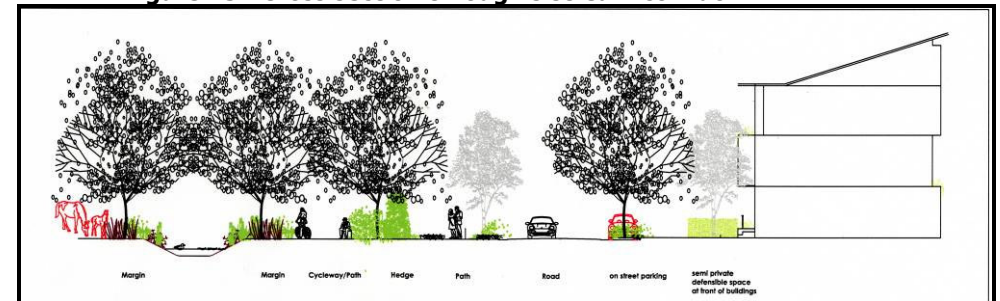
Figure 14 : Typical water course plan



Source: Kells Backlands Local Area Plan 2005

Figure 135 presents a cross section through a stream corridor showing the interaction between different uses. This section shows that a high quality area of public amenity space can be created using land efficiently.

Figure 15 : Cross section through s stream corridor



Source: Kells Backlands Local Area Plan 2005

Figure 16 : New Rath Stream



Source: Kells Backlands Local Area Plan 2005

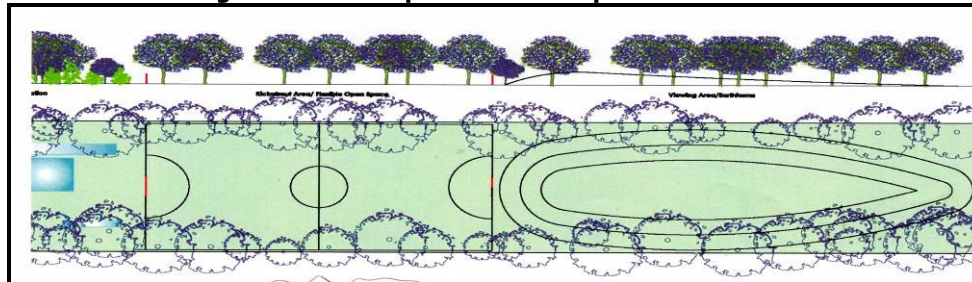
The maintenance of the water channel will have to be considered in the design detail of a linear steam park.

4.7 Urban Woodland

The opportunity to re-instate a former historical landscape element at long wood' should be developed as part of this Framework Plan strategy. This open space area provides opportunities for a unique area of public amenity not only consisting of planted woodland. The space could also, along its median, provide off set areas for children's play, active recreation, seating and dedicated routes for walking and cycling. The images below convey how this might be achieved. A range of recreational facilities and experiences could be provided along its course adding variety, interest and a genuine unique open space feature with roots to the town's heritage past.

Figure 17 provides a concept for woodland park with an avenue of trees and centre median used for active sports activities.

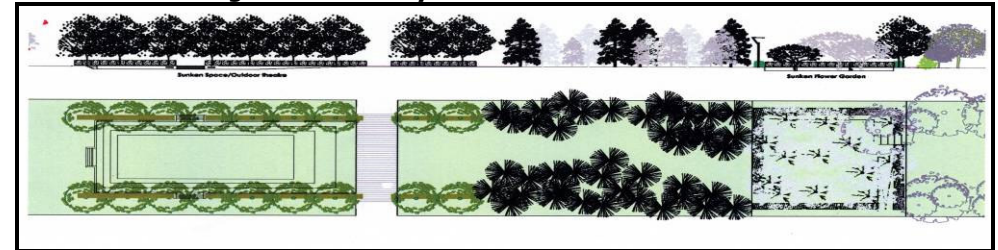
Figure 17 : Concept of woodland park



Source: Kells Backlands Local Area Plan 2005

Continuing along the woodland park, variety in the design and functions may provide features such as sunken spaces for performance small arenas, gardens etc. (see Figure 18)

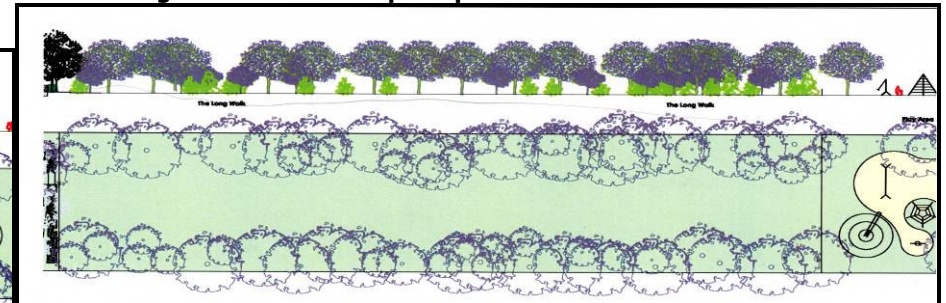
Figure 18 : Variety of Woodland Park



Source: Kells Backlands Local Area Plan 2005

Other sections along the woodland park may use the central area used for passive open space only for more tranquil and natural open space areas. (See Figure 19)

Figure 19 : Passive Open Space within Woodland



Source: Kells Backlands Local Area Plan 2005

Figure 18 contains images of how a woodland park such as that proposed as a re-instatement of the concept of Longwood could be treated and designed.

