

Contents

1. Background	1	4. Strategy	12
1.1 Introduction	1	4.1 Plan Aim	12
1.2 Plan Vision	1	4.2 Framework Principles	12
1.3 Scope Of The Kilcock Local Area Plan (LAP)	1	4.3 Policies & Objectives	12
1.4 Strategic Environmental Assessment	1	4.3.1 Settlement Strategy	12
1.5 Appropriate Assessment	1	4.4 Land Use Zoning	14
1.6 Pre Draft Public Consultation	3	4.5 Sustainable Neighbourhoods	16
1.7 Draft Local Area Plan Public Consultation	4	4.6 Residential Development	16
1.8 Public Consultation Amendments to Draft Local Area Plan	4	4.7 Transport	18
2. Planning Context	5	4.8 Economic Development	22
2.1 National Development Plan, 2007 – 2013	5	4.9 Social and Community Facilities: General	23
2.2 National Spatial Strategy, 2002 – 2020	5	4.9.1 Childcare Facilities/Crèches	24
2.3 The National Climate Change Strategy (2000)	5	4.9.2 Education	24
2.4 Regional Planning Guidelines for the Greater Dublin Area (2004-2016)	5	4.9.3 Health Care	25
2.5 Transport 21	5	4.10 Water Quality	26
2.6 Dublin Transportation Office: A Platform for Change	5	4.11 Piped Infrastructure	26
2.7 Sustainable Development - A Strategy for Ireland – 1997	5	4.11.1 Water Supply	26
2.8 Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities December 2008 (& Urban Design Manual – Best Practice Guidelines)	5	4.11.2 Waste Water	26
2.9 Meath County Council County Development Plan 2007-2013	6	4.11.3 Surface Water	26
2.10 Kildare County Development Plan 2005 – 2011	6	4.12 Flood Risk	27
2.11 Kilcock (Town) LAP 2009	7	4.13 Public Utilities	29
2.12 The Bristol Accord	7	4.13.1 Waste Management	29
2.13 DOEHLG Retail Planning Guidelines (2005)	7	4.13.2 Telecommunications and Overhead Cables	31
2.14 Retail Strategy for the Greater Dublin Area 2008 – 2016	7	4.14 Recreation and Amenity	32
2.15 Le Cheile An Integrated Strategy for Meath to 2012	7	4.15 Heritage	33
3. Study Area Context	8	4.16 Conservation	35
3.1 Location and Physical Context	8	4.17 Tourism	35
3.2 Historical Context	8	4.18 Sustainable Design	35
3.3 Landscape Character and Visual Impact	8	5. Urban Design Concepts	38
3.4 Historical, Archaeological and Natural Heritage	9	6. Implementation and Monitoring	45
3.5 Population	9	List of Appendices	
3.6 Future Trends	9	Appendix 1 - Strategic Environmental Assessment Screening Reports	
3.7 Age Profile	10	Appendix 2 - Appropriate Assessment Screening Reports	
3.8 Household Size	10	Appendix 3 - List of Persons who made Submissions during the consultation phases in the preparation of the Local Area Plan	
3.9 Employment	10	Appendix 4 - Zoning Matrix	
3.10 Movement and Access	10	Appendix 5 - Development Management Standards	
3.11 Education and Institutional Uses	10	List of Maps	
3.12 Childcare	11	Land use zoning map	
3.13 Services and Utilities	11	Movement strategy map and transport objectives	
3.14 Flood Risk	11	Character areas urban concept map	
3.15 SWOT Analysis	11		



1. BACKGROUND

1.1 Introduction

The Kilcock Environs Local Area Plan 2009-2015 sets out the optimal development strategy for the proper planning and sustainable development of the northern environs of Kilcock Town within the administrative area of Meath County Council. The study area comprises circa. 105 hectares of lands and is located north of the designated town centre of Kilcock.

It is an objective of the Meath County Development Plan 2007-2013 to prepare a Local Area Plan for the area to the north of Kilcock within 2 years of the adoption of the County Development Plan. The Meath County Development Plan 2007-2013 has identified five 'dynamic clusters' into which economic development will be channelled. The Kilcock Environs Local Area Plan lands are situated within the 'M4 Dynamic Cluster', as identified by Meath County Council. The subject lands are identified as a location for significant residential development as part of this dynamic cluster. This Local Area Plan (LAP) is guided by these specific designations in the formulation of the planning and development strategy for the area.

1.2 Plan Vision

The vision for the Kilcock Environs Local Area Plan is:

To create an attractive and high quality environment for people to live, work and socialise, where healthy, vibrant and diverse communities can grow.

And:

To achieve a model of sustainable urban development through the promotion of a range of residential, commercial, recreational and community uses and sensitive enhancement of the natural environment

The aim of this LAP is to set out a clear framework for the next six years in support of the sustainable development of the Northern Environs of Kilcock through the creation of a new dynamic area, which will integrate with the town's urban expansion. It is envisaged that the area will be a focal point for population expansion and growth within the Metropolitan Area and the southern part of County Meath, with appropriate opportunities for employment generating uses at suitable

locations. The intention is to create a distinctive community, which complements the expansion of Kilcock Town.

This LAP promotes a mix of uses, with a particular focus on high quality residential uses that encourage sustainable development and lifestyles, servicing the daily requirements of the business and resident community. Protecting and preserving the area's intrinsic character, heritage and amenity is essential to achieving a quality environment and place in which to live and work. Urban sprawl is often a symptom of uncontrolled suburban growth. This Plan aims to counteract such trends by creating a new high quality residential environment, complemented by opportunities for local employment and local supports including new neighbourhood services.

1.3 Scope Of The Kilcock Local Area Plan (LAP)

This Local Area Plan is made in accordance with the requirements of the Planning and Development Acts 2000-2007 and with the objectives of the Meath County Development Plan 2007-2013.

The Planning and Development Act 2000 (as amended) sets out the requirements for the preparation of a Local Area Plan. Section 19(2) (as amended by the Planning and Development Act 2002) states:

"A local area plan shall be consistent with the objectives of the development plan and shall consist of a written statement and a plan or plans which may include:-

(a) objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

(b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures".

The Meath County Development Plan 2007-2013 forms the key contextual document used in the preparation of this LAP. Meath County Council adopted the County Development Plan (CDP) on the 2nd March 2007. The Meath County Development Plan 2007-2013 sets out a vision, policy framework and specific objectives for future development in County Meath for a period of 6 years. The policies and objectives of this Local Area Plan

are consistent with those of the County Development Plan, being the primary planning policy document for the County.

A Local Area Plan (LAP) is a progression of the County Development Plan at local level. The County Development Plan remains the principal document and takes precedent over the LAP in the event of conflict arising between the contents of the two documents.

1.4 Strategic Environmental Assessment

A Local Area Plan shall contain information on the likely significant effects on the environment of implementing the Plan. A Strategic Environmental Assessment (SEA) is not mandatory for Kilcock Town/Kilcock Environs as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the proposed Plan would have and the screening exercise indicated that a Strategic Environmental Assessment was not necessary. Screening for SEA was also carried out for the proposed amendments to the draft Local Area Plan. This indicated that an SEA was not necessary for the amendments.

The screening documents were sent to the relevant prescribed bodies, namely the Minister for the Environment, Heritage and Local Government, the Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency. Having referred to the comments received from these prescribed bodies and having regard to the above, Meath County Council concluded that a Strategic Environmental Assessment was not required for this Local Area Plan (The SEA Screening Reports are contained within Appendix 1 of this document).

1.5 Appropriate Assessment

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)). An assessment of the plan is required if necessary. The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential

impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular. There are no SACs or SPAs in Kilcock or adjoining or in close proximity to the settlement. Notwithstanding this, an Appropriate Assessment Screening exercise has been carried out as part of this Local Area Plan Process. The Appropriate Assessment [AA] screening report is contained within Appendix 2.

Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, hereafter referred to as the Habitats Directive, compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

In light of the conclusions of the assessment of the implications for the site, the competent authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

If the assessment concludes that the plan or project will have a negative impact on the site, it may only proceed and be carried out for imperative reasons of overriding public interest as outlined in the Directive and the member state concerned shall take all compensatory measures to ensure that the overall coherence of the Natura 2000 site is protected. The European Commission must be informed where this occurs.

The guidance document regarding AA's '**Assessment of plans and projects significantly affecting Natura 2000 sites Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC**' sets out a 4 stage guide to AA provisions as follows:

Stage One: Screening —

The process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant:

Stage Two: Appropriate assessment —

The consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;

Stage Three: Assessment of alternative solutions —

The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site;

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain —

An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed (it is important to note that this guidance does not deal with the assessment of imperative reasons of overriding public interest).

