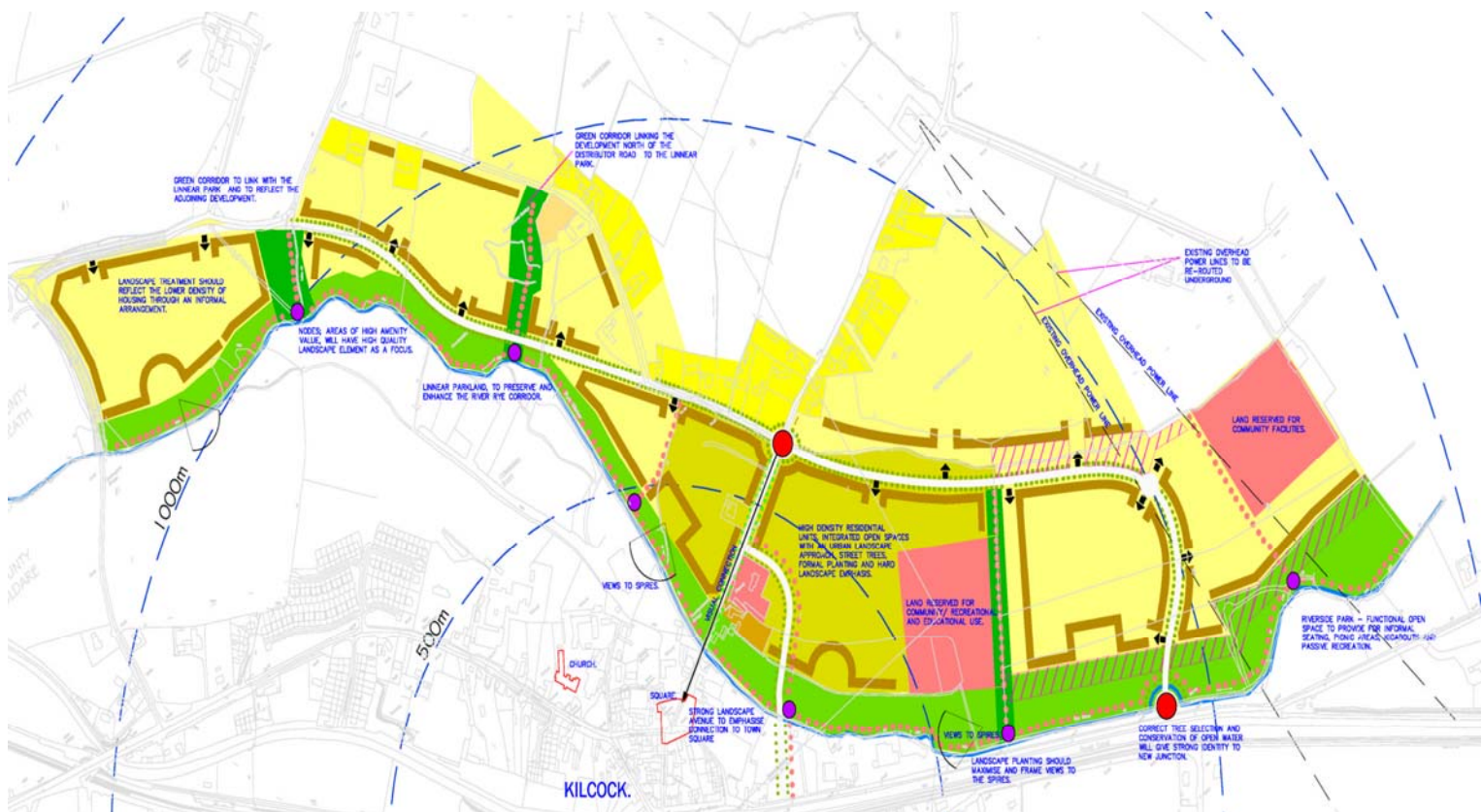




KILCOCK LOCAL AREA PLAN



Meath County Council

ADOPTED 7th JULY 2003

BRASSIL
AND
JARVIS

MEATH COUNTY COUNCIL
PLANNING SECTION
ABBAY MALL

TABLE OF CONTENTS

1.	INTRODUCTION	2
1.1	Purpose of the Local Area Plan.....	2
1.2	Stakeholders	2
1.3	Objectives of the Local Area Plan	3
1.4	Statutory and Policy Context	4
1.5	Meath County Council Housing Strategy.....	7
1.6	DoE Residential Density Guidelines	8
2.	PHYSICAL CONTEXT OF THE PLAN AREA	9
2.1	Location.....	9
2.2	Context and Character	9
2.3	Topography And Physical Features	10
2.4	Protected Structures & Archaeological Monuments	10
2.5	Adjoining Land Uses And Zoning Objectives	10
2.6	Existing Services, Facilities & Amenities	11
3.	INFRASTRUCTURE	12
3.1	Surface Water Drainage.....	12
3.2	Foul Drainage.....	12
3.3	Water Supply.....	12
3.4	ESB Overhead Services.....	13
4.	TRANSPORTATION & TRAFFIC.....	14
4.1	Road Access to the Plan Area	14
4.2	Circulation Route.....	15
4.3	Public Transport	15
5.	DEVELOPMENT FRAMEWORK.....	17
5.1	Nature and Extent of Land Uses	17
5.2	Urban Design Principles and Framework	17
5.3	Open Space & Landscaping.....	21
5.4	Development Control Standards	23
6.	NEIGHBOURHOOD AND COMMUNITY FACILITIES	24
6.1	Neighbourhood Retail and Service Centres	24
6.2	Childcare and Play Areas.....	24
6.3	Primary and Secondary Schools	24
6.4	Community Buildings and other Civic Uses.....	24
7.	IMPLEMENTING THE LOCAL AREA PLAN	25
7.1	Kilcock Environs - Specific Objectives of the Meath County Development Plan 2001.	25
7.2	Actions Required to Implement the Plan	28

1. INTRODUCTION

1.1 Purpose of the Local Area Plan

This Local Area Plan has been prepared in respect of lands in the Kilcock Environs, Kilcock, County Meath. The townlands included in the Plan area are Dolanstown and Newtownmoyaghy.

It is a Specific Development Objective of the Meath County Development Plan 2001, as stated in Section 18.3.0 (Volume 2), that all of the lands within the Development Area Boundary of the Kilcock Environs Area as defined on Urban Detail Plan No. 18 of the Meath County Development Plan 2001, shall be subject to a Local Area Plan pursuant to Part II of the Planning and Development Act 2000. This Local Area Plan is prepared in accordance with the provisions of the above Act and the Planning and Development (Amendment) Act 2002.

In accordance with Section 19(2) of the 2000 Act, the Plan is consistent with the objectives of the Meath County Development Plan 2001 and consists of a written statement and plans indicating the objectives for the plan area, detail on amenities and on standards for the design of developments, open spaces and structures.

In accordance with Section 18(4)(a) of the 2000 Act, this Plan shall remain in force for six years.

Section 19(4)(a) of the 2000 Act requires information on the likely significant effects on the environment of implementing the Plan. This Environmental Assessment is contained in Section 5 of this Plan.

1.2 Stakeholders

The Plan has been prepared in consultation with the following stakeholders in the area:

- Meath County Council Planning and Engineering Departments
- Kildare County Council Planning and Engineering Departments
- Landowners
- The GAA
- The ESB
- Department of Education and Science
- Dublin Transportation Office
- The National Roads Authority
- Kilcock and district community Council

The Draft Plan was on display from Tuesday 22nd April 2003 until 6th June 2003. 14 submissions were received. In particular, submissions were invited in respect of:

- Appropriate design, mix and disposition of uses.
- Urban design and landscaping framework incorporating the protection of the buildings and the setting in the immediate environs of the Rye Bridge including The Little Chapel of the Assumption.
- Public transportation.
- Pedestrian, cycle and vehicular access
- Water and drainage infrastructure

1.3 Objectives of the Local Area Plan

The **primary objectives** of this Local Area Plan are:

- To facilitate the orderly development of the environs area in accordance with the framework established by the policies and objectives of the Meath County Development Plan 2001.
- To redress the unbalanced settlement pattern in the town, which currently focuses on the area south of the River Rye and the established town centre. This Plan forms part of an integrated overall settlement strategy for the town which promotes the regeneration of under-utilised areas of the town, and particularly the town square.
- To facilitate strong physical connections with the established centre of Kilcock and the railway station, including for the provision of strong pedestrian links from the development area to the town centre within a coherent movement strategy.
- To guide and facilitate the orderly and expeditious development of a high quality, planned residential and mixed-use development at appropriate and sustainable residential densities, expressing a coherent and cohesive design within a quality landscaped setting.
- To protect and integrate the setting and character of Meath (Rye) Bridge and the Little Chapel of the Assumption within the expanded urban area.
- To protect, and where possible to enhance, the residential amenity of dwellings bounding and in proximity to the proposed development through quality landscaping and design.
- To facilitate the provision of additional drainage and water supply services to connect to existing adjoining services in County Kildare, and to upgrade the road link and local road network. All works shall be undertaken in co-operation with Kildare County Council.