Figure 20 : Images of Woodland Park



Source: Kells Backlands Local Area Plan 2005

4.8 Active Recreational Facilities

The Framework Plan includes lands identified in the Kells Development Plan for community facilities and active open space. The identification of the lands for active playing fields on the Navan Road will perform two key functions. Firstly, it will ensure that the location of such pitches is within walking distance of the educational school campus to provide multi use of such lands. Secondly, it provides a good transition from the open countryside to the urban form of the town respecting the landscaped institutional feel of this key entrance to the Heritage Town. It is the intention of this plan to strongly promote the development of these lands and those identified for community use which may include further expansion to the educational campus off the Jim Brunnock Road in conjunction with surrounding developments. These areas will be linked to other open space areas as highlighted in this section through both road and green routes and will constitute an area of special character within the overall landscape framework.

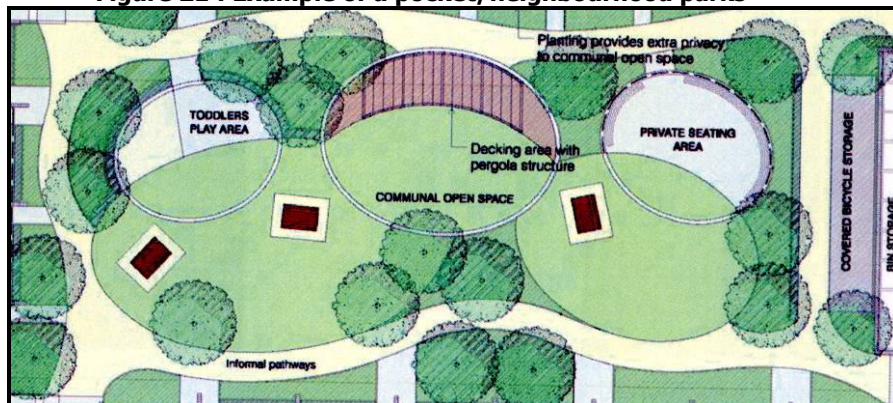
It is considered that the location of the proposed pavilion to serve the active playing pitches should be located off and address the local distributor road to access the "Backlands". This will assist in ensuring that this road becomes a street befitting its location. This in conjunction with possible hotel or tourist facility and HSE office building will provide the Gateway entrance into the town suggested in the Core Strategy.

4.9 Pocket Parks

Whilst due regard will be given for the planning gain associated with the delivery of key areas of public open space and recreation as part of development proposals and the facilitation by developers to co-ordinate in such provision, smaller instances of pocket parks and usable open space will be encouraged throughout the area as part of the open space provision for residential proposals etc. Open space provision will require full design consideration at the time of planning applications. The provision of the DoECLG Guidelines (May 2009) Sustainable Residential

Development in Urban Areas will be adhered with well designed open space areas of quality required.

Figure 21 : Example of a pocket/neighbourhood parks



Source: Kells Backlands Local Area Plan 2005

4.10 Open Space and Landscape Principles

The Planning Authorities will:

1. Require the provision of a sequence of open space character areas distributed throughout the Framework Plan lands providing a variety of open space experiences including opportunities for passive recreation, ecological protection and active sports facilities.
2. Encourage the provision of open space in a coherent manner irrespective of property boundaries.
3. Ensure that development promotes sustainable management of key wildlife sites and the ecological processes upon which they depend.

4.11 Open Space and Landscape Objectives

The Planning Authorities will:

1. Require that a centrally located civic space/town square be provided in conjunction with the development of the town expansion area.
2. Require that open space areas are connected throughout the Framework Plan lands by dedicated linear open space corridors.
3. Require the provision of linear open space adjacent to the alignment of the Medieval Town Wall, the creation of a linear stream park adjacent to the existing watercourse / wetland area running through the Framework Plan area, preservation of the old stone wall and its setting to the rear of St Colmcille's Roman Catholic Church, the retention of significant mature hedgerows and trees where possible and the restoration of a linear wooded park at the 'Long Wood'.
4. Encourage pocket parks, active open space and playground facilities as part of the open space provision for residential proposals in accordance with the provisions of the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas.

5 Movement

5.1 Introduction

This section of the Framework Plan discusses vehicular, cycle and pedestrian movement within the town centre expansion lands and between said lands and the existing town centre. Access was identified as one of the key constraints to development of the "Backlands" area. Existing roads objectives previously contained in 2007 – 2013 Kells Development Plan have been re-examined in the preparation of the new

draft Development Plan. The Framework Plan must provide for ease of movement of vehicles, pedestrians and cyclists between the town centre and the town centre expansion area. The movement strategy of the Framework Plan is based on a central network of streets/local distributor roads supporting the urban design strategy outlined in Section 2. The land use zoning objectives map indicates areas where pedestrian linkages could be provided. The road network proposed on the land use zoning objectives map will also provide a network of cycleways. An attractive public realm will be promoted with street planting, street furniture, quality boundary treatments and good signage. It is accepted that the realisation of the entire primary urban collector / distributor road may occur outside the life of this Development Plan.

In terms of public transport, Kells is currently served by a frequent bus service (109 / 109A) from Dublin. The provision of additional bus stops, shelters and taxi rank facilities within the town centre expansion area will be encouraged.

5.2 Roads and Streets

Addressing the street as a key element of the public domain should be a key feature of any development proposal. The following are guiding principles for the development of roads and streets:

- Ensure streets meet the needs of all users including pedestrians, cyclists, public transport, private cars and service and emergency vehicles;
-
- The street hierarchy should ensure safe movement patterns for all these users, without the engineering needs of service vehicles dominating the form and layout of streets;
- Ensure streets are of a human scale, comfortable for pedestrians and cyclists, well enclosed and act as an extension of public space rather than a route solely for cars.