A Screening report was carried out prior to the publication of this LAP and for the proposed amendments to the draft LAP. A copy of these is attached at Appendix 2.

There are no SACs or SPAs in Kilcock or adjoining or in close proximity to the settlement. A section of the Royal Canal, which is located in close proximity to part of the southern boundary of the LAP study area and is located in County Kildare, is designated as a proposed Natural Heritage Area (pNHA).

It was not considered that the proposed Local Area Plan will have any potential impacts on the conservation objectives of any Natura 2000 site, and as a result, it was considered that no further assessment of this type was required once the Plan is completed.



1.6 Pre Draft Public Consultation

As part of the pre draft consultation for the Kilcock Local Area Plan, and in order to inform the Plan content and preparation, representations were sought from members of the general public. Strategic Issues Papers were prepared and distributed and a period of pre draft consultation for the Kilcock Environs Local Area Plan was held from 11th February 2009 to 6th March 2009, during which time submissions were invited from the public. Thirteen submissions were received. A list of those persons who made formal submissions is included in Appendix 3 of this document. The details of the submissions and the Manager's response to them is included in the document 'Pre Draft Consultation Document Kilcock Environs Local Area Plan 2009-2015 March 2009'.

Figure 2: Kilcock Environs Study Area

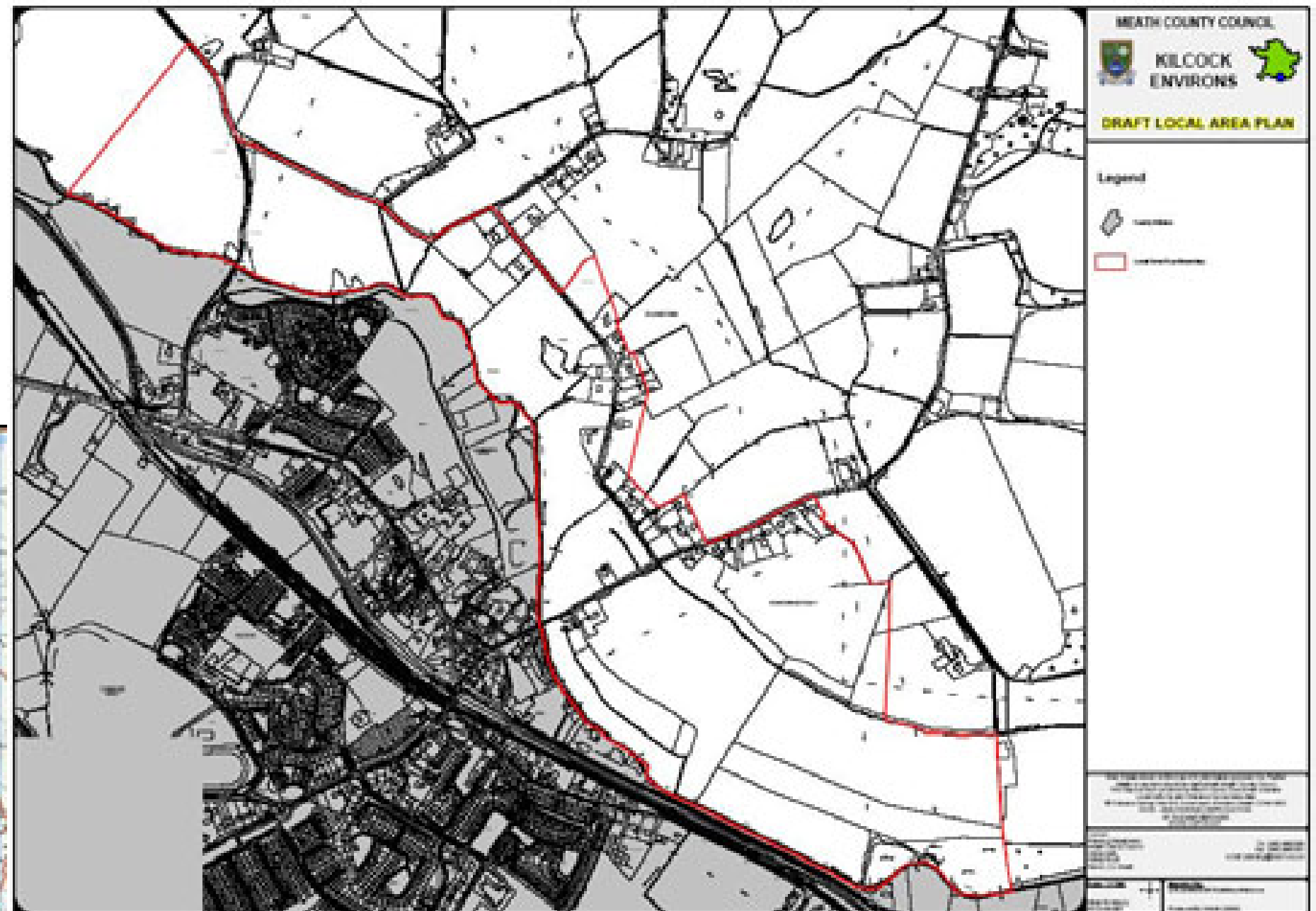
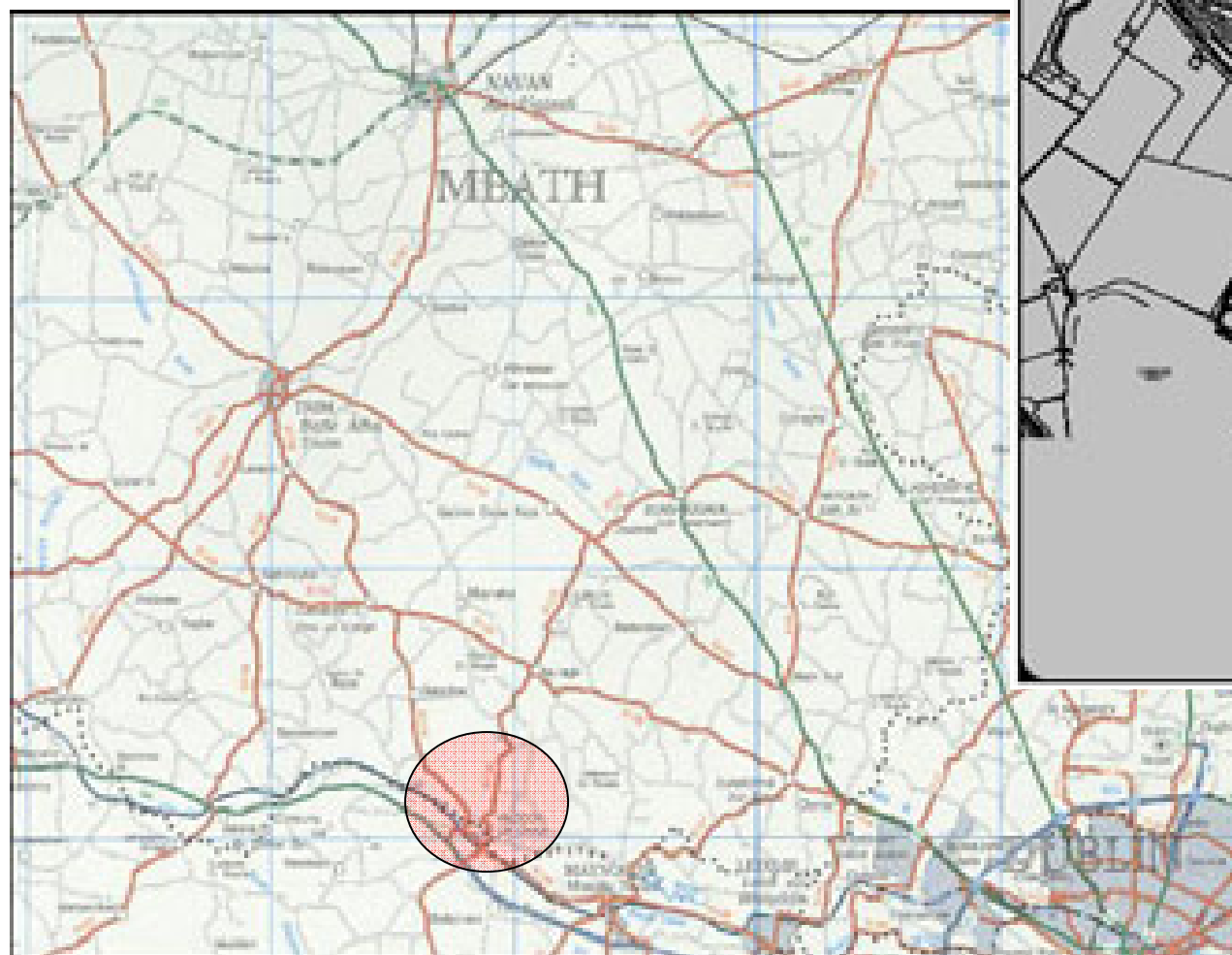
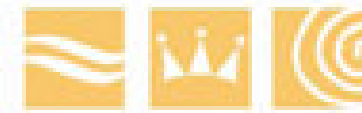