- To develop a linear riverside amenity area incorporating existing trees and hedgerows, adjacent to the River Rye. This public space will also provide a valuable amenity for the existing population and is integrated with proposals contained in the Kilcock Development Plan 2002.
- To provide for flexibility, consistency and quality in built form and layout in individual developments while also ensuring consistency and certainty in the provision and quality of infrastructure, design and landscaping.
- To provide a comprehensive development framework which provides certainty and facilitates the expeditious processing of planning applications for individual developments.

1.4 Statutory and Policy Context

The strategic and local planning and policy context which guides and informs the proper and sustainable planning and development of the area is provided in the following documents:

1.4.1 Strategic Policy Context:

- Sustainable Development – A Strategy for Ireland (1997)
- Strategic Planning Guidelines for the Greater Dublin Area 1999
- DoE Residential Density Guidelines (1999)

The preparation of the Meath County Development Plan 2001 and this Local Area Plan have been informed by these documents.

The National Sustainable Development Strategy advocates minimisation of potential growth in transport demand which is incorporated as a leading consideration in land use planning. This is achieved by consolidation of development within established urban areas and by increasing overall densities of development in such areas, thereby facilitating the provision of enhanced public transport system which in turn encourages a shift to public transport. The Strategy promotes higher residential densities, particularly in redeveloping brownfield sites and in proximity to town centres, public transport nodes and access points. These objectives are reflected in the Meath County Development Plan 2001 whereby provision is made for higher densities proximate to town centres and high capacity public transportation links.

The Strategic Planning Guidelines for the Greater Dublin Area 1999 provide for the sustainable development of the Region based on the consolidation and concentration of growth in the Metropolitan Area and the accommodation of local need growth in the Hinterland Area. The strategy states that significant levels of development are envisaged in the Metropolitan Area '*where the objective is to achieve appropriate conditions for a much-enhanced public transport system.*' The SPGs provide for the number of households in the Metropolitan Area to increase by 42% (150,000) by 2011.

Kilcock is situated within the Metropolitan Area as identified in the SPGs. The designation of Kilcock within the Metropolitan Area, allied to the presence of a high capacity public transportation rail system servicing the town, and the unbalanced form of the town created by the juxtaposition of the County Boundary relative to the historic town centre, have provided the principal justification for the designation of the lands in the Meath County Development Plan 2001 for a sustainable residential development.

1.4.2 Local Policy Context

- Meath County Development Plan 2001
- Meath County Council Housing Strategy
- Kildare County Development Plan 1999
- Kilcock Development Plan 2002 (Co. Kildare)

An overview of the relevant policies and objectives contained in the above policy documents which have informed the preparation of this Plan are set out below.

1.4.2.1 Meath County Development Plan 2001

The Meath County Development Plan 2001 includes a Plan for that part of Kilcock which is within the administrative area of County Meath (Volume Two, Section 18). The objective of this Plan is *'to address the unbalanced form of the town as a whole, to utilise the availability of scarce sanitary services and to enable utilisation of public transport corridors such as the new rail and established city bus commuter services in Kilcock.* (Section 18.2.0, Vol. Two).

1.4.2.1.1 Population

The Settlement Strategy contained in the Meath County Development Plan 2001 (Section 2.6.6, Volume 1) provides for a planned target population of 3,600 persons in the Environs area by 2006, rising to 5,000 by 2011. This Local Area Plan provides the framework to meet the target population in the Plan area up to 2011.

The current population of the Plan area is estimated at c100 persons, comprising of one-off low density frontage development along the local road network.

The Kilcock Development Plan 2002, prepared in respect of that part of the town within the administrative area of Kildare County Council, establishes a target population for its Plan area of 4,600 by 2006, from its current base of approximately 1,825 persons (Section 1.12, Kilcock Development Plan 2002).

Policies contained in the Meath County Development Plan 2001 in respect of *inter alia* zoning, densities and specific objectives insofar as they relate to the Kilcock Environs Area are set out in Section 2, below.

1.4.2.1.2 Land Use Zoning Objectives

The following Land Use Zoning Objectives relate to the lands in this Plan, as illustrated on Urban Detail Plan No. 18 of the Meath County Development Plan 2001.

Objective A1	<i>To protect and enhance the amenity of developed residential communities.</i>
Objective A2	<i>To provide for new residential communities and community facilities and to protect existing residential areas.</i>
Objective A3	<i>To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with action area planning approaches.</i>
Objective A4	<i>To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilizing higher densities in accordance with approved action area plans.</i>
Objective A5	<i>To provide for low density residential development in accordance with action area based planning and individual dwelling design.</i>
Objective F1	<i>To provide for and improve open spaces for active and passive recreational amenities.</i>
Objective G1	<i>To provide for necessary community, recreational and educational facilities.</i>

The uses Permitted and Open for Consideration in each of the above Land Use Zoning Objectives are reproduced from the County Development Plan in Appendix 1.

1.4.2.1.3 Schedule of Areas in each Zone

The areas of land within each zone are set out in Table 1.1, below.

Table 1.1 Land Areas Within Each Zoning Objective Area

Zone	A1 & A2	A3	A4	A5	F1	G1
Area (Hectares)	55.9	0.39	13.6	0.32	17.51	6.79

1.4.3 Kilcock Development Plan 2002 – Kildare County Council

Lands on the southern and western boundaries of the site are in the administrative area of Kildare County Council and are the subject of Zoning Objectives and Policies contained in the Kilcock Development Plan 2002 (These policies and objectives are included on Plan No. 3, insofar as they are relevant to the integration of the two Plans.):

The development strategy of Kildare County Council is to consolidate Kilcock as a self-sustainable town of regional importance. In order for this to be achieved the Council recognises that the town must offer living and working conditions, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment. The Council aims to achieve this in partnership with the People of Kilcock.

It is critical that the town grows in a balanced fashion. Kildare County Council aims to achieve this by: -

- Protecting and further developing the role of the town centre as the focal point for economic, cultural and social activity.
- Co-operating with Meath County Council in ensuring the town grows in a balanced and coherent fashion,
- Protecting and enhancing the unique architectural heritage of the town,
- Making adequate provision for safe and convenient circulation around the town, by foot, bicycle, public transport and car.
- Ensuring an adequate supply of serviced, zoned land is made available to accommodate future population and economic expansion.
- Strictly controlling ribbon development and urban sprawl,
- Ensuring that adequate recreational facilities are available to the residents of the town,
- Ensuring all new development in the town, by the Council or by the private sector, is of the highest standard (Paragraph 1.2 Development Vision).

The preparation of this Plan has afforded full regard to the requirement to complement and assist in the achievement of these objectives insofar as it is possible to do so. This Plan has also afforded regard to proposals in respect of roads, pedestrian/cycle circulation, services and public open spaces. The objectives contained in this Plan have been designed to integrate with the Kilcock Development Plan 2002.

1.5 Meath County Council Housing Strategy

In accordance with the requirements of Part V of the Planning and Development Act 2000, Meath County Council prepared and adopted a Housing Strategy in September 2001. Applications for residential or mixed use developments on the subject lands shall comply with the requirements of the Housing Strategy.

1.6 DoE Residential Density Guidelines (1999)

Residential Density Guidelines for Planning Authorities were published by the Department of the Environment in 1999. The Guidelines promote increased residential density in development areas in order to make the most economic use of existing infrastructure and serviced land and to reduce the need for the development of greenfield sites, and to counter urban sprawl and ribbon development. Higher residential densities will also reduce the need for investment in new infrastructure, provide better access to existing services and facilities and more sustainable commuting patterns.