The town centre expansion area should develop as a coherent grid network with active frontages presented to all street sides. It is also important to create streets and not by pass routes through the "Backlands". This is particularly important for the east to west transport link from the R147 (former N3). It will be a requirement of all proposed developments to ensure that this principal access route is fronted with buildings and traffic calmed to promote a sense of streetscape and place rather than a town bypass.

In the interests of permeability, the use of cul-de-sacs should not dominate a road layout for development proposals and should be used in limited circumstances. Instead, different sections of the Framework Plan area should be linked. The design of road surfaces, treatment of the public realm and provision of frontages directly adjoining the street should ensure that conditions are not suitable for rat-running or short cuts but rather that a permeable and well connected urban layout is generated.

The road hierarchy indicated on the land use zoning objectives map emphasises the development of streets with active frontage. Access from Bective Street into the Framework Plan area is proposed via a new street/local distributor road with a series of secondary streets off this roadway. This primary distributor road will link to the R147 with a new roundabout created opposite the entrance to the Headfort Golf Club. A secondary access road network/local distributor road network will provide for internal circulation and distribution. The Future Housing lands will access this urban collector via a network of residential roads. The urban collector will link with the local road network/new street from Bective Street. An interim access arrangement to serve the first phase of commercial development with the "Backlands" is proposed as part of this Development Plan. Appendix A of this Framework Plan identifies the suggested interim access arrangements to the "Backlands". It is considered that the proposed interim access arrangements are adequate to cater for the life of the draft Development Plan. The proposed interim one way access arrangements are shown in Figure 22 below.

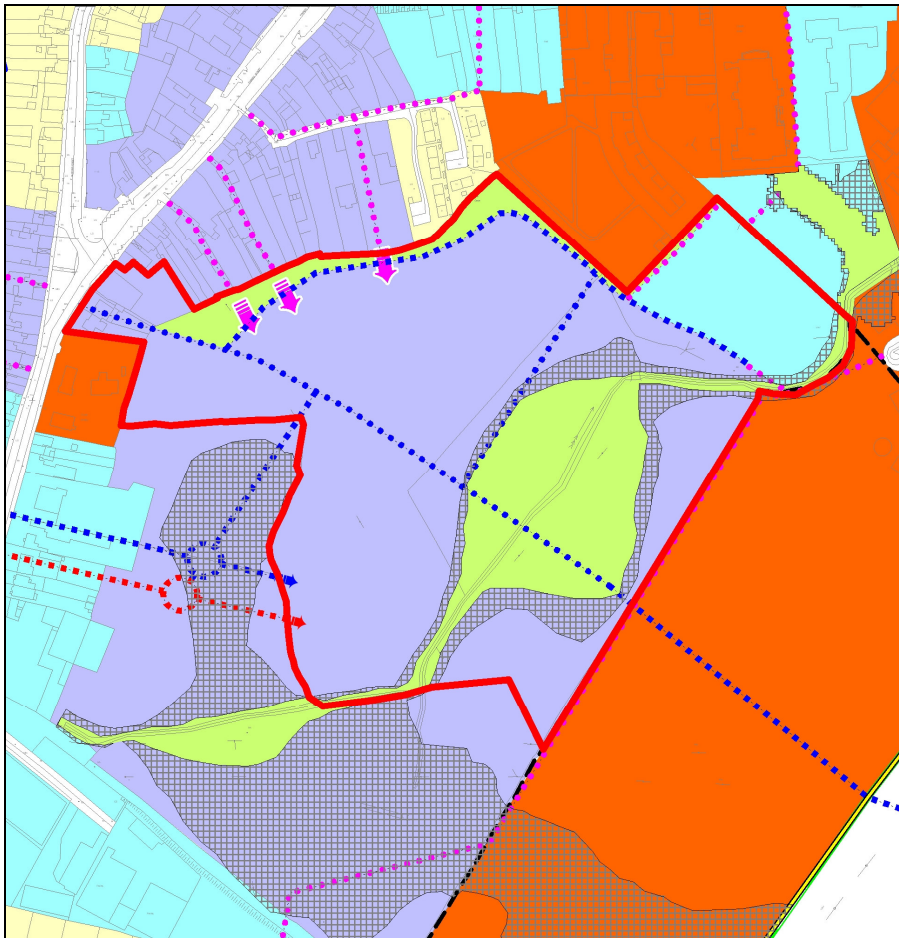


Figure 22 : Proposed Interim Access Arrangements to the Backlands

The access and egress arrangements shown in this Framework Plan are indicative only and consideration would be given to the reverse

arrangement, namely the accessing of the site from the locations shown on Bective Street and providing the egress onto Bective Square through the existing semi detached cottages located between the Presbyterian Church complex and Hetterton's garage.

Pedestrian and cycle links should be used to create preferential routes through areas and to link adjoining areas in order to improve accessibility and encourage more sustainable transport usage by discouraging reliance on the private car for local trips. Pedestrian and cycling routes should, wherever possible be overlooked by the front of dwellings to establish an attractive and safe environment.

5.3 Car Parking

Car parking proposals will be required to accompany development proposals. Attention to car parking where provided in the form of surface parking shall ensure that the desired strong urban edge along a streetscape is not weakened as they tend to create extensive areas of inactivity beyond trading hours. Occasional street car parking, drop off bays, etc. shall be designed and integrated into the street design. Due regard will be shown for linked trips and overlapping uses within the town centre in the provision of car parking. Standards may be reduced appropriately by the Planning Authority in recognition that one car parking space will have the potential to serve a number of commercial services within immediate walking distance. Such reduction will only be facilitated where schemes provide for a good mix of uses and otherwise conform to Council policy on high quality design and the creation of streetscapes.