Figure 1: Location Map





1.7 Draft Local Area Plan Public Consultation

The draft Kilcock Environs Local Area Plan was placed on display from Monday 16th March 2009 to Monday 27th April 2009 with submissions invited from the public during this time. The aim of the consultation process was to enable the public and interested parties to give their observations on the draft Local Area Plan. A total of 12 written submissions were received. The details of these submissions and the response and recommendation of the County Manager to them can be found in the document 'Manager's Report on Submissions Received in respect of the Draft Local Area Plan for Kilcock Environs'. A list of those persons who made written submissions on the draft Plan is included in Appendix 3.

1.8 Public Consultation Amendments to Draft Local Area Plan

Following a resolution by Meath County Council members, it was proposed to make amendments to the draft Plan. These were placed on public display from 20th July 2009 to 17th August 2009 during which time written submissions could be made on the proposed amendments. A total of 4 written submissions were received. The details of these submissions and the response and recommendation of the County Manager to them can be found in the document 'Manager's Report on Submissions Received in respect of the Amendments to the Draft Local Area Plan for Kilcock Environs'. A list of those persons who made written submissions on the proposed amendments is included in Appendix 3.

2. PLANNING CONTEXT

2.1 National Development Plan, 2007 – 2013

The National Development Plan, 2007 – 2013 (NDP) was published in January 2007 and notes that the Irish economy and society will undergo a transformation almost as radical as the changes experienced in the past decade of growth and development. This would be driven largely by the continuing increase in the population which is projected to reach over five million people by 2021.

2.2 National Spatial Strategy, 2002 – 2020

The 'National Spatial Strategy' (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. The NSS sets out a national context for spatial planning which will inform regional planning guidelines and strategies, as well as county and city development plans and strategies. As part of the Greater Dublin Area, Kilcock is denoted as being located in the Dublin and Mid East Regions.

2.3 The National Climate Change Strategy (2000)

The strategy outlines a framework for achieving a reduction in greenhouse emissions whilst continuing to support economic growth. It endeavours to promote sustainable building forms and provides for a modal shift from private to public transport.

2.4 Regional Planning Guidelines for the Greater Dublin Area (2004-2016)

The Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 (RPGs) seek to provide a robust sustainable planning framework for the GDA in the twelve year period up to 2016 within the context of the National Spatial Strategy vision for 2020. The Strategy for the future development of the Metropolitan Area will consist of the consolidation of development, with an enhanced multi-modal transport system.

The settlement strategy adopted in the RPGs proposes separate development policy areas within the Greater Dublin Area: the Metropolitan Area and the Hinterland Area.

Kilcock Town (and thus its environs) has been identified in the RPG's as a Moderate Growth Town and as part of the Dynamic Cluster comprising Kilcock, Celbridge, Maynooth and Leixlip.

The subject lands are located within the Metropolitan area of the GDA. The RPG's indicate a number of the Moderate Growth Towns are envisaged as having an interacting and supporting role to their adjacent Large Towns. They also indicate that more distant towns should experience more moderate growth.

2.5 Transport 21

Transport 21 is the capital investment framework through which the transport system in Ireland is currently being developed and runs over the period 2006 to 2015. Transport 21 is fully informed by the key policies set out in the NSS and also takes account of the Regional Planning Guidelines. Key to the strategy is the concept of balanced regional development. To achieve this, a framework of Gateways, Hubs and other urban and rural areas has been established, to open up new opportunities in the regions and give people greater choice in where they live and work. Transport 21 is also informed by a number of regional land use and transportation strategies for major urban areas and their hinterlands including the long term strategy 'A Platform for Change'.

2.6 Dublin Transportation Office: A Platform for Change

The Dublin Transportation Office (DTO) strategy provides the transport planning framework for the Greater Dublin Area to the year 2016. The RPGs for the Greater Dublin Area indicates that Moderate Growth Towns should have regard to the recommendations of the DTO strategy and subsequent reviews. The emphasis on public transport services/infrastructure in the towns of Kilcock, Celbridge, Leixlip and Maynooth must be tailored to suit the existing and potential size of the settlements, their projected growth, and their role within the GDA. The strategy indicates that the policies to be adopted in towns such as Kilcock, Celbridge, Leixlip and Maynooth, should be consistent with achieving self-sufficiency. This includes adequate linkages between the various settlements to each other, and linkages from this area to the Dublin Metropolitan area and other regional centres.

2.7 Sustainable Development - A Strategy for Ireland (1997)

The principal purpose of the Strategy is to provide a comprehensive analysis and framework which will allow sustainable development to be taken forward more systematically in Ireland. The principal goals and policies defined in the 1997 publication Sustainable Development: A

Strategy for Ireland continue to inform the development and delivery of policies and programmes in the area of environmental protection and sustainable development. The integration of environmental considerations into other policy areas is a key means of securing balanced development.

It is understood that the strategy is subject to review with a new National Sustainable Development Strategy proposed in the near future which will replace the National Sustainable Development Strategy, "Sustainable Development – A Strategy for Ireland", published in 1997, and "Making Ireland's Development Sustainable", published in 2002.

Meath County Council is committed to placing sustainable development principles at the heart of its decision making and these principles are incorporated into the County Development Plan 2007-2013. These principles are also reflected in the approach adopted in this document.

2.8 Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities December 2008 (& Urban Design Manual – Best Practice Guidelines)

The aim of the 'Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities' is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas. Those guidelines are also intended to promote sustainable urban housing, by ensuring that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes – including families with children - over the medium to long term. These guidelines supersede the Residential Density Guidelines for Planning Authorities (September 1999).

The guidelines are accompanied by a non-statutory residential best practice design guide. The best practice design guide is intended to be read in tandem with these guidelines, because it illustrates how policy principles can be translated into practice by developers and their design teams and by local authority planners. The design guide cites examples of good practice from across the spectrum of development locations, ranging from major urban brownfield sites to village infill sites.

2.9 Meath County Council County Development Plan 2007-2013

In line with the Regional Planning Guidelines, the environs of Kilcock which are located in County Meath are identified in the Meath County Council County Development Plan 2007-13 as being a Moderate Growth Town, with the role of these settlements envisaged as having an interacting and supporting role to their adjacent large towns.

Having regard to its locational context, Kilcock is considered to be closely associated with the M4 Economic Development Corridor for the purposes of the County Development Plan (CDP) Settlement Strategy and the LAP.

The vision statement for the County Development Plan is:

To plan for and support the sustainable development of Co. Meath as an excellent place to invest in, to visit and to live in, renowned for the quality of its natural and built environment, culture and the strength and viability of its communities.

To achieve this vision, the CDP includes strategic Objectives including those relating to the preparation of an LAP for the area.

SS OBJ 1

To prepare Local Area Plans for the urban centres contained in Table 7 within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000- 2006. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan

SS OBJ 2

To explore the joint preparation of a Local Area Plan, in conjunction with Kildare County Council, for Kilcock, to include the area north east of Kilcock which is located in Co. Meath. The preparation of a joint Local Area Plan shall subsume the existing Local Area Plan for Kilcock as adopted by Meath County Council. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan.

In this regard, Meath County Council are keen to facilitate the realisation of the Dynamic Cluster of Maynooth, Leixlip, Celbridge and Kilcock contained in the Regional Planning

Guidelines for the Greater Dublin Area. Meath County Council have engaged in discussions with Kildare County Council at the conception stages of this LAP, however the LAP being prepared by Kildare County Council is at a more advanced stage.