The Guidelines advise that the greatest efficiency in the use of lands in outer suburban areas will be achieved by providing net residential densities in the general range of 35 to 50 dwellings per hectare, and that on lands proximate to existing or proposed public transport corridors, densities in excess of 50 dwellings per hectare should be permitted

Where 'greenfield' lands are to be served by existing or improved public transport corridors, whether rail or bus, the Guidelines advise that targets for increased density yields should be set in Local Area Plans prepared for such expanded areas.

Section 4.2 of the Guidelines refer specifically to 'Local or Action Area Plans'. It is stated that *'appropriate gross and net density targets should be identified when Local or Action Area Plans are being prepared'*. In addition, it sets out the parameters which should underlie the framework for residential schemes within the Plan area. These are:

- Make a positive contribution to its locality and take best advantage of its location by the use of the site topography (i.e. levels, views, landscape) and design orientation (i.e. sunlight and daylight) to optimise sustainability.
- Have a sense of identity and place and legible spatial hierarchy associated with the places within and the routes through the scheme.
- Have a public area design which is guided by the best principles of passive surveillance to encourage a safe sense of place and discourage anti-social behaviour.
- Be characterised by an easily legible design approach to the grading from public to private areas.

The Guidelines have informed the preparation of the Meath County Development Plan 2001 and the preparation of this Local Plan. Densities proposed in this Local Area Plan are consistent with the County Development Plan.

2. PHYSICAL CONTEXT OF THE PLAN AREA

2.1 Location

The Plan lands are located in the administrative area of Meath County Council, contiguous to the County Kildare boundary. The lands are separated from Kilcock by the Rye Water River and are accessed from the town by the County Meath Bridge from the town square, and by Balfeaghan Bridge to the west on the Trim Road. The lands are located approximately 1.2 km from the Kilcock Interchange on the M4 Motorway.

The Royal Canal passes through Kilcock to south of the Plan lands. Running parallel to the Canal is the Dublin – Galway (Great Western) railway line which provides Arrow and Mainline rail services to Dublin City Centre.

Kilcock provides evidence of many periods of historical development with the origins of the settlement found in the vicinity of Church Lane with its medieval street pattern. 20th century development focused on the greenfield lands south of Shaws Bridge which resulted in a change in the focus of the town's development and a decline in the historic centre which has resulted in high levels of vacancy and poor visual quality. North of the town centre, in the vicinity of the subject lands there has been little development with the exception of one-off houses creating ribbon development on the approach roads to the town.

2.2 Context and Character

The subject lands comprise of 13 no. fields separated primarily by mature hedgerows. The lands are in agricultural use, predominantly pasture, and are generally flat and well drained. The Rye River flows along the southwest boundary of the site.

Development on the lands has consisted of ribbon development along the local road network. The buildings, which consist of single storey, dormer and a number of two storey dwellings, display a variety of design and materials. Close to the County Meath Bridge a cluster of buildings located to the south of the R125 includes a stone farmhouse building, a single storey, gable fronted church and a large modern dwelling situated on a large site.

Three sets of power lines traverse the lands. At the most northerly corner a 10kv line passes from north to south towards Kilcock village. Further south 10 kv lines traverse the site from north east to south west and from north west to south east and east. On the easternmost part of the lands two 38 Kv power lines cross the site from the Kilcock 38Kv Station southwards over the southern corner of the subject lands.

2.3 Topography And Physical Features

The topography of the area in the vicinity of the subject lands is slight to undulating with a natural land fall from north to south towards the Rye River. A number of small watercourses and drainage ditches traverse the subject lands draining to the Rye Water River.

Mature trees and hedgerow belts form visual and landscape features within the site. Comprising of mixed mature native species the hedgerows create an informal shaped field pattern across the site.

2.4 Protected Structures & Archaeological Monuments

There are two protected structures on the lands. The "*Little Chapel of the Assumption*" is located adjacent to the County Meath Bridge (*Newtown Moyaghy townland, over bridge in Co. Meath*), and is described in Volume Three (Conservation CH19:Kilcock.) of the County Development Plan as "*a late 18th Century single cell of 5 bays with a gallery and gothic reardos*".

'County Bridge' is also a Protected Structure (Development Plan Ref. CH19:Kilcock. (*Newtown Moyaghy townland, over bridge in Co. Meath*), 2km northwest of Kilcock. A late 18th Century single cell of 5 bays with a gallery and gothic reardos" (Vol Three, Meath County Development Plan 2001). Known locally as the 'Meath Bridge' this structure forms a strategic access point from Kilcock town centre to the Kilcock Environs and creates an important link between the subject lands and the Town Square.

2.5 Adjoining Land Uses And Zoning Objectives

North, North East, East and South East

These lands are adjoining by agricultural land which is mainly flat to gently undulating and is in agricultural use. There are a number of large houses set on large farmsteads located in the environs of the subject lands. The predominant settlement pattern in the vicinity of the lands however is single one-off houses located close to the boundaries of the public roads creating a ribboning effect. Other uses include the ESB sub station from which the 38kv power lines emanate.

South, South West, West and North West

The Kilcock urban area is situated to the south and west of the Rye Water River. A linear park is proposed along the southern bank of the Rye Water River to complement that proposed on the subject lands. Adjacent to the proposed green area are large areas of zoned and established residential land.

The historic core of Kilcock is adjacent to the Meath Bridge. There is a mixture of uses in the area with professional services, financial institutions, a school, Church, shops, pubs and other town centre uses. There is a high proportion of derelict, vacant and rundown properties in the centre of the town. Further south, Kildare County Council sewage works is located adjacent to a number of derelict properties..

Along the banks of the Canal opposite the subject lands, lands are zoned for residential development with a linear green area fronting the canal. The eastern development boundary of the environs of Kilcock is located exactly 1 km from Shaw's Bridge on the R148 (Maynooth Road).

2.6 Existing Services, Facilities & Amenities

Community facilities in the town include primary and secondary schools, churches, library, community halls and other meeting places.

There are three Primary Schools, namely:

- St. Josephs Boys NS (210 pupils av. 26 per class)
- Scoil Clochar Coca Naofa Girls NS (255 pupils, av. 31.8 per class)
- Gael Scoil Ui Rioda (273 pupils, av. 34 per class).

There is one Secondary School, namely Scoil Dara (739 pupils 2000-2001)

Kilcock is served by St. Coca's Catholic Church on Church Street.

Kildare County Council Library Service operates a branch library on the Enfield Road.

The South Western Area Health Board operates a Health Centre on the Courtown Road offering a wide range of services

Kilcock is serviced by Maynooth Fire Station.

3. INFRASTRUCTURE

3.1 Surface Water Drainage

The subject lands are entirely within the Rye Water River catchment. The Rye Water River flows in an easterly direction through Kilcock and Maynooth onto its confluence with the River Liffey at Leixlip. The subject lands are currently in agricultural use and drain either directly to the Rye Water River or via a tributary stream flowing through the subject lands into the Rye.

A 10m wayleave will be provided within the proposed linear park, as required by the Office of Public Works, for access and maintenance to be provided along the Rye Water River. It is also proposed to provide landscaped open space along the tributary of the Rye Water River.

Flood study xxx

3.2 Foul Drainage

Foul sewage from the town of Kilcock is currently pumped from a pumping station in the centre of the town to Maynooth. It is pumped onwards from Maynooth to the Leixlip wastewater treatment plant

The site on which the existing pumping station in Kilcock is located is congested and offers limited opportunity for expansion. It is proposed to locate a new pumping station on a site at the low point of the town's catchment. This proposed pumping station will be designed to cater for the town's existing foul sewage flow together with the projected demands for all lands zoned in both the Meath and Kildare County Council areas. The existing foul sewer network shall be connected by gravity to the proposed new pumping station and the old pumping station decommissioned.

Sections of the existing foul rising main between Kilcock and Maynooth will require upgrading to cater for the future demands of Kilcock.

3.3 Water Supply

The subject lands are currently served by an existing 3 inch watermain fed from Kilcock reservoir. The existing reservoir is currently operating close to capacity.

Kildare County Council have plans in place for a new reservoir at Castlewarden to meet the future needs of North East Kildare. The Council also have plans for a new reservoir at Ballycaghan and a new trunk watermain from here to the town of Kilcock.