5.4 Movement Principles

The Planning Authorities will:

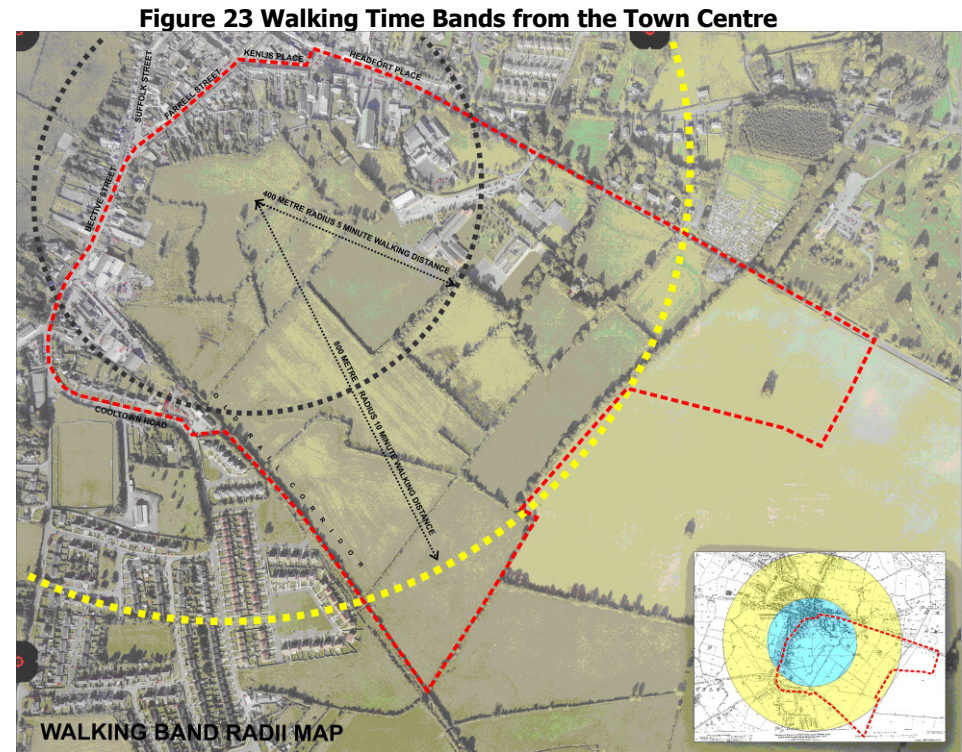
1. Promote a coherent hierarchy of new streets and avoid congestion.

2. Promote an attractive public realm of pedestrian footpaths, cycle ways, street landscaping, bus stops/shelters, street furniture, good signage and quality public lighting within the design of new streets.
3. Encourage innovative design and landscaped solutions to incorporate the required quantum of car parking spaces where such proposals are presented in the form of surface car parking, extensive areas of surface car parking and encourage alternative.

5.5 Movement Objectives

The Planning Authorities will:

1. Promote a route strategy for the Framework Plan area generally in accordance with the route network indicated on the land use zoning objectives map.
2. Promote pedestrian connections from the existing town centre to the "Backlands" in accordance with the routes indicated on land use zoning objectives map.
3. Develop the existing car park on Kenlis Place as a pedestrian connection through to the "Backlands".
4. Require that development proposals, where appropriate, be accompanied by a Traffic Impact Assessment.