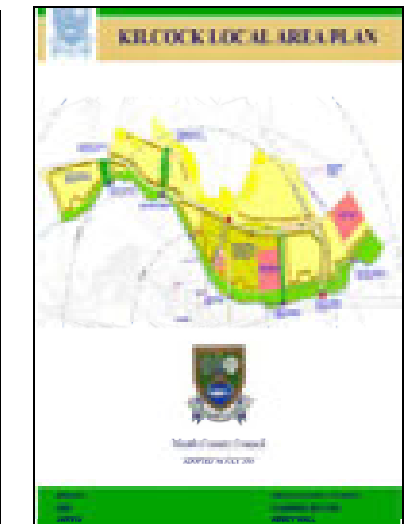
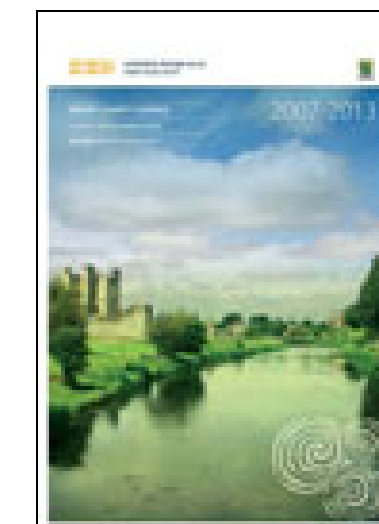
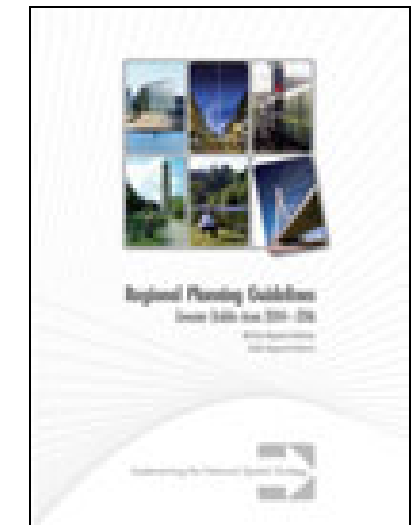
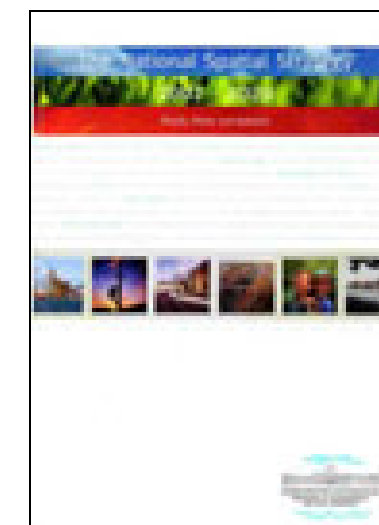
In order to provide a consistent and holistic approach to the development of Kilcock and it's Environs, this will be achieved through continued partnership with Kildare County Council in the preparation of complementary and integrated spatial planning frameworks and the delivery of necessary physical infrastructure for the environs of Kilcock including, inter alia, services infrastructure and transport linkages for the envisaged development in the wider area.

The study area is subject to a current Local Area Plan entitled Kilcock Environs LAP 2003, which will be superseded by this LAP.

2.10 Kildare County Development Plan 2005 – 2011

The Kildare County Development Plan 2005 – 2011 sets the broad development framework for the county of Kildare and the development areas within it's administrative boundary. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in section 1.3 and include the following:

1. To provide for balanced and sustainable distribution of economic and social growth across the county.
2. To provide infrastructure and transportation in accordance with the principles of sustainable development.
3. To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.
4. To protect, conserve and enhance the built and natural heritage of Kildare for future generations.
5. The County Development Plan recognises that the proximity of towns like Kilcock to the Dublin Metropolitan Area and as part of a Primary Dynamic Cluster has resulted in increasing development pressure due to factors such as residential preferences, housing supply/demand imbalances facing those who work in Dublin and increased car mobility.



transport21
progress in motion



National Development Plan 2007 - 2013

2.11 Kilcock (Town) LAP 2009

The development strategy of Kildare County Council, as set out in the Local Area Plan, is to consolidate Kilcock as a self-sustaining town. 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. It shall be the policy of the Council to:

1. To consolidate, strengthen and revitalise the town centre by promoting the development of under utilised and derelict sites and by increasing the range of goods and services available.
2. Protect and further develop the role of the town centre as the focal point for economic, cultural and social activity,
3. Co-operate with Meath County Council in ensuring the town grows in a balanced and coherent fashion,
4. Make adequate provision for safe and convenient circulation around the town, by foot, bicycle, public transport and car.
5. Ensure the protection and enhancement of the natural and built heritage of Kilcock.
6. Identify additional areas for employment and enterprise.
7. To provide an orderly and definite edge between the town and its rural surroundings.
8. To improve physical and social infrastructure services throughout the town.

2.12 The Bristol Accord

The Bristol Accord identifies Europe-wide characteristics of a sustainable community. A sustainable community embodies principles of sustainable development, in which social, economic and environmental challenges are balanced and integrated and in which the needs of existing and future generations are met. It is a community which is well designed and built, well run, well connected and well served and which is safe, inclusive, fair for everyone and environmentally sensitive.

2.13 DOEHLG 'Retail Planning Guidelines (2005)

The Retail Planning Guidelines provide a comprehensive framework to guide local authorities in preparing development plans and assessing applications for planning permission and to guide retailers and developers in formulating development proposals. These guidelines update and replace the policy on

retail development set out in the Local Government (Planning and Development) General Policy Directive (Shopping), 1998.

The guidelines published in December 2000, which came into effect from 1 January 2001, have been reviewed insofar as they relate to retail warehouses. These revised guidelines contain new policies regarding large retail warehouses and take effect from 1 February 2005.

2.14 Retail Strategy for the Greater Dublin Area 2008 – 2016

The purpose of the retail strategy is to guide the activities and policies for retail planning across the seven Councils which make up the Greater Dublin Area - Dublin City, Dun Laoghaire Rathdown County, Fingal County, South Dublin County, Kildare County, Meath County and Wicklow County Councils. The Dublin and Mid-East Regional Authorities decided to undertake a review of the 2001 Greater Dublin Area Retail Strategy due to the many policy, economic and population changes that have taken place since 2001. New policies were adopted which impact on the Retail Strategy including inter alia, the National Spatial Strategy (NSS), the Regional Planning Guidelines (RPGs), the National Development Plan (NDP) and the revised Retail Planning Guidelines. Alongside this, the levels of economic and population growth experienced, as well as the most recent population projections for the Greater Dublin Area, are higher than those used in 2001. In addition, to align with the next series of City and County Development Plans, it was decided to extend the Strategy to 2016.

The Strategy aims to set out a co-ordinated, sustainable approach to the assessment and provision of retail within the GDA so that:

- Adequate and suitable provision is made to meet the needs of the growing and changing population, both overall and locally, and provide for healthy competition and consumer choice,
- Retail in suitable locations is provided, integrated within existing growth areas and public transport investment, and •
- Significant overprovision, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres, is avoided.

The Strategy sets out a series of policy recommendations which draw on quantitative analysis undertaken as part of the review, examining existing market pattern expenditure and future growth projections. By setting out a strategic framework for retail, the Strategy gives guidance on where future retail should be provided and what issues need to be addressed.

Within the Greater Dublin Area Retail Hierarchy, Kilcock is defined as a combined level 3 Town and/or district centre within the Metropolitan area.

2.15 Le Cheile An Integrated Strategy for Meath to 2012

Le Cheile is the 10 year social, economic and cultural strategy for County Meath prepared by the Planning Authority and the County Development Board (CDB). The purpose of such a Strategy is to 'facilitate the articulation of a vision for the development of the county' and to 'provide the focus for co-operation and co-ordination which in turn will enhance the capacity for maximising the effectiveness of spending programmes'. The spatial framework, outlined in 'Le Cheile' is consistent with the Settlement Strategy, as outlined in the County Development Plan. This Plan must dovetail with the guidance provided in the County Development Plan.

3. STUDY AREA CONTEXT

3.1 Location and Physical Context

The study area, which comprises approximately 105 hectares (ha) of lands, is located in the administrative area of Meath County Council and contiguous to the County Kildare administrative boundary. The extent of lands within the current LAP area extends to approximately 95 ha, with an additional 10 ha included in this LAP to accommodate employment generating uses. The lands are separated from Kilcock by the Rye Water River and are currently accessed from the town by the County Bridge (Meath Bridge) from the town square and by Balfeaghan Bridge to the west of the R158. The lands are approximately 1.2 km from the Kilcock Interchange on the M4 Motorway. The Royal Canal passes through Kilcock to the south of the LAP lands.