These proposed upgrading proposals shall provide sufficient water supply to cater for the subject lands. It is also proposed to upgrade/supplement the existing 3 inch watermain serving the subject lands.

3.4 ESB Overhead Services

The site is traversed by two 38kV ESB overhead power lines which run north to south across the eastern end of the site.

The options in relation to the lines are to underground them totally, raise them to allow it to be designated as a high security line, or realign the service along the eastern and southern site perimeter. These matters will require to be dealt with on individual applications for development which will incorporate wayleaves for the lines.

4. TRANSPORTATION & TRAFFIC

4.1 Road Access to the Plan Area

The site is located north of the M4/N4 National Primary route to the west which has by-passed the settlement of Kilcock. A network of minor roads encircles and bisects the subject lands providing many potential access points to the lands. The Regional Road R148, which links Kilcock with Maynooth and provides present access to the M4 in the absence of the proposed Kilcock interchange, runs parallel to the proposed linear park to the south of the subject lands.

The R125 Regional Road to Dunshaughlin links the town centre with the central area of the subject lands to the northeast of the town centre and winds its way north-westwards through the subject lands.

The R158 Regional Road, which links Kilcock with Trim, bounds the most northerly edge of the lands over the Balfeaghan Bridge. A county road links the R158 and the R125 along the northern boundary of the subject lands.

The approved M4/N4 extension from Kilcock to Kinnegad will include an interchange to the south west of the town onto the existing M4 to facilitate access and egress from Kilcock to the Motorway and Dublin city centre.

The assignment of generated traffic from the proposed development to the local road network in the context of the future roads objectives for the area has been assessed as part of this Plan. The following infrastructural matters were among the principal considerations:

- There is a proposal to locate a new interchange to the west of the existing R407 overpass along the M4 Kilcock by-pass. The interchange will take traffic from Naas and Clane onto the proposed Dublin/Galway Motorway (M4) and will also take traffic from the town of Kilcock and from areas north i.e. Trim R158 and R125 away from Kilcock onto the Motorway.
- It is proposed to construct a relief road from the interchange to the Old Galway Road (R148) adjacent to the present junction with the Trim Road (R158).
- Discussions are on-going between Meath County Council and Consulting Engineers regarding the proposed realignment of the R158. This will include Balfeaghan Bridge. A new bridge is proposed to the west of the existing bridge and the road is proposed for realignment. The section of R158 from Balfeaghan Bridge to the R148 is also proposed for realignment and widening.

4.2 Circulation Route

As detailed on Plan No. 3, a central roadway is proposed through the lands from the Maynooth Road to the Trim Road intersecting the Dunshaughlin Road north of Meath Bridge. This road will provide an inner relief road in the Kilcock environs allowing traffic from the outlying arterial roads access the subject lands, the Motorway and the Maynooth Road without the necessity to travel through Kilcock town centre, thereby relieving traffic congestion and improving the amenity of the town centre. .

It is proposed to make Meath Bridge one-way northbound for vehicular traffic. A local distributor road will be provided, as illustrated on Plan No. 3, to facilitate a vehicular circulation route from the Dunshaughlin Road and adjoining development lands to the Maynooth Road. The detail alignment and design of this route will be agreed in consultation with Kildare County Council.

4.3 Public Transport

The following public transportation options are currently available in Kilcock

Bus Eireann

The Mullingar-Enfield-Dublin service (Service No. 115) serves Kilcock village. A total of 3 buses leave Kilcock between 7.05am and 8.40am.

In the opposite direction, a total of 4 buses leave Busarus serving Kilcock between 4.30pm and 11pm.

Bus Atha Cliath

Bus Atha Cliath operates 1 service between Dublin and Kilcock (No. 66). Two buses on the No. 66 route leave Kilcock between 6.40am and 9.20am. The 66 return service has three buses in the evening 4:45, 6:50 and 11:05 from Wellington Quay.

Iarnroid Eireann

At present Kilcock Station is not manually operated. Services on the Sligo Dublin route and the Arrow service from Longford stop at the station on varying days. The morning train service to Dublin departs Kilcock at 7:25am and the return evening service departs from Dublin at 5:15pm.

The Dublin Transportation Office in its Strategy for 2000-2006 "Platform for Change" aims to improve accessibility, reduce congestion and reduce travel times. In addition, it aims to reduce the need for car commuting by improving the reliability, availability and quality of public transport.

The strategy specifically recommends that improvements should be made to the Maynooth line in order to increase its capacity. These include upgraded signalling on the Maynooth line to allow a substantial increase in the number of peak hour trains, lengthening of platforms to allow 8-car DART and Arrow trains and new platforms in Connolly Station. The transportation objectives contained in the National Development Plan 2006 include the provision of additional suburban stations on the Maynooth line and the construction of a second track between Maynooth and Clonsilla and improve signalling to accommodate up to 8 trains per hour on the Maynooth line.

In relation to Bus services to facilitate Kilcock, no specific objectives are set out for the town but the Dublin Transportation Office in its strategy 2000-2006 and the National Development Plan propose additional radial QBC's to service the Metropolitan area of Greater Dublin. Some 500 additional buses are proposed for the Metropolitan Area.

It is recommended that public transportation options be continuously monitored and consultation is undertaken with all relevant agencies.

5. DEVELOPMENT FRAMEWORK

The purpose of this development framework is to provide co-ordinated physical planning guidelines for the development of the lands with regard to the range of accepted uses, layout, building design, infrastructure, access and landscaping.

5.1 Nature and Extent of Land Uses

The broad categories of land uses permitted on site will be in accordance with the uses permitted in each of the zones as set out in the County Development Plan.

The predominant land use is residential. The Plan provides for residential densities which conform to the densities provided for in the County Development Plan 2001 and the Department of the Environment Guidelines on Residential Density (1999). The predominant zoning Objective is the A4 residential objective which provides for a mix of uses such as community facilities, neighbourhood facilities and employment uses. Provision is made for local shops, offices and other employment uses which comply with the uses set out in the Zoning Matrix in Appendix 2.

On the lands zoned G1, to provide for necessary community, recreational and educational uses, it is proposed to provide a primary school facility and playing fields. A crèche/playschool facility is proposed adjacent to the primary school site.

5.2 Urban Design Principles and Framework

5.2.1 Density Rationale

The densities proposed in this Plan are in accordance with the densities outlined in the County Development Plan, 2001, and the Department of the Environment Residential Density Guidelines, 1999. Planning applications will be required to comply with the density requirements are set out in Table 5.1.

The density of development on the lands will maximise the favourable location of the lands in relation to the railway station. The proposed density pattern for the subject lands is informed by the desirability to maximise access to the town centre and the existing rail facility. The lands are capable of accommodating densities in accordance with the recommendations set out in the Department of the Environment Residential Density Guidelines, 1999 as outlined above. In relation to the development of greenfield sites adjacent to existing public transport corridors the Guidelines state:

‘On lands proximate to existing or proposed public transport corridors, densities in excess of 50 dwellings per hectare (20 dwellings per acre) should be permitted, subject to appropriate qualitative safeguards’. (Paragraph 3.4).

With regard to the calculation of gross residential densities on the lands, in accordance with those specified on Plan No. 3, it is noted that the total area of riverside Class 1 public open space illustrated on Plan No. 3 is 17.5 ha (43.3 acres). This area represents 18.5% of the total Plan area and is adequate to cater for the active public open space requirements of the entire Local Plan Area..

Individual developments will be required to incorporate the open spaces illustrated on Plan No. 3, including the Linear Park, as part of individual development proposals. This provision will fulfil the open space requirements of the Meath County Development Plan 2001. In this regard, the areas of open space within the designated open space areas within each application area can be used in the gross density calculations for residential developments. Additional areas of public open space will be required within developments for the purposes of visual amenity and to provide for active recreational needs within developments where passive surveillance can be achieved.