Source: Kells Backlands Local Area Plan 2005

6 Views and Prospects

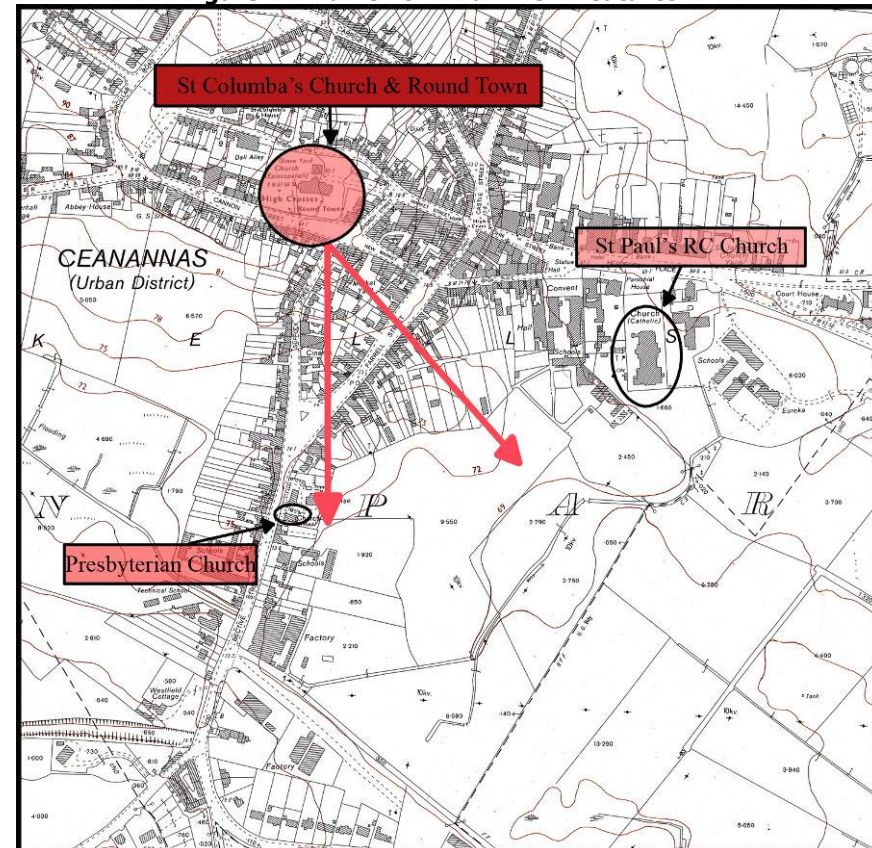
6.1 Introduction

Framing views of established skyline features and key buildings is of great importance to ensure that developments across the "Backlands" provide a visual reference of their proximity to the town centre. The lands constituting the "Backlands" have retained a rural/undeveloped character despite their proximity to the town centre and therefore have retained many views of interest. Development on these lands will open views of established buildings principally towards the Columban Monastery with its church steeple and round tower and the town's skyline that have heretofore remained hidden from the public realm. The opening of such views is an exciting prospect which will enhance the quality of new streets, developments and public spaces. The framing of views should not preclude or burden the development potential of such strategically located lands. However, the incorporation of views where appropriate should be seen as an asset for character formation. Such views will enhance the quality of new streets and reinforce connections with the historic town centre.

6.2 View Features

There are three principle features of visual interest identified from within the site looking back towards the established town centre. Figure 24 highlights these features and provides an indication of the field of view presented to the back lands.

Figure 24 Framework Plan View Features



Source: Kells Backlands Local Area Plan 2005

St Columba's Church and Round Tower, located at Cannon Street to the north west of the "Backlands", together generate the most significant skyline feature. There are several positions across the "Backlands" where views of this site can be appreciated. It is considered appropriate therefore that potential development have regard to these views. Close to

the existing backland plots to the rear of Kenlis Place, potential exists to create direct views of the Columban Monastery. Further south, the wider field of view will be recognised and development across the "Backlands" will necessitate the positioning of buildings in the foreground. However, the height of structures, positioning of street blocks and orientation of streets should provide instances where views are both glimpsed and framed of the Columban Monastery.

St Colmcille's Roman Catholic Church, Headfort Place, can be viewed prominently from fields to the immediate rear (south) of the church whilst its Bell Tower can be viewed at further distances to the south west. Correlating with the position of the existing stream and the general area where a linear stream park may be positioned, opportunities to frame a view of the Bell Tower and Church on approach may exist. The field of view is narrower and localised for St Paul's compared with that of the Columban Monastery but it could help reinforce a sense of local character, legibility and reference points for new development south and south west of St Paul's.

The Presbyterian Church and Manse are located to the west of the Framework Plan area fronting Bective Street. These structures are not significant in height but their position at the western boundary of the Framework Plan lands provides a view of the rear stone façade of the church which remains hidden from any public area presently. Local views close to the rear church boundary could frame this elevation to enhance new streetscapes.

Proposed developments should seek to use these concepts (framed views and local views) creatively within the design and layout of proposals without burdening the development potential of zoned lands. Proposals should be accompanied with a demonstration that instances of framed views can be achieved and incorporated successfully into a design and layout.

6.3 Views and Prospects Principle

The Planning Authorities will:

1. Encourage the protection of views across the "Backlands" to significant skyline features within the town centre.

6.4 Views and Prospects Objective

The Planning Authorities will:

1. Require that Design Statements accompanying development proposals demonstrates how the framing of views across the "Backlands" has been achieved.

7 Framework Plan Principles

The Framework Plan shall seek the:

- Promotion of the proper planning and sustainable development of the area.
- Recognition of the town centre expansion policy as outlined under the Meath County Retail Strategy (2012) and Kells Retail Review (2012).
- Protection and enhancement of the vitality of the existing town centre.
- Permeability between the existing town centre and expansion area.
- Protection of the heritage value of the town and in particular the alignment of the medieval wall.
- Promotion of high standards of design which are cognisant of and complimentary to the heritage status of the town.
- Ensure that height and massing is addressed appropriately by design.
- Promotion of pedestrian and cycling connections throughout the area.
- Promote a coherent hierarchy of new streets and avoid congestion.
- Promote a generous landscape structure that binds the area together and promotes passive and active recreational amenity.
- Promote sustainable densities in residential areas with a clear transition from lower density (town edge) locations to higher density (town centre) locations.

7.1 Phasing

It is an objective of the Planning Authorities to ensure the timely and orderly development of the plan lands. It is imperative that the proposed street/local distributor road, secondary streets, all associated infrastructure are realized in conjunction with development. The availability of the necessary water services capacity is likely to remain a significant constraint over the life of this development plan.

7.2 Phasing Arrangement

Phase 1 shall comprise of the following:

1. Provision of the element of new street/ local distributor road from Bective Street to the town centre expansion area inclusive of interim access and egress arrangements as provided for in the Development Plan. Upon their satisfactory completion, as certified in writing by the Planning Authority, this interim access route shall be ceded to the Planning Authority to facilitate its immediate taking in charge.
2. The provision of a town square/civic plaza in accordance with the objective of this Framework Plan.
3. The development of the G1 and F1 lands shall be provided for in Phase 1 subject to the phased construction of the required Local Distributor Road linking the R147 to the "Backlands". An exception to this requirement shall extend to the development of the playing pitches on the Navan Road and any extension to the existing educational campus.