The LAP area comprises c.14 fields separated primarily by mature hedgerows. The lands are in agricultural use and are generally flat. There is modest undulation with a fall from north to south towards the Rye River. A number of small watercourses and drainage ditches traverse the LAP lands, draining to the Rye River.

Development to date within the LAP lands consists of low density dwellings forming ribbon development along the local road network. These dwellings consist of single, dormer and two storey dwellings in a variety of designs and materials. Close to the County Bridge and south of the R125, a cluster of buildings includes a stone farmhouse building and a gable fronted church.

Mature trees and hedgerow belts consist of a mix of mature native species and form natural visual and landscape features in the area. Three sets of power lines traverse the lands, including 2 10kv lines and a 38kv line.

The current land use zoning map pertaining to the study area includes several land use zoning objectives, as per **table 1** (all figures are approximate areas and subject to site survey)

The employment generating lands are located to the west of residential zoned lands, separated by the R158 Kilcock to Summerhill Road.

Table 1: Land use zoning areas as per the Kilcock Environs LAP 2003-2009

Zoning	A1	A2	A3	A4	G1	F1	Total
Area (ha)	7.00	46.40	0.34	13.63	6.81	18.36	92.54*

* roads and rivers excluded from calculations

3.2 Historical Context¹

The place name Kilcock is derived from the Irish 'Cill Coca' the Church or Cell of Coca. St Coca was an early Christian missionary and she founded the first Church in Kilcock circa 550 A.D. The Church was built on high ground on the southern bank of the Rye Water River close to a well of pagan religious significance. From about the 6th century the Rye Water River marked the boundary of the Kingdoms of Leinster and Meath. There was a ford over the Rye Water at Kilcock and it was often the site of many battles fought between the warring factions of the two Kingdoms. One important battle was fought near Kilcock in 780 when the High King Donachada defeated the King of Leinster Rory MacFaellan.

By 1299 the Normans had established a manor and settlement at Kilcock and the medieval town extended to the limits of the outer enclosure of the early Christian centre. This enclosure extended to circa 14 acres and the outer boundary survives in the present curved street system surrounding the town square.

The town evolved slowly as a market town in the 16th century and prospered in the 18th century with the construction of the Royal Canal (which opened for traffic in 1796) followed by the Great Western Railway in the 19th century (1847).

By 1841 the town's population stood at 1,327 persons. The town stagnated and went into slow decline in the 20th century, with a falling population and little development until the late 20th century. The population only exceeded pre-famine levels in 1986.

The town's street pattern reflects it's historical development. The earliest settlement is to be found around the burial ground at Church Lane. The narrow, twisting streets are typical of medieval towns and now form an attractive feature. The

Market Square and Harbour Street, dating from the 18th century, contain some fine terraces and individual buildings reflecting the relative prosperity the town enjoyed at the time. Kilcock town centre has suffered a slow stagnation during the 20th century. Much of the recent development that has taken place in the town has been to the south of the canal and railway, leaving the historic core somewhat isolated and experiencing dereliction and decline in its historic core.

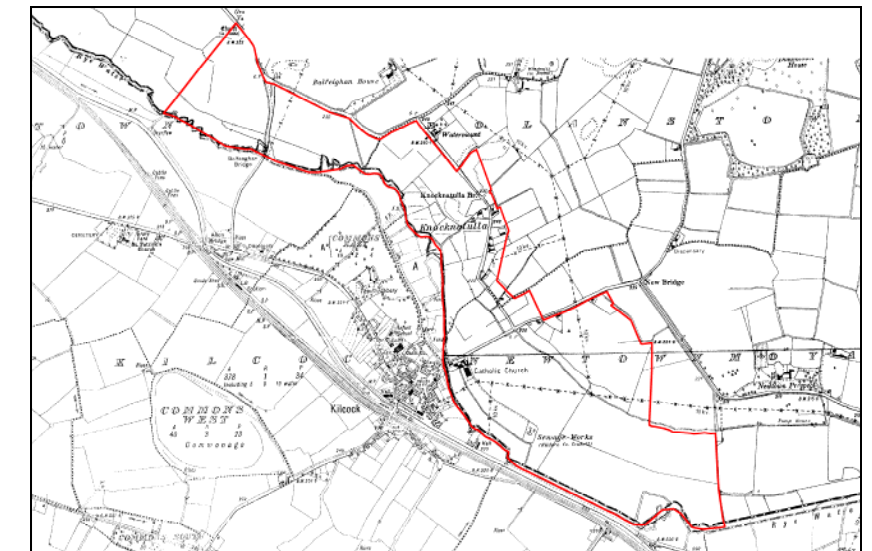


Figure 3: Kilcock Historic Map 1887-1913 Survey (with LAP lands highlighted)

3.3 Landscape Character and Visual Impact

The LAP lands and study area is located in the 'Royal Canal' landscape character area (LCA No.14), as defined in the County Development Plan. This area has a high landscape value, with medium sensitivity and regional importance.

The landscape adjacent to the Royal Canal is rolling lowlands, which is more open due to larger arable field patterns and in general this area is less densely vegetated. The landscape adjacent to the Royal Canal is flat, but overgrown scrappy hedgerows and farmland restrict views. Views along the Royal Canal are available at the various stone bridges crossing the canal into Kildare and these provide good vantage points and views across the lowland. The land use in the area is predominantly arable farmland with areas of scrubby pasture.

¹ Source: Kilcock Local History Group & Kilcock Town LAP

3.4 Historical, Archaeological and Natural Heritage

While there are no recorded monuments within the LAP study area, there are two protected structure within the area.

- The first protected structure is denoted as the Little Chapel of the Assumption (ref. no. MH049-103), which is described as a detached single cell church, built in c.1820, with four bay north elevation, blank elevation to the south, single bay porch to north elevation and single bay apse to the east. Finishes include slate roof with limestone copings.
- The second is a two storey 4 bay farmhouse with three stacks (ref no. MH049-102), adjacent to the Little Chapel of the Assumption.

The Royal Canal

In relation to natural heritage, a section of the Royal Canal, which runs adjacent to part of the southern boundary of the LAP study area and is located in County Kildare, is designated as a proposed Natural Heritage Area (pNHA).

The Royal Canal pNHA is defined by A Duchas² Report (Site Synopsis report, 13 Feb, 1995), to include the central channel and adjoining banks, hedgerows, tow path grassland, open water, related scrub and woodland features. It is essentially a sealed unit, receiving the bulk of its water from outside the study area and therefore less affected by local groundwater pollution or other influences. It is often carried on man-made embankments where necessitated by the fall of land. It is one of the most important wildlife habitats in the Irish midlands, functioning in present times more as a refugium than as a natural area. In recent years dredging operations have removed a good deal of marginal and emergent vegetation of the canal.

A number of species occur in the canal which, though of considerable national and international importance, are not protected under the regulations or under the Flora (Protection) Order, 1999, S.I. No. 94 of 1999. In addition a number of wetland features adjoin the Royal Canal and may not strictly fall within the NHA. Some are intimately associated with the canal because they receive water seeping from the central channel. In other instances the canal is carried on earthen

embankments that were built up from immediately available materials, leaving excavations close to the water table that were subsequently colonised by wetland species.



Figure 4 & 5:
Royal Canal

3.5 Population

For the last number of Census, Meath County has experienced a very pronounced rate of growth in it's population as a result of its proximity to the Dublin Metropolitan Area and the employment opportunities that arise therein. Today, urban settlements are most successful in generating economic growth, industrial and service employment. Larger settlements with a wide range of economic, educational and social facilities have been most successful at generating indigenous employment growth and at attracting foreign investment and many of the urban centres have benefited significantly from their location within the Greater Dublin Area.

The population of County Meath in 1996 was recorded at 109,732 persons. The population of the County increased by 24,273 persons in the next 6 years up to the 2002 Census of Population. This roughly equates to the current population of Navan moving into the County over a 6 year period or the current population of Kells moving into the County on a yearly basis. The population increase of 22.1% between 1996 - 2002 was the highest experienced by any Irish County over the same period. The overall population increase in the State over the same period was 8.0%. The population growth was accounted for by a natural increase of 6,402 persons (26.4%) and estimated net migration of 17,802 (73.6%).

The area of the LAP is located within the Electoral District (ED) of Rodanstown within the administrative area of Meath

County Council, with a population of approximately 1,068 persons. The population within the LAP area lands is negligible (the 2003 Kilcock LAP within Meath indicated a population of c.100 persons, with no significant residential development in the intervening period). For the purposes of this Plan and having regard to the study area location within the environs of Kilcock Town, it is considered appropriate that population trends for County Kildare and Kilcock ED are considered.