Table 5.1 Density & Car Parking (Meath County Development Plan 2001)

		Option 1	Option 2	Option 3
	Car parking provision	High – 1.5 – 2 spaces per unit	Moderate – 1/1.5 spaces	Low – less than 1 space
	Predominant House type	Detached/ Semi-detached	Terraces/Semi-detached	Apartments
Location	Setting	Densities	Densities	Densities
Sites within walking distance of the town centre	Central (B/C & A4 if applic.)	Not desired	Not desired	30 residential units + per Ha 12 per acre
	Urban (A4 zones)	Not desired	20-30/ha (8-12/acre)	30+ per Ha (12 per acre)
	Suburban (A2)	15/Ha (6/acre)	Up to 25/Ha (10/acre)	Not desired
Sites along public transit corridors	Urban (A2) (B/C zones)	Not desired	25-30/Ha (10-12/acre)	30+ /Ha (12+ /acre)
	Suburban (A2)	15/Ha (6/acre)	25/Ha (10/acre)	Not desired
Edge Urban Areas / Rural Areas	Suburban (A2/A5)	7 – 10 units/Ha (3 – 4/acre) (where services are ample) <7 where restricted (3 acre)	15 – 25 units/Ha (6-10/acre) (A2 zones only)	Not desired

5.2.2 Design & Layout Rationale

Successful suburban spaces are defined by the quality of the visual and usable spaces, the buildings created and their integration and interaction. The public realm should be enclosed by quality buildings which allow maximum legibility and ease of movement between private spaces and public nodes. The quality of the landscape design and the materials used in public spaces should encourage the maximum use of the public realm.

Having regard to the scale of the lands and the multiplicity of landownerships, the roads layout and block plan presented on Plan 4 has been informed by the desirability to provide for the development of neighbourhood precincts which are physically self contained while also integrated with adjoining development. This approach facilitates the completion of neighbourhood areas within the Plan area which are not dependent on the concurrent development of adjoining lands to complete or provide coherence neighbourhood precincts.

5.2.3 Design

This Local Area Plan proposes a contemporary and innovative architecture in order to maximise the capability of the lands to absorb appropriate development. While incorporating the unique character and quality of the lands and architectural elements found in the town of Kilcock and its environs, the lands provide considerable scope to create a quality environment in a urban/suburban setting adjoined by the town centre and a substantial expanse of open lands.

The materials and finishes to be employed in the physical buildings and the spaces which they will enclose will reflect the quality and innovative design proposed and will also incorporate the traditional and vernacular materials with a strong vertical emphasis which have been used in the Kilcock area. The subject lands present an opportunity to create a strong local area based architectural character with an overriding sense of visual consistency and cohesion which is conscious of its setting adjacent to the town centre.

The principal objective of this Local Area Plan is to promote a sustainable community where accessibility to the town centre, community facilities, and rail station is maximised.

5.2.4 Unit Mix

The range and type of unit on the subject lands needs to provide viable options for the residential market. In order to maximise the use of these lands and the existing public transport facility which is adjacent to the proposed site, the Planning Authority will encourage a mix of terraced townhouses, apartments and houses, and semidetached units on the Objective A2 area, and more traditional semi-detached and detached dwelling units on the Objective A1, A4 and A5 areas.

5.2.5 Treatment of Existing Boundaries

The subject lands are adjoined by different land uses, patterns of development and interfaces. Having regard to the nature of boundaries on the subject lands the treatment of each should be designed so as to maximise the individuality which exists and opportunity for creative design which arises.

5.2.6 Movement Strategy

It is envisaged that the design emphasis will be on the physical space within the developments rather than on the car. The principal focus is the ease of movement by foot and bicycle through the developed lands so as to achieve high levels of accessibility and permeability. This will involve making places and spaces which connect with each other, in a spatial sense as well as in a visual sense, and through which movement is natural, easy and safe.

The creation of legible links to the town centre, established community, educational and commercial facilities and the railway station is central to the movement strategy which underpins the proposed design concept. As is demonstrated on Plan No. 3, it is proposed to define clear definitive links through the subject lands to connect to the pedestrian and cycle links proposed in the Kilcock Development Plan 2002.

Pedestrian and cycle routes linking the subject lands to existing and proposed facilities within the Plan lands and in the established town are indicated on Plan No. 3.

5.2.8 Block Layout

The Plan area has the capacity to accommodate blocks of development with a continuous building line enclosing private spaces to the rear and defining an enclosed network of routes and spaces, as illustrated on Plan No. 3. Public spaces such as the Linear Park should be fronted by blocks of development which portray strength, confidence and a dynamic rhythm.

5.2.9 Bulk & Massing

The combination of appropriate building height and plot width on the subject lands is proposed so as to ensure that the scale of the developments will respond sympathetically to human proportions. The massing and bulk of the buildings envisaged will ensure that the amenity of existing and future inhabitants of the lands will be protected.

Appropriate building heights in specific areas are indicated on Plan No. 3.

5.2.10 Boulevard and New Central Junction

The connection between the new central junction on the proposed new Distributor Road and the town is an important one.

It is proposed that this link will be set out as a boulevard with trees lined on both sides in order to accentuate the visual link between the new development in the Plan Area and the Town Square. Frontage development only should be considered along this boulevard incorporating buildings of 3 to 4 storeys to create a strong urban form and continuity of street edge.

5.3 Open Space & Landscaping

A hierarchy of open spaces are included in this Plan, as illustrated on Plan No. 4. Open spaces illustrated include the major public recreational spaces provided in the Linear Park along the River Rye and public open spaces within developments. The spaces are arranged in an integrated manner providing linkages within and between development areas which ultimately link with the Linear Park via pedestrian and cycle facilities within the open spaces. The open spaces within development areas have also been arranged and integrated to maximise their active and passive recreational and amenity functions within a coherent built form.

Individual developments will be required to incorporate the open spaces illustrated on Plan No. 3 including the Linear Park as part of individual development proposals.

Plan No. 3 also indicates an area of reduction in the area of the Linear Park on the eastern part of the Plan area. A commensurate area of major public open space has been provided along the northern edge of the Distributor Road along the channel of the existing watercourse.

Design Guidelines and Standards for these public open spaces are provided below.

5.3.1 Linear Park and Landscape Corridors:

The public open space and landscape design concept is based on a number of design principles, with the aim of creating a coherent and integrated series of public open spaces, which have strong individual identity appropriate to the function of the open space.

The linear open space can be identified as the 'Green Spine' with a network of smaller green corridors which connect to the central road corridor through the built environment.

In principle, the design framework of the linear open space should be applied throughout the site, and is based on a number of key elements. These elements are:

- To preserve and enhance the River Rye corridor, increasing public access, while retaining the value as a local wildlife and ecological corridor.
- The linear 'spine' will provide a **shared cycle and pedestrian link**. The route will be carefully designed and located to avoid the strong tree belts, to be sympathetic in form to the existing informal character, while allowing the increased enjoyment of the River bank, and providing strong linkages with the strategically located green corridors through the built area and to the town.
- **Important views**; the protection of views identified in the Development Plan from the linear park, will provide a sense of place and a strong visual connection to the focal elements of the town centre.

5.3.2 Public Open Space and Linear Park

In order to develop a coherent landscape strategy for the public realm and open spaces as well as the retention of existing important landscape features, a number of design principles have been established. These principles are detailed below and are illustrated on Plan No. 4. Further to the protection of valuable mature vegetation, the main landscape elements which will be used to emphasise green links through the development are;

- Woodland structure planting
- Boulevard and Highlight planting
- Intermittent tree planting
- Hedgerow planting
- Public grassland swards (open space)
- Wetland planting
- Appropriate Hard landscape treatments

5.3.3 Open Space within Developments

The location and character of open spaces within developments is central to the layout. Spaces shall be imaginatively and sensitively designed as an integral part of the development. To ensure that the design of the private landscape and open space within each development respond to the overall structure and thereby create an integrated whole, the design shall take into account the following overall landscape strategy and principles:

- Planting should consist of mainly locally native woodland species.
- A combination of native deciduous broadleaved and naturalised evergreen species to provide seasonal interest and year round cover;
- Where required, the use of perimeter fencing and/or walling should be located within the areas of landscape to soften its appearance.
- A variety of open spaces will be provided which encourage both active and passive leisure and recreational activity.
- Ornamental and semi-ornamental planting should be provided to create a positive visual impact at key locations.
- Features which have ecological or visual importance, particularly those associated with the watercourses and the tress and hedgerows, shall be protected and retained.

5.4 Development Control Standards

Development Control Standards contained in Sections 3.3 and 4 of the Meath County Development Plan 2001 shall be applied to all proposed developments in the Plan area.