Phase 2 shall comprise of the following:

1. Provision of an access road from the Jim Brunnock Road, internal circulation and distribution road network linking Bective Street with the R147 including the provision of the necessary junctions. The boundary between the Framework Plan lands and Jim Brunnock Road shall comprise of a bollard type arrangement or similar. It shall not comprise of a through road for vehicles or other motorized form of transport. This access road shall be open to pedestrian and cycle traffic only.
2. Development of the residential lands identified as the Future Housing Lands on the Core Strategy Map subject to the lands having been identified with an appropriate land use zoning objective in the future which is not expected within the life of this Development Plan.

Planning applications will have to demonstrate that the entire infrastructure required in earlier phases is in place.

8 Development Assessment Criteria

8.1.1 Block Layout

- Buildings used to frame each perimeter block should present a positive frontage onto the adjoining public realm with a view to creating a lively street.
- Buildings should provide an animated edge consisting of own door access and frequent window openings.

8.1.2 Design

- A high quality, contemporary and innovative style of architecture, which respects the established vernacular in Kells, is advocated for new development within the Framework Plan boundary.
- Residential dwellings should include a variety of built forms, optimize the use of natural sun light, provide for dual aspect, and ensure a high frequency of window openings which should have a vertical emphasis, use traditional materials and dark coloured roofs.

8.1.3 Unit Mix

- A mix of residential unit types and sizes is required including terraced townhouses, apartments, semi-detached units and detached units in appropriate locations.

Figure 25 : Encourage use of mixed dwelling types



Source: Kells Backlands Local Area Plan 2005

8.1.4 Building Height

- The maximum height permissible within the town centre expansion area shall be 4 storeys and such height shall only be used as a design feature for a vertical / gateway emphasis at appropriate locations.
- In areas where the Framework Plan identifies a site for a landmark type building or a location where framing of a space is necessary, the height of buildings will be examined on an individual basis and a detailed urban design rationale will be required.
- Building heights shall be respectful to the ACA designated area and the heritage status of Kells.
- Where new developments are proposed adjoining existing buildings and boundaries, the height of new development should be respectful

and due regard shall be shown for positive visual integration of the development with established buildings/ streetscapes.

- Within large developments, height shall be used appropriately as a design tool to help enclose new streets, public spaces and define signature corners/junctions.
- Large developments should be accompanied by a visual impact analysis where they are proposed close to the established town centre and ACA boundary.

Figure 26 : Increased building height at prominent corner



Source: Kells Backlands Local Area Plan 2005

8.1.5 Enclosure

- The relationship between the width of the street and the adjoining buildings is highly significant in terms of developing a successful public realm. The buildings should be arranged in a manner that

will serve to provide appropriate enclosure of the public realm and create human-scale urban spaces.

8.1.6 Residential Amenity

- Residential layouts should be designed to ensure there is no unreasonable overlooking or overshadowing.

8.1.7 Streets

- The Framework Plan advocates the provision of people orientated streets which encourage connectivity of residential blocks, as opposed to car orientated roads which result in separation of residential blocks.
- Traffic calming measures should rely on the use of subtle interventions which can be incorporated into the overall landscaping i.e. different/raised surface materials, shared surfaces.

8.1.8 Boundary Treatment

- Boundary walls and blank gable ends fronting new streetscapes should be minimised.
- Boundary treatment to residential units to rear and side shall generally comprise of 2m walls.

Figure 27 : Avoid blank walls flanking streets



Source: Kells Backlands Local Area Plan 2005

8.1.9 Passive Surveillance

- Buildings should front onto the public realm and contain a high frequency of window openings, in order to provide a high level of informal surveillance.

Figure 28 : High frequency of doorways and window openings onto street



Source: Kells Backlands Local Area Plan 2005

8.1.10 Public Open Space

- Public open space shall be provided for in residential development at a minimum rate of 15% of total site area.
- Public open space shall be integrated into the overall design concept of residential layouts on a clear hierarchical basis.
- Public open space shall be well designed from a visual perspective and be functionally accessible to the maximum number of dwellings within a residential area.
- Extensive areas of residual public open space should be avoided.

8.1.11 Private Open Space

- Provision for private open space to the rear of dwellings shall comply with the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas standards.
- The provision of landscaping to the front of units and provision of small front gardens/ terraces to promote landscaping along the street will be encouraged.

8.1.12 Landscaping

- The public realm within the areas of residential development shall contain a mixture of hard and soft landscaping.
- New planting of native species shall be provided in appropriate locations.
- Street lighting within the development shall be of a high quality contemporary design.
- Landscaping schemes and tree surveys (where appropriate) shall accompany all planning applications.

8.1.13 Children's Play Areas

- Dedicated public children's play areas, containing facilities made from robust and durable materials, should be provided within the residential areas.

8.1.14 Car Parking

- Surface car parking shall not dominate new streetscapes.
- The appearance of car park spaces shall be broken up by planting and located where they do not obtrude onto the layout and yet provide for reasonable convenience of users.

- Where parking is provided as part of a main streetscape, spaces shall be designed parallel with the footpath as opposed to perpendicular parking.
- In calculating car parking requirements for developments due regard shall be given to shared usage within town centre expansion area.

Figure 29 : On-street car parking



Source: Kells Backlands Local Area Plan 2005

8.1.15 Bicycle Parking

- Secure cycle parking facilities shall be provided.
- The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.

- All cycle racks shall be protected from the weather.

8.1.16 Loading and Unloading

- All major commercial developments will be required to provide loading and unloading facilities sufficient to meet the demands of a particular business.