The most recent census of population taken by the Central Statistics Office (CSO) was taken in April 2006. Demographic trends for the study area have been analysed at region, county, town and local levels. The populations of Meath and Kildare have increased consistently over the 20 year period. County Meath recorded an increase of c.56.5% between 1986 and 2006, while County Kildare experienced a c.60.3% increase over the same period. The population of County Meath, recorded in 2006 at 162,621 persons, represented a 21.4% increase on the figure for 2002. The population of County Kildare increased by 13.6% between 2002 and 2006. According to the 2006 Census, the population of Kilcock ED was 4,100 persons (previously 2740 in the 2002 census), giving rise to a 49.6% increase during the last census period. Of note is that the current LAP for Kilcock Town indicates that 1070 residential units have been permitted since the adoption of the 2002 LAP, with an assumption of at least 792 units being granted post the date of the 2006 census.

Table 2: Population Change 1996- 2006 (Source: CSO)

Area	Number of Persons		
	1996	2002	2006
State	3,626,087	3,917,203	4,239,848
Co. Meath	109,732	134,005	162,621
Co. Kildare	134,992	163,944	186,335
Kilcock ED	1,711	2,740	4,100
Rodanstown ED	1,116	1,112	1,068

3.6 Future Trends

The study area is located within the catchment of Kilcock Town. The towns of Kilcock, Maynooth, Leixlip and Celbridge, together forming a 'Primary Dynamic Cluster', have been designated as 'Moderate Growth Towns' in the Regional Planning Guidelines for the Greater Dublin Area (2004-2016). This is also reflected in the Meath County Council County Development Plan 2007-13. Under these guidelines, each town has a projected population of between 5,000 and 15,000 persons. It is therefore anticipated the population within the

² Now referred to as the DOEHLG Development Applications Unit

'Primary Dynamic Cluster' will increase in line with the above projection parameters into the future.

3.7 Age Profile

Recent population trends indicate a decrease in the dependant age grouping (0-14 and 65 +) with similar trends in County Meath, County Kildare and Rodanstown ED. The predominant age grouping are the middle age cohorts of 25- 44 and 45-64, a snapshot of which is detailed below.

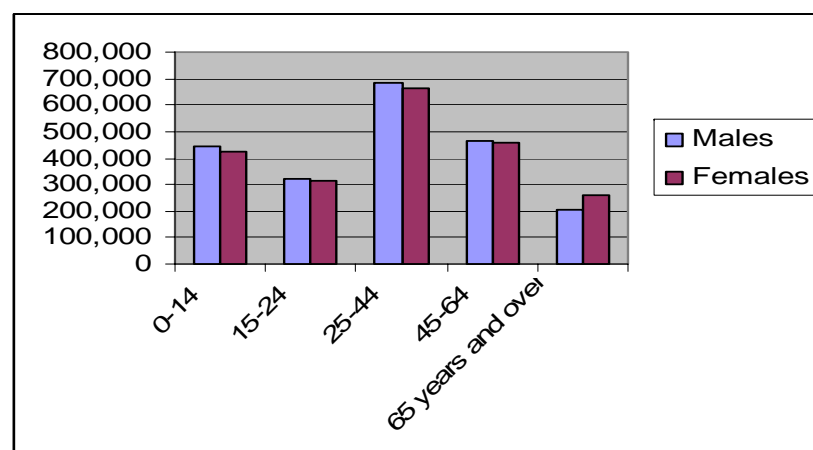
Table 3: Age Profile - State

Age Group	Males	Females	Persons
0-14	443,044	421,405	864,449
15-24	321,007	311,725	632,732
25-44	681,988	663,885	1,345,873
45-64	468,037	460,831	928,868
65 +	207,095	260,831	467,926

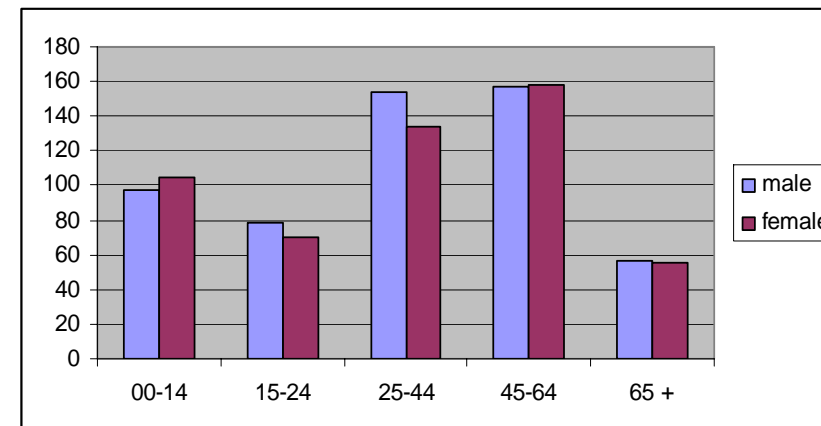
Table 4: Age Profile - Rodanstown ED

Age	Male	Female	Persons
00-14	97	105	202
15-24	78	70	148
25-44	154	134	288
45-64	157	158	315
65 +	57	55	112

Graph 1: Age profile- State



Graph 2: Age profile- Rodanstown



3.8 Household Size

Household size within the State has fallen steadily over the past decade. According to the Strategic Planning Guidelines (SPG), average household size in the Greater Dublin Area (GDA) is expected to fall to an overall average of 2.5 by the year 2011. This trend, which is subject to changing cultural and social conditions (i.e. the formation of smaller average family sizes and increasing rates of household formation), will have huge implications on future housing unit design requirements.

The 2006 census figures indicate that average household size in the State is 2.8 persons, while that for County Meath and Kildare is 3.0. The average household size in the Rodanstown ED is slightly greater at 3.1.

3.9 Employment

The number of people at work in the State increased by 47.6% between 1996 and 2006. The corresponding increase at county level proved more striking, where the figure for Meath increased by 93.8%, and in Kildare it increased by 78.5% over the same ten-year period. Employment levels in the ED's of Kilcock and Rodanstown increased quite significantly, by 185% and 27.9% respectively.

3.10 Movement and Access

Kilcock Town and it's Environs are located in proximity to the M4/N4 which by-passes the area. The subject lands are also served by two regional roads - the R125 (leading from Kilcock to Dunshaughlin) and the R158 (leading from Kilcock to

Summerhill/Trim). The R148, located to the south of the Rye Water River, runs parallel to the proposed linear park, linking Kilcock with Maynooth to the east.

Kilcock is served by an inner-city unmanned, train service to Connolly station, along the Sligo - Connolly line and by two bus route services - Dublin Bus (Route 66) and Bus Eireann (Route 115). The study area is located within 400m of the rail and bus services at its closest point and c.1.45km at its further point.

There are limited separate pedestrian routes and no cycle-ways serving the LAP area. Pedestrians, in part, and cyclists share road space with motor vehicles.



Figure 6: Kilcock Train Station

3.11 Education and Institutional Uses

Kilcock Town, being the principle settlement serving the environs and study area, includes 3 primary schools and one secondary school - Scoil Dara. In the Kilcock Catchment Area, as defined by the Department of Education and Science, there are 9 first level schools in total: Newtown NS; Scoil Chocha Naofa; St Josephs BNS; Gaelscoil Cill Choca; SN Mhuire Naofa Enfield; Coole NS; SN Mhuire, Moynalvey; SN Mhuire Tir Mochain and SN Maol Hosae.³

The town also includes a library, fire station, health centre and day care centre for psychiatric patients. Approximately 4.6ha of lands are zoned for education and institutional use within the town. As part of the LAP for Kilcock Town, an additional 6.07 ha of zoned lands for the aforementioned educational /institutional uses has been included.

³ Source: Department of Education and Science

3.12 Childcare

In 2006, Meath Childcare carried out an audit of childcare facilities in the County. Within the Dunshaughlin Electoral area, there were 1,220 childcare places, meaning that 29% of the projected population aged 0-14 years or 4,7171 persons had access to childcare places. The audit indicated that with Dunshaughlin being within a commuter belt, and subject to population statistics, there was a requirement to increase baby places and school age places to reflect need. (Source: Meath County Childcare Committee Strategic Plan 2007-2010).