6. NEIGHBOURHOOD AND COMMUNITY FACILITIES

6.1 Neighbourhood Retail and Service Centres

Neighbourhood retail and service facilities are appropriate on lands zoned for A4 development. Neighbourhood retail facilities shall be located on the ground floor of the road frontage development proposed. Shops shall be local in nature, providing for local neighbourhood needs, and should not detract from the revitalisation of the town centre area. While a definition of 'Local' shop is not set out in the County Development Plan, for the purposes of this Plan a neighbourhood retail unit shall comprise a convenience outlet with a net sales area not greater than 500m². Other types of retail and service facilities considered suitable for location in the frontage development proposed along the A4 zoning include newsagents, launderettes, Video Rental outlets, Hot Food takeaways, restaurant, pharmacies, bookmakers, sub post office, delicatessen, hairdressers, and off-licence. Services provided at neighbourhood centres, generally at first floor level, include health, community, recreational, crèche/childcare, legal services etc. All uses proposed in the A4 zone shall comply with the uses permitted and open for consideration in the zoning matrix contained in Appendix 2.

6.2 Childcare and Play Areas

The location and accessibility of crèches or playschools and size, location and quality of private open space associated with it shall comply with the "Childcare Facilities Guidelines for Planning Authorities" issued by the Department of the Environment in June 2001. It is proposed that the necessary childcare and playschool facilities be located and developed adjacent to other Community facilities proposed on the lands zoned for community, recreational and educational uses in the central G1 lands as indicated on the accompanying Plan No. 3.

6.3 Primary and Secondary Schools

This Plan will facilitate the need for educational facilities which will arise as a result of the planned population increase. The Objective G1 lands include for a 14 acre site to provide for a primary school facility and a secondary school if required. Meath County Council will co-operate with Kildare County Council and the Department of Education and Science with regard to the provision of an additional Secondary School, if required.

6.4 Community Buildings and other Civic Uses

Having regard to the administrative division in Kilcock it is proposed that, in the interests of orderly and co-ordinated development, Meath County Council will co-operate with Kildare County Council with regard to the type and location of civic buildings required for the town and in its hinterland. It is considered appropriate that should a civic/community centre be required in the town that land zoned for this purpose would be available on the subject lands.

7. IMPLEMENTING THE LOCAL AREA PLAN

The manner in which this Plan incorporates and implements the specific objectives of the Meath County Development Plan 2001, and the actions required to facilitate the implementation of this Area Action Plan are set out below.

7.1 Kilcock Environs - Specific Objectives of the Meath County Development Plan 2001.

The Specific Objectives for the Kilcock Environs Area contained in the Meath County Development Plan 2001 are set out below. The manner in which this Plan will assist in achieving these Objectives is summarised after each stated Objective:

KC1: To facilitate the provision of a new trunk watermain from the centre of Kilcock coupled to the provision of measures to enhance water supply and pressure in conjunction with the development of the environs area.

Kildare County Council have plans in place for a new reservoir at Castlewarden to meet the future needs of North East Kildare. A new reservoir is proposed at Ballycaghan which will service Kilcock via a new trunk water main.

These proposed upgrading proposals shall provide sufficient water supply to cater for the subject lands. It is also proposed to upgrade/supplement the existing 3'' watermain serving the subject lands.

KC2: To facilitate the provision of a new wastewater disposal system to consist of drainage sump, pumping station, river crossing and rising main connection to the Kildare County Council sewer network in conjunction with the development of the environs.

Foul sewage from the town of Kilcock is currently pumped from a pumping station in the centre of the town to Maynooth. It is pumped onwards from Maynooth to the Leixlip wastewater treatment plant.

The site on which the existing pumping station in Kilcock is located is congested and offers limited opportunity for expansion. It is proposed to locate a new pumping station on a site at the low point of the town's catchment to the east of the Plan area. This proposed pumping station will be designed to cater for the town's existing foul sewage flow together with the projected demands for all lands zoned in both the Meath and Kildare County Council areas. The existing foul sewer network shall be connected by gravity to the proposed new pumping station and the old pumping station decommissioned.

Sections of the existing foul rising main between Kilcock and Maynooth will require upgrading to cater for the future demands of Kilcock.

KC3: To provide an upgraded road link and network serving the overall environs area with Kilcock Town Centre including the Rye Bridge and the provision of footpaths and cycleways. Such works to proceed in conjunction with the development of the environs area. The development of an appropriate road network to facilitate the extent of development proposed shall be done in co-operation with Kildare County Council in conjunction with its plans within its administration area.

Plan No. 3 identifies road, cycle and pedestrian routes throughout the Plan area. A new central roadway is proposed through the lands from the Maynooth Road to the Trim Road intersecting the Dunshaughlin Road. This road will provide an inner relief road in the Kilcock environs allowing traffic from the outlying arterial roads access the subject lands, the Motorway and the Maynooth Road without the necessity to travel through Kilcock town centre, thereby relieving traffic congestion and improving the amenity of the town centre.

It is an objective of this Plan to preserve the character of Meath Bridge, which is a Protected Structure. The Bridge is narrow and cannot adequately accommodate two way traffic and pedestrian and cycle facilities. Given its protected status and the extent of established development adjoining the Bridge, up-grading of the Bridge is not considered to be appropriate. Having regard to the complementary objective to maximise the accessibility of the lands to the town centre and the railway station, particularly for pedestrians and cyclists, it is proposed to make Meath Bridge one-way northbound for vehicular traffic. A local distributor road will be provided, as illustrated on Plan No. 3, to facilitate a vehicular circulation route from the Dunshaughlin Road and adjoining development lands to the Maynooth Road. The detail alignment and design of this route will be agreed in consultation with Kildare County Council.

KC4: To develop a riverside walk and linear amenity area adjacent to the Rye in accordance with a landscaping and amenity development programme that maintains a facility for vehicular access to the river for periodic cleaning purposes and provides connections for walking routes.

Central to the implementation of the Plan and the co-ordinated development of the Environs area is the riverside walk and linear amenity area. A framework landscaping plan is provided on Plan No. 4 and in Section 5.3. The riverside walk and amenity area is connected to the areas of open spaces throughout the development by means of connecting routes which create a linkage between the development areas and open amenity spaces.

KC5: To facilitate protection of existing trees and hedgerow in the environs and their incorporation into development proposals.

The framework landscaping plan contained in Section 5.3, below, provides for the retention of trees and hedgerows, where appropriate.

Planning applications for development on the lands must have regard to the protection and retention of trees and hedgerows, as appropriate.

KC6: To protect views from the Maynooth Road and to ensure new development enhances the setting of Kilcock with regard to built form, building height, materials and finishes.

This objective has been incorporated into Section 5 below. The open nature of the proposed linear park will assist in retaining the character of these views from the Maynooth Road on the approach to the town centre.

KC7: To preserve the Little Chapel of the Assumption and adjacent two storey eighteenth century farm house and their setting in any future development proposals for the area.

The "*Little Chapel of the Assumption*" is a Protected Structure, as listed in the Meath County Development Plan 2001.

Meath Bridge is also a Protected Structure, referred to in the Development Plan as *CH19:Kilcock. (Newtown Moyaghy townland, over bridge in Co. Meath), 2km northwest of Kilcock. A late 18th Century single cell of 5 bays with a gallery and gothic reardos*" (Vol Three, Meath County Development Plan 2001).

It is an objective of this Plan to preserve the setting of the church, the adjoining farmhouse and Meath Bridge. The field to the rear of the Church, the boundary of which incorporates mature trees, will be retained as open space so as to preserve the setting and provide a buffer between existing and proposed development. To the south of the Church and farmhouse, the linear park will retain the open nature of this area. To the north, the large dwelling house and its associated private grounds provides a buffer between the Church and the future proposed development. A landscaped boundary between the existing development and the proposed development will be maintained.

KC8: To remove unauthorised advertisement hoardings on the Maynooth Road.

It is an objective of this plan to encourage the removal of such advertising hoardings which are located on the lands included within the boundary of this Local Area Plan. In addition, those responsible for unauthorised hoardings on lands outside the parameters of this Plan will be encouraged to remove such development.

KC9: The entire area that has been zoned shall be subject to a Local Area Plan pursuant to Part II of the Local Government (Planning and Development) Act 2000. The Local Area Plan shall consider inter alia the provision of community facilities such as a primary school etc.

This Local Area Plan sets out the framework for the future development of the Kilcock Environs. The Plan includes proposals for the inclusion of community facilities on lands zoned for that use. It is proposed in this Plan to reserve a 4 acre site for a Primary School on the central lands zoned for Community/Recreational/Educational use as shown on Plan No. 3.