8.1.17 Refuse Storage Facilities

- Where there is no side access to the rear garden (i.e. terraced housing) or in the case of apartments, dedicated bin storage facilities shall be provided at an appropriate location which does not impact on residential amenity or visual amenity.
- The design of bin storage facilities shall be of a high quality and should integrate with the built form and external appearance of the buildings in the vicinity.
- In respect of waste management policies, developments shall take into account the requirements of the North East Regional Waste Management Plan (or its replacement).

8.2 Apartments/Duplex Units

- High quality design and layout of apartment/duplex development will be required.
- A satisfactory degree of separation from standard suburban housing, in terms of design, height and layout will be required.
- Buildings shall be sited in a manner which will not interfere with the scale, amenities or visual quality of existing development.

- In the case of apartment blocks, communal open space shall not be unduly overshadowed by the blocks and shall be laid out in such a fashion to provide for ease of maintenance. Secluded sunny areas and shade shall be provided by a careful choice of planting.
- The pursuit of apartment units with internal space standards considerably larger than those set out in the DoECLG Guidelines (May 2009) Sustainable Residential Development in Urban Areas for Planning Authorities.
- Dual aspect units will be encouraged.
- Private open space may be provided in the form of landscaped areas, courtyards, terraces/patios and balconies.
- Roof gardens may be acceptable in part but only where there is clear demonstration that they are screened, of high quality and do not impact on established third party amenity. Roof gardens should only form part of the open space requirement as higher priority should be given to well supervised ground level accessible open space within a scheme.

8.3 Retail Development

- Major retail development proposals shall incorporate measures to address the following:
- The scale of the proposal in relation to its planned catchment and existing floor space provision including a Retail Impact Study on established Centres,
- The ability of the proposal to be adequately serviced in relation to car parking, public transport and pedestrian and cyclist access and facilities,

- The creation, and enclosure of good pedestrian space at an appropriate scale,
- Servicing of units, including deliveries and removal of refuse,
- The provision, within the overall design of public facilities such as childcare facilities, toilets, advice centres, public telephones, etc.
- The provision and design of street furniture including public art, telephones, seats, litter bins, etc.

8.4 Signage and Shop Fronts

- A high standard of design of shop fronts and commercial signage will be required.
- The area occupied by signage shall be proportionally balanced against the width of the property façade.
- Projecting signs shall be restricted unless the design of such signage is traditional in materials, appropriate in scale and demonstrates a positive visual attraction to the street.
- Corporate signage and branding shall integrate with the design of buildings upon which they are erected and integrate with the colour, texture and quality of finishes.
- All security shuttering shall be located behind the line of glazing.

8.5 Construction Impacts

- The development of this plan area will impose some adverse impacts on the existing community, in terms of traffic, noise and dust, particularly during construction phases. Developers will be required to submit a construction programme setting out a planned programme for the management/recovery/disposal of construction/demolition

waste material generated at the site during the excavation and construction phases of development.