3.13 Services and Utilities

3.12 (a) Water

Meath County Council is dependant on Kildare County Council to provide water supply to serve the LAP study area. During the lifetime of the 2003 LAP for the area, lack of service provisions prohibited development of Kilcock Environs. Kilcock's water supply is taken from Dublin City Council's Water Treatment Plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghen Reservoir and interconnecting pipework

Kildare County Council has completed the North East Kildare Water Supply Scheme and currently, Meath County Council has an agreement for an allocation of approximately 8,000 P.E. which is capable of serving the entire LAP Study area.

3.12 (b) Foul Water

Kilcock forms part of the Lower Liffey Valley Catchment area, which also serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The Waste Water Treatment Plant at Leixlip which serves Kilcock, is due to be upgraded to provide a treatment capacity of c. 150,000PE.

3.12 (c) Surface Water

The surface water drainage in Kilcock is considered to be inadequate at this time and includes the practice of disposing of surface water through the combined sewerage network. In tandem with Kildare County Council, Meath County Council will endeavour to address these inadequacies.

3.14 Flood Risk

Parts of the LAP study area is subject to flooding at select times. A comprehensive study of the extent of flood risk for the

wider region, including the Kilcock Environs LAP study area, has been carried out in the form of a Flood Risk Assessment Management Study (FRAMS), steered by representatives of Meath County Council, Kildare County Council and the OPW.

3.15 SWOT Analysis

From the review of existing available data and literature, an assessment of the area and consultation with the public, representatives and the key shareholders, the following SWOT analysis has been undertaken.

Strengths:

- Proximity to Dublin and location in metropolitan area;
- Proximity to M4 and rail service;
- Proximity to a range of existing services in Kilcock;
- Predominantly greenfield lands provide flexibility for framing future development.

Weaknesses:

- Existing infrastructure constraints, relating in particular to water supply and waste water;
- Flood risk areas;
- Lack of robust transport /pedestrian linkages between the LAP study lands and Kilcock Town.

Opportunities:

- Provide a qualitative and distinct new residential environment;
- Improve access links between town and environs;
- Environmental enhancement;
- Enhance the built and natural heritage;
- Provide physical and social infrastructure linked to development;

Threats:

- Unrestrained growth;
- Loss of town scale/character;
- Reduced accessibility.
- Reinforcement of commuter based community due to lack of supporting services and facilities.
- Adverse impacts on waterways, biodiversity and flora/fauna

SWOT ANALYSIS



4. Strategy

4.1 Plan Aim

The main focus of the Kilcock Environs Local Area Plan is to set out a clear planning framework for the development of the northern environs of Kilcock over the next 6 years. It is envisaged the LAP study area will accommodate regional and local population growth, complemented by necessary community, education and commercial supports, through a Plan led approach that will also integrate with and complement the current and future expansion of Kilcock Town.

In order to achieve this and realise the Plan Vision (as set out at Section 1.2), this Local Area Plan sets out a number of Framework Principles and Specific Objectives together with Planning Policies, which mirror those contained within the Meath County Council Development Plan 2007-2013.

4.2 Framework Principles

In order that the study area is developed in a coherent and cohesive manner, a number of framework principles have been identified to guide future development within the Kilcock Environs study area. These framework principles set out key elements to be included in the future development of the LAP lands to achieve balanced development which complements the policies and objectives contained within the Kilcock Town LAP prepared by Kildare County Council. It is a requirement that the delivery of critical infrastructure shall be provided prior to commencement of residential development, or as a minimal requirement, in tandem with residential development.

1. To provide residential development and population growth at a rate and level which accords with the parameters set out in the Settlement Strategy of the Meath County Council Development Plan.
2. Identify a route for, design and provide a spinal road corridor within the LAP lands in order to facilitate residential development, and suitable access points and linkages to the existing road network.
3. To provide robust linkages, capable of accommodating a variety of modes of transport, from the LAP lands to Kilcock Town and existing and future strategic transport corridors.
4. Provide a Drainage Study Plan for the entire LAP lands so that development can adhere to a pre-determined arrangement for the provision and delivery of water, foul water and surface water infrastructure.
5. To incorporate recognised and best practice guidelines in relation to sustainable development in the form of transport, construction, energy efficiency and renewable energies, waste management and drainage.
6. Identify and provide a range of amenities, community facilities and primarily localised retail services to meet the needs of the population within the LAP area.
7. To facilitate the provision of employment generating uses at a scale and location which complements the existing town and to ensure opportunities can be provided for job location in close proximity to expanding residential communities in the Kilcock Environs.
8. Create a series of distinct character areas within the LAP study area in order to provide a sense of place and visual diversity.
9. Place focus on areas of natural/built heritage, environmental considerations and biodiversity and the role they have in the development of the LAP study area.
10. To provide a hierarchy of open space areas within the LAP study area, including a linear park and connectivity between spaces.

11. To establish flood risk within the LAP study area, formulate suitable mitigation measures and where required, restrict the development potential of lands at risk.

4.3 Policies & Objectives

4.3.1 Settlement Strategy

Given Kilcock's status as a moderate growth town within the dynamic cluster of Kilcock, Maynooth, Leixlip and Celbridge, it is the aim of this plan to channel and accommodate population growth in line with national, regional and local planning guidelines.

The regional planning guidelines envisage a population of between 5,000 to 15,000 persons up to 2016. In the absence or under provision of public transport links to the Metropolitan area and other development centres, expansion targets in such cases should be modest.

In accordance with Settlement Strategy Strategic Objective 1 of the County Development Plan, Variation No 2 was adopted on 14th February 2008. The variation relates to the criteria for the release of residentially zoned lands and indicates the number of residential units to be catered for during the Development Plan period and post 2013.

The Planning Authority have projected the number of additional households that could be accommodated in each urban centre up to and including 2013, primarily for infrastructural planning needs. The last three columns in Table 6 (as per table below) indicate the extent of remaining residential zoned lands in each urban centre, the appropriate minimum density being pursued in each centre and the potential yield per hectare of this land bank, if serviced and released for development. This is not to infer that all of these lands will be serviced and released for development over the course of the Development Plan or that the indicative minimum densities units per hectare will be applied to all lands in each development centre.

Table 6 of the Meath County Development Plan 2007-2013 identifies the provision of 1150 residential units for the Kilcock Environs LAP area, which could result in a population increase of approximately c.3,500 persons, calculated using a current average of 3.0 persons per household (based on 2006 Census average household figures for County Meath).

Urban Centre	Planning Permission Granted – No Construct. Started	Houses Under Construct	Committed No. of Units	Projected Number of H'holds 2006-2009	Projected Number of H'holds 2010-2013	Total 2006-2013	No. of Units to Meet H'hold Targets	Remain. Undev. Resid. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resid. Zoned Land
LARGE GROWTH TOWNS										
Navan	1,064	432	1,496	2,000	2,750	4,750	3,254	386	35	13,510
Drogheda Environs	1,111	227	1,338	1,100	2,400	3,500	2,162	56	35	1,963
METROPOLITAN AREA – MODERATE GROWTH TOWNS										
Dunboyne / Clonee / Pace	473	190	663	1,150	2,400	3,550	2,887	78	50	3,920
Kilcock	0	0	0	150	1,000	1,150	1,150	59	35	2,070
Maynooth	0	0	0	0	500	500	500	0	35	0

Figure 7: Extract from Table 6: Meath County Council (MCC) County Development Plan

Variation No 2 indicates “*that in order to ensure the delivery of the distributor road in the study area, all lands immediately abutting this road need to be released for development. The phasing map for Kilcock has been revised and now excludes all those lands identified as open space and community facilities and also excludes the permitted distributor road. On that basis, and having regard to the permissible number of units in Kilcock it is proposed that Phase One (2007-2013) release 56 hectares. The release of these lands will be linked to the availability of potable water and waste water capacity, which in the case of Kilcock is sourced from Kildare County Council.*”

It is noted however that approximately 46.4 ha are currently zoned within the LAP study area for residential development under land use zoning objectives A2, with a further c.13.62 ha affected by the A4 land use zoning objectives (which provide for higher density residential development). The A1 zoned lands within the study area are not included on the Order of Priority Map which corresponds with variation no 2. Based on an average density of 35 units per hectare ¹ (as envisaged within Table 6) the potential residential yield within residentially zoned lands contained within phase 1 of the order of priority is just over 6,300 persons (based on an average of 3 persons per household).

The map which indicates residential zoned lands for release under phase 1, essentially releases all A2 and A4 lands which is in excess of that required to enable the delivery of the distributor road as envisaged under variation no. 2 and the number of residential units indicated for release.