7.2 Actions Required to Implement the Plan

The actions required to facilitate the implementation of this Local Area Plan are set out in Table 8.1, below. The Agents responsible for the respective actions are also detailed on the Table.

Table 7.1 Implementation of the Plan

Action	Agent(s)
New reservoir at Ballycaghan to supplement supply from Castlewarden Reservoir will service Kilcock via a new trunk water main	Kildare County Council Meath County Council
Upgrade/supplement the existing 3'' watermain serving the subject lands	Kildare County Council Meath County Council
Development of a new pumping station to the east of the Plan area to service the town	McGearall Reilly
Development of a new central roadway servicing the lands, extending from the R148 (Kilcock-Maynooth) to the R158 (Kilcock-Trim) intersecting the R125 (Kilcock-Dunshaughlin)	Meath County Council Applicants
Make Meath Bridge one-way northbound for vehicular traffic.	Meath County Council Kildare County Council
Development of local distributor road to facilitate a vehicular circulation route from the R125 and adjoining development lands to the R148	Meath County Council Kildare County Council Applicants
Provide cycle and pedestrian routes throughout the Plan area in accordance with Plan No. 3	Applicants
Individual developments will incorporate the open spaces illustrated on Plan No. 3 including the Linear Park and connecting areas of open space as part of individual development proposals.	Applicants
A 10 m wayleave will be maintained along the Rye Water within the Linear Park to provide access for the Office of Public Works.	Applicants
Field to the rear of the Church to be retained as open space to preserve the setting and provide a buffer between existing and proposed development.	Applicants
Development of a new National School	Meath County Council Department of Education
Provision of a Crèche and Playschool	Applicants
Provision of neighbourhood facilities on Objective A4 lands	Applicants

Provision of community, recreational and educational facilities on Objective G1 lands	Various
Action	Agent(s)
Public realm enclosed by quality buildings which allow maximum legibility and ease of movement between private spaces and public areas.	Applicants Meath County Council
Landscape design and the materials used on public spaces must promote the use of the public realm.	Applicants
Developments must incorporate ease of movement by foot and bicycle to achieve high levels of accessibility and visual and spatial permeability.	Applicants
Developments to provide a mix of terraced townhouses, apartments and houses, and semidetached units on the Objective A2 area	Applicants
Developments to provide more traditional semi-detached and detached dwelling units on the Objective A1, A4 and A5 areas.	Applicants
Development densities to be in accordance with those stated on Plan No. 3.	Meath County Council Applicants
Appropriate building heights are identified on Plan No. 3	Applicants Meath County Council
Individual developments will incorporate the open spaces illustrated on Plan No. 3 including the Linear Park as part of individual development proposals.	Applicants

APPENDIX 1

ENVIRONMENTAL ASSESSMENT OF THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT OF IMPLEMENTING THE PLAN

A1. Introduction

Section 19(4)(a) of the Local Government (Planning and Development) Act, 2000 requires that information on the likely significant effects on the environment of implementing a Local Area Plan are included in the Plan.

This Section outlines the methodology employed in carrying out the Environmental Assessment and the recommendations arising out of the assessment. Positive and negative potential significant impacts to the environment have been identified in the assessment. While negative impacts on the environment will arise as a result of any large scale development process, many of the negative impacts can be significantly reduced and managed through appropriate measures being incorporated in the plan and the design and development control processes. The purpose of this assessment is to identify these potential impacts and measures to avoid, reduce or minimise these impacts

A1.1 Methodology

The proposed EC Directive on Strategic Environmental Assessment of plans and programmes, is expected to be passed into Irish Law by late 2002. The relevant provisions contained in Part II of the Local Government (Planning and Development) Act, 2000 relating to Environmental Assessment of Development Plans have been included in anticipation of the Directive and associated domestic regulations/legislation. The draft Directive states:

'The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.'

[Common Position (EC) No 25/2000, adopted by the Council on 30 March 2000]

In the absence of any guidelines from the Department of the Environment and Local Government, this assessment has been undertaken on the basis of the Common Position (draft Directive) which emphasises integration of environmental considerations into the preparation of plans, and accepted practice in the UK for Strategic Environmental Assessment of Development Plans (Dept of Environment 'Environmental Appraisal of Development Plans- A Good Practice Guide, HMSO 1993).

The Criteria Based Appraisal Matrix, as set out the English Partnerships Best Practice Note No. 65 (Project Appraisal, Environmental Appraisal Advice) is considered to be an appropriate methodology having regard to the nature and extent of the development envisaged by the Local Area Plan. The matrix identifies the strategic environmental issues and likely impacts having regard to the local environment, the socio-economic context, the material assets of the area (including transport, water supply, drainage, etc.) and the characteristics of the proposed development.

Potential impacts arising from the implementation of the Plan are described in the matrix as direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative, as appropriate, in accordance with

Environmental Impact Assessment Regulations 1989-1999. Recommendations are included in the matrix for consideration in the implementation of the Plan having regard to the purpose of the plan to direct and facilitate the orderly development of the lands, mitigating potential adverse impacts and to facilitate positive impacts.

A1.2 Criteria Based Appraisal Matrix

A1.2.1 Matrix Design

The matrix includes an assessment of the potential significance of the identified potential environmental impact, which can be positive or negative. The certainty of the impact arising is also assessed. The scoring mechanisms used are as follows:

Potential Significance [A]

- +1 Small Positive Impact
- +2 Medium Positive Impact
- +3 Large Positive Impact
- 1 Small Negative Impact
- 2 Medium Negative Impact
- 3 Large Negative Impact

Certainty [B]

1. Possible
2. Probable
3. Certain

Potential impacts arising from the implementation of the Plan are described in the matrix as direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative, as appropriate.

HUMAN BEINGS (INCLUDES POPULATION, SOCIAL AND ECONOMIC ACTIVITY)

Potentially Significant Environmental Impacts	Impact Type	Potential Significance	Likelihood / Certainty	Comments and Recommendations
Increase in population of up to 5,000	Direct Long Term Neutral	1	3	Adequate provision must be made for supporting services, including retail/commercial, community, leisure and recreational facilities.
Demand for Services	Indirect Secondary Positive	+1	2	Demand for public services – education, health, emergency services – will increase with population increase. Mitigation of impact will in most cases require expansion of existing services. There will be a significant positive impact as the required services are provided and/or expanded.
Increased demand for transport and travel	Direct Medium Term Positive	+1	3	<p>Kilcock is well serviced by rail transportation. Local facilities may require up-grading to meet the needs of new households. Accessibility of development areas to rail station must be emphasised in layouts and pedestrian routes.</p> <p>An integrated network of walking and cycling routes will be provided. It will be an objective to link these routes with existing or potential routes in the County Kildare area of the town.</p> <p>The development of the lands will result in the improvement of the local road network and the town centre, providing a by-pass for traffic to and from Dunshaughlin and Summerhill.</p>

SOILS AND WATER

Potential Significant Environmental Impacts	<u>Impact Type</u>	Potential Significance	<u>Certainty</u>	<u>Comments and Recommendations</u>
Water balance and increased runoff	Direct Long-term	-1	3	Implementation of the proposed development would result in reduced recharge and increased runoff would occur from roads, roofs and hard surfaces. Adequate attenuation will be provided to ensure the Rye River does not flood developed areas.
Removal of soils	Direct Permanent Negative	-1	3	The subject site is currently used for agricultural purposes, predominantly pasture, and implementation of the proposed development would inevitably result in the removal of some soils and the loss of this landuse.