Appendix A – Indicative Interim Access Arrangements to the Backlands



Figure 30 : Proposed Indicative Interim Entrance Arrangement to Backlands

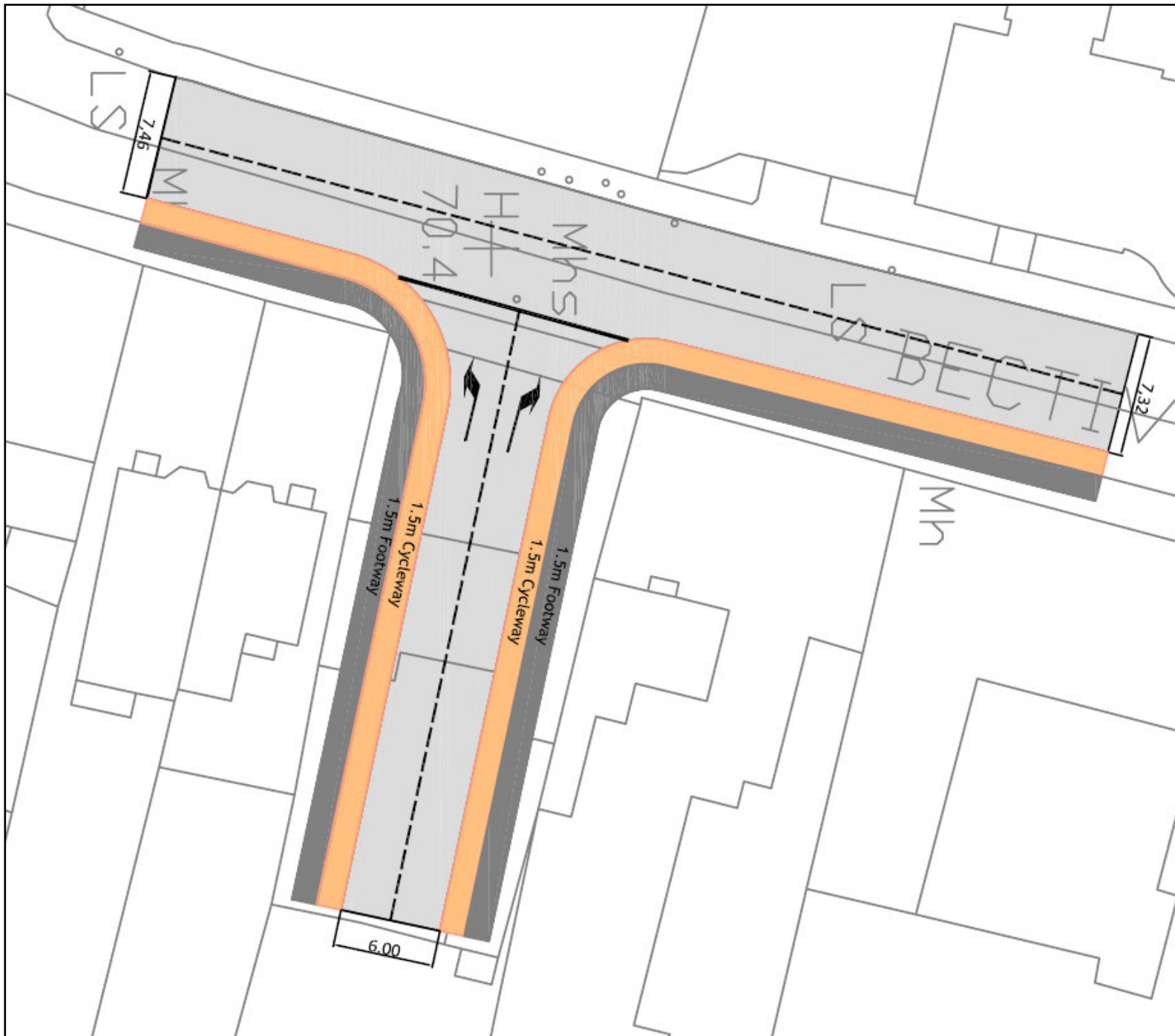


Figure 31 : Proposed Indicative Interim Egress Arrangement to Backlands - Option 1

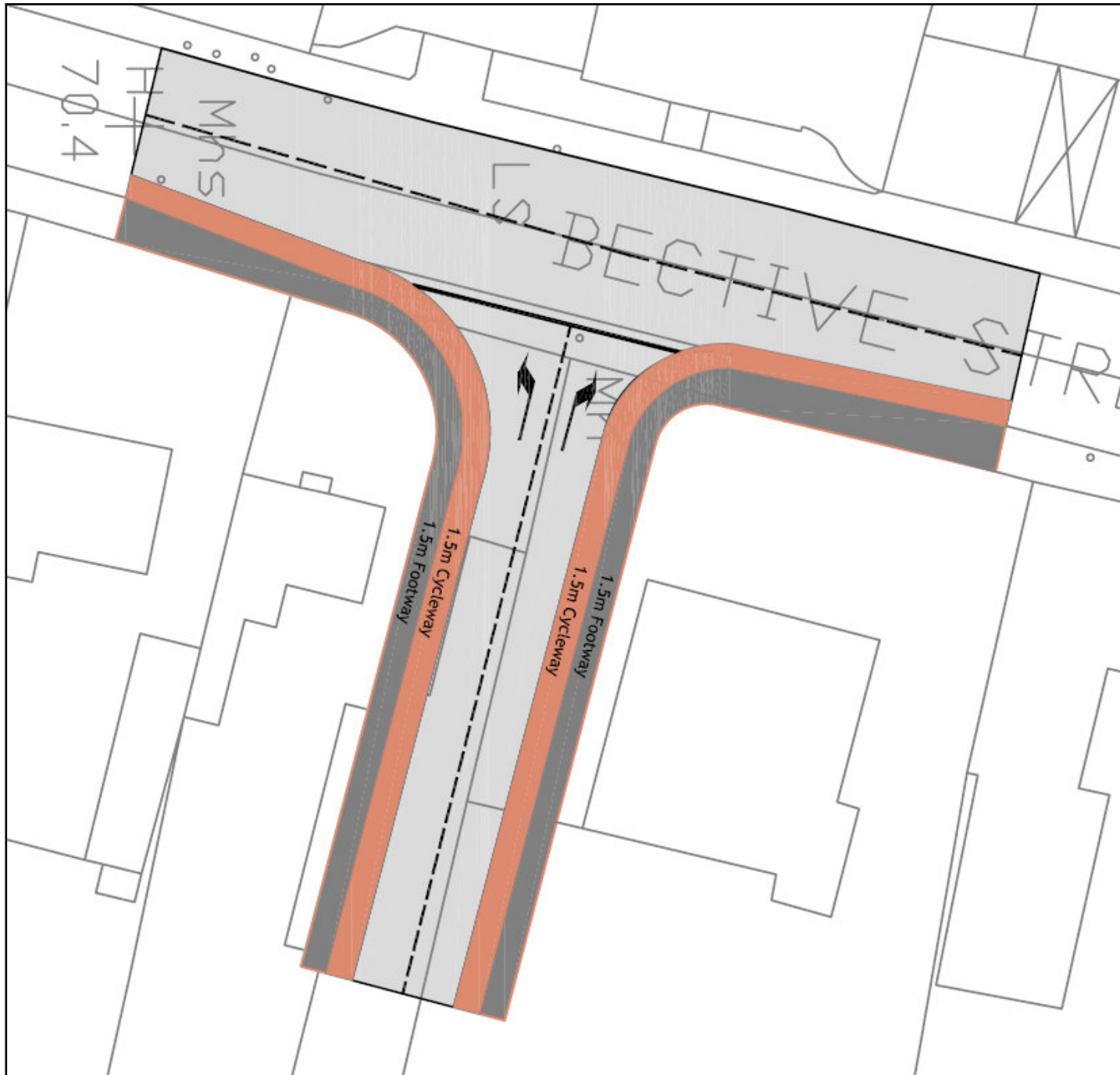


Figure 32 : Proposed Indicative Interim Egress Arrangement to Backlands - Option 2