FLORA AND FAUNA

Potentially Significant Environmental Impacts	Impact Type	Potential Significance	Likelihood/ Certainty	Comments and Recommendations
Loss of habitat and biodiversity	Direct Long Term Negative	-2	2	Integrated and inter-connected open spaces / parks will be created to reduce impacts on indigenous flora and fauna. This would retain a lot of the ecological interest on the site and reduce the overall impact.
Removal of trees and natural vegetation	Direct Medium	-1	1	The site does not support many mature deciduous trees but there are a few in particular that merit retention and will add to the landscaping of the development. Good quality trees and hedgerows will be preserved where possible and

	term Neutral			appropriate. Landscaping schemes incorporating semi-mature planting will be required as part of each development.
--	-----------------	--	--	--

AIR AND CLIMATE

Potentially Significant Environmental Impacts	Impact Type	Potential Significance	Likelihood / Certainty	Comments and Recommendations
Construction–Fugitive dust emissions	Negative, direct, short-term, temporary	-1	2	Potential for increased dust deposition but short-term in duration. No significant residual impacts after cessation. The use dust suppression sprays may be required during construction to control source.
Construction–Machine noise	Negative, direct, short-term, temporary	-1	2	Noise from general construction activities; short-term duration; no significant cumulative impact since location changes with each development. Mitigate by restricting hours of construction.
Construction and operational traffic - Vehicle exhaust gases and particulate emissions.	Negative, direct, short-term, temporary	-1	2	HGVs and site personnel moving to, from and within construction sites. Potential for increased dust deposition from construction traffic but short-term in duration. No significant residual impacts would be expected during operational phase.
Construction & operational traffic – Traffic Noise	Negative, direct, short-term	-1	2	Increase in local traffic unlikely to produce any significant adverse impact.
Gas supply - Emissions of CO ₂ from heating systems	Positive, potentially long-term, indirect, permanent	+1	2	Using gas-heating systems will reduce the rate of increase in SO ₂ and particulate emissions at a local level since it is low-sulphur fuel. However, carbon dioxide (a greenhouse gas) will still be produced but at lower rates than using other fuels.

Emission of greenhouse gases from heating systems	Positive, potentially long-term, indirect, permanent	-1	1	<i>Potential long-term negative impacts from heating systems producing carbon dioxide (a 'greenhouse gas'). However this is not significant at local or national level. Mitigate using strategies to encourage energy efficiency and use of renewable energy.</i>
Sports, recreational and Support Services – Noise	Negative, direct, permanent	-1	1	Potential for increase in noise to be experienced at residences for short, intermittent periods.

LANDSCAPE AND VISUAL

Potentially Significant Environmental Impacts	Impact Type	Potential Significance	Likelihood / Certainty	Comments and Recommendations
Transition from rural/suburban environment to suburban environment.	Direct Neutral Permanent	-2	3	Landscape impact will result from the expansion of suburban development. The provision of heavily landscaped open spaces and boundaries, and the preservation of existing vegetation will mitigate the impact. The creation of strong building lines along frontages, the creation of neighbourhood nuclei, the creation of open spaces and diversity of new development will contribute to the landscape character.
Function and form of townscape	Direct Positive Permanent	+2	2	The design concepts in the Plan will improve the function and form of the townscape.
Possible impacts on the setting of protected structures	Indirect Negative Permanent	+1	1	The Plan has incorporated the Specific Objective of the County Development Plan to protect views from the Maynooth Road and to ensure the development enhances the setting of Kilcock (Objective KC6), and preserves the setting of the Little Chapel of the Assumption and adjacent two storey 18 th Century farmhouse (Objective KC7). The provision of the linear park along the Rye River will preserve local views. Design and layout of buildings and spaces will also preserve local views.

ARCHAEOLOGY AND CULTURAL HERITAGE

Potentially Significant Environmental Impacts	Impact Type	Potential Significance	Likelihood / Certainty	Comments and Recommendations
Possible impacts on the setting of protected structures	Indirect Negative Permanent	+1	1	The Plan has incorporated the Specific Objective of the County Development Plan to protect views from the Maynooth Road and to ensure the development enhances the setting of Kilcock (Objective KC6), and preserves the setting of the Little Chapel of the Assumption and adjacent two storey 18 th Century farmhouse (Objective KC7). The provision of the linear park along the Rye River will preserve local views. Design and layout of buildings and spaces will also preserve local views. There will be no impact on the physical structure of the Protected Structures as a result of the proposed development.
Undiscovered archaeological remains	Direct Permanent Negative	-2	+1	There are no sites or monuments on the Plan lands which are listed on the Sites and Monuments Register. Archaeological remains with no surface manifestation are discovered through topsoil stripping and geophysical survey. It is recommended that all topsoil stripping associated with the development be archaeologically monitored to ensure that no sites exist and that no damage occurs.

Note: There are no Recorded Archaeological Monuments on or near the proposed development.

Appendix 2

Summary Report on Potential Flood Risk of Rye Water Catchment in Kilcock, County Kildare

**Dr John O'Sullivan, University College, Dublin
O'Connor Sutton Cronin, Consulting Engineers**

March 2003

Appendix 3

Meath County Development Plan 2001

Zoning Matrix

Land Use Zonings	Acceptable (A)	Open for Consideration (O)
A1	Halting Site/Group housing Scheme, Open Space, Park & Ride, Public Services, Recycling Facility, Residential, Water Services	Adverts, B&B, Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Doctors/Dentists, Education, Guesthouse, Health Centre, Home Based Economic Activity, Offices >100m ² *, Sports Facility, Residential Institution, Retirement home, Shop Local**, Telecommunications Structure, Veterinary Surgery
A2	Halting Site/Group housing Scheme, Open Space, Park & Ride, Public Services, Recycling Facility, Residential, Water Services	Adverts, B&B, Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Doctors/Dentists, Education, Guesthouse, Health Centre, Home Based Economic Activity, Offices <100m ² *, Sports Facility, Residential Institution, Retirement home, Shop Local**, Telecommunications Structure, Veterinary Surgery
A3	B&B, Education, Halting Site/Group housing Scheme, Open Space, Park & Ride, Public Services, Recycling Facility, Residential, Residential Institution, Retirement Home, Water Services	Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Dance Hall/Night Club, Doctors/Dentists, Guesthouse, Health Centre, Home Based Economic Activity, Hospital, Hotel, Offices <100m ² , Offices 100 to 1000m ² , Public House, Sports Facility, Restaurant/Café, Shop Local**, Shop Major, Telecommunications Structure, Veterinary Surgery
A4	Halting Site/Group housing Scheme, Open Space, Park & Ride, Public Services, Recycling Facility, Residential, Water Services	Adverts, B&B, Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Doctors/Dentists, Education, Guesthouse, Health Centre, Home Based Economic Activity, Offices >100m ² *, Sports Facility, Residential Institution, Retirement home, Shop Local**, Telecommunications Structure, Veterinary Surgery
A5	Halting Site/Group Housing Scheme, Open Space, Park & Ride, Public Services, Recycling Facility, Residential, Water Services	Adverts, B&B, Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Doctors/Dentists, Education, Guesthouse, Health Centre, Home Based Economic Activity, Offices >100m ² *, Sports Facility, Residential Institution, Retirement home, Shop Local**, Telecommunications Structure, Veterinary Surgery
F1	Open Space, Park & Ride, Public Services, Sports Facilities, Recycling Facility, Water Services	Caravan Park, Cemetery, Church, Community Facility/centre, Crèche/Childcare facility, Cultural Facility, Education, Garden Centre, Halting Site/Group housing Scheme, Hospital, Residential Institution, Telecommunications Structure
G1	Cemetery, Church, Community Facility/Centre, Crèche/Childcare facility, Cultural Facility, Education, Funeral Home, Health Centre, Hospital, Open Space, Park & Ride, Public Services, Sports Facility,	Doctors/Dentists, Halting Site/Group housing Scheme, Restaurant/Café, Shop Local**, Telecommunications Structure

	Recycling Transfer, Residential Institution, Retirement home, Water Services	
--	---	--

Appendix 4

Meath County Development Plan 2001

Car Parking Standards

Parking standards	
Use Type	Normal Parking
Dwellings	1 per dwelling
Flats/Apartments	1.25 per Flat/Apt
Bed sit	To be specified by the Planning Authority
Guesthouses	1 per bedroom
Hostel Accommodation	1 per 3 bedrooms
Self catering Accommodation	1 per 2 bedrooms
Institutions	1 per employee
Offices	1 per 25sq.m. gross floor area
Shops	1 per 20sq.m. gross floor area
Restaurants	1 per 5 sq.m. dining area
Bars/Lounges	1 per 4 sq.m of public area
Surgeries	2 per consulting room
Schools	3 per classroom
Nursing Homes	1 per 3 beds and 1 space per employee
Libraries	1 per 20 sq.m. gross floor area
Cultural buildings	To be determined by the Planning Authority
Crèches	1 space per employee and 0.25 spaces per child
Funeral Homes	To be determined by Planning Authority
Community Centres	To be determined by Planning Authority
Sports Clubs	To be determined by Planning Authority