The County Development Plan requires that local area plans demonstrate compliance with the household and population projections contained within the Development Plan (at table 6), while Strategic Settlement Strategy S0 1 indicates the release of these existing residentially zoned lands i.e. phasing, shall conform to the scale and quantum of development indicated in Table 5 and 6 and that the release of these lands shall be on the basis of the Criteria for Determining the Release of Residential lands at set out in Section 2.1.7 of the County Plan. This process has been completed by the Planning Authority in the form of the adopted Variation No. 2 of the County Development Plan 2007-2013 and as such, forms part of the adopted Settlement Strategy.

SS POL 2 further indicates that compliance with household and population projections is explicitly demonstrated on the basis of the amount of residential zoned land being released for development being quantified by applying reasonable density and average occupancy rates to the scale and quantum of development provided for in table 6 (and subject to existing and future availability/capacity to provide physical and social infrastructure).

Kilcock is identified as a Moderate Growth Town in the Metropolitan Area and significant growth is earmarked for this settlement in the adopted Settlement Strategy of the County Development Plan. Furthermore, the Planning Authority are in a position to provide water service capacity to cater for the full extent of lands which are zoned for residential development which places Kilcock Environs in a unique position within the county.

To ensure sustainable densities and equi-distribution of development within the study area, which is necessary to enable the delivery of key infrastructure and taking cognisance that Variation No 2 which makes explicit reference to the release of land immediately abutting the route of the distributor road, it is recommended that relevant lands immediately abutting the distributor road be prioritised for residential development with remaining areas to be developed upon completion of the distributor road and the necessary enabling development.

At the time of writing, the current economic climate together with the scale of residential units considered acceptable under Variation No. 2 of the County Plan (1150 residential units) suggest it is unlikely that the full quantum of residential development permitted would be delivered prior to the end of

2013 and may not be fully delivered during the life of this LAP 2009-2015).

¹ Studies have indicated that whilst the land take of ancillary facilities remains relatively constant, the greatest efficiency in land usage on outer suburban sites will be achieved by providing net residential densities in the range of 35-50 dwellings per hectare and such densities should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 ha. In exceptional cases, where for reasons of proximity to an environmental or ecologically sensitive site or where this is a need to make an appropriate transition between higher density development and the open countryside, planning authorities might consider identifying very limited areas of lower density development in their development plans. (Extract from DOEHLG publication ‘Sustainable Residential Development in Urban Areas’ Guidelines for Planning Authorities, 2008)

Settlement Policies

KSP POL 1: To support the development of the Kilcock Environs as a suitable location for population growth.

KSP POL 2: To support the development of residential development within the Kilcock Environs in accordance with the settlement strategy of the Development Plan and subject to the provision of adequate infrastructure

KSP POL 3: To ensure an effective distribution of residential development within the Environs as a mechanism to deliver critical infrastructure, such as a distributor road.

KSP POL 4: To ensure sufficient lands are zoned to accommodate residential expansion and requirements for supporting services, amenities and facilities.

Settlement Objectives

KSO OBJ 1: To provide a range of specific densities for residential development in the Environs, having regard to locational context, site constraints and connectivity to public transport.

KSO OBJ 2: To explore the provision of a ‘micro order of priority’ for the release of residentially zoned lands on a phased

basis, within the study area to ensure the delivery of key infrastructure in tandem with residential development and the provision of planning permissions in excess of the standard 5 years having regard to the quantum of development provided for residential land use zonings.

4.4 Land Use Zoning

This section of the Plan provides explanatory information with regard to the land use permissible on land within Kilcock Environs to allow the Planning Authority to monitor and facilitate the development of the area in a planned, sustainable manner. The zoning of land for particular land uses is not a guarantee that the zoned land will be developed as envisaged. The Council's policy will be to encourage the use of the land, as far as practical and sustainable, according to the zoning designation contained in this document. Reference is made to the land use zoning objectives in the written statement and the accompanying maps. The land use zoning objectives, as they relate to the study area, are defined in Table 5.

Reference should be made to the Meath County Development Plan 2007 – 2013 for the matrix of uses set out for each zoning category and the explanatory notes for each category. A copy of the matrix is included in Appendix 4. The zoning matrix provides guidelines for assessing land-use compatibility. However, the suitability or not of individual proposals can only be evaluated on the basis of particular applications where the type, level and overall impacts of the scheme on the environment, residential amenity and traffic can adequately be assessed. However the zoning objectives do indicate the suitability in principal of definite uses in individual zones and the unacceptability of others. Over a wide range of uses, the compatibility of the proposal to the zoning objective can only be assessed by the individual circumstances.

Uses which are normally permissible, open for consideration and not normally permissible within a given land use zone are set out at Appendix 4 of this Plan.

The Regional Planning Guidelines recommend that in residential zoning, headroom is to be provided at a rate of up to 50% to account for lands that are zoned not being available for development. This is also reflected in the County Development Plan.

In this instance, development of the total quantity of zoned lands for residential use would exceed the household projection

for Kilcock Environs up to 2013. Consequently, taken in conjunction with the amount of lands zoned to cater for residential development in Kilcock Town, there is adequate residentially zoned lands to cater for future population growth as established in both the Regional and County Plans over the life of this LAP up to 2015 (inclusive of head room provisions). Therefore it is not considered necessary to provide any additionally zoned lands to cater for residential development.

In accordance with the provisions of the County Development Plan, which places emphasis on a requirement to provide employment generating uses to ensure balanced and sustainable development for the area, approximately 10 hectares has been zoned under the E2 land use zoning objective. Uses in the E2 land use zone will be restricted to knowledge based uses/logistics given that adequately zoned lands are being provided within the Town area to cater for warehousing/industrial uses and office use. This area also includes an objective to deliver part of the spinal road/distributor road required to serve the northern environs of Kilcock in tandem with commercial development and in accordance with an approved framework plan.



Table 5: Land Use Zoning Objectives Applicable to LAP Study Area

Use Zone Objective Code	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas in accordance with an approved framework plan.
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential development and infill proposals in accordance with an approved framework plan.
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.

4.5 Sustainable Neighbourhoods

Where people live have a major effect on their lives and the living environment should contribute to rather than detract from the quality of the living environment through being well planned, well designed and well managed. In order to achieve this, this plan incorporates the principle of sustainable neighbourhoods as a core theme for guiding future residential development in the study area. The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreational facilities, are mutually supportive and provide for sustainable

and pleasant living environments. Additionally, the creation of a number of character areas, which seek to provide for visually distinct development areas, is a central design theme. There will therefore be a strong emphasis on a mix of uses to meet local needs, house types, layouts that facilitate streetscape and open spaces that have natural supervision.

For the purposes of this plan, the walkable neighbourhood* is defined as a notional radii of 5 minutes (400m) walking distance from a residential site to local amenities such as a newsagents and 10 minutes (800m) walking distance to schools, neighbourhood centres, bus stop, health centre, parkland, etc.

* (Reference source: Urban Design Compendium prepared by Llewelyn-Davies in association with Alan Baxter and Associates for the English Partnership and The Housing Corporation, 2000).

4.6 Residential Development

Over the lifetime of this Local Area Plan, the Planning Authority will seek a high standard of design for new development, which makes a positive contribution to the streetscape and urban realm and which will provide a high standard of amenity in residential developments. Meath County Council will encourage innovative and well designed development that relates sensitively to the existing character of the area and which generates a sense of place, distinctiveness and quality.

In general, the densities advocated in the DOEHLG publication Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, 2008 are considered appropriate in the LAP study area. However, it is also important that a range of densities are considered and to this end the A4 zoned lands are identified for densities at the higher end of the recommended density standards spectrum e.g. 40-50 units per hectare, subject to appropriate design and robust linkages to Kilcock Town Centre and public transport.

In A2 zoned areas, a mix of high and low density development will be considered. It is envisaged that strongly defined urban edges and streetscapes at appropriate locations such as frontage onto a new spinal road, may lend themselves to higher densities, balanced by the provision of less intensive development behind. Overall the cumulative net density in A2 zoned lands should be in line with the lower end density standards set out by relevant DOEHLG publications e.g. 30-35 dwellings per hectare. The incorporation of existing site

features, topography, buffer zones, open space, housing mix, accessibility and permeability of access to public transport and local services/employment areas, location of community facilities and ultimately the overall design concept shall influence and inform overall appropriate density patterns.

It is important that new residential communities provide access to all and cater for a diverse range of housing needs. Therefore, the provision of residential development shall comply with the Meath County Housing Strategy (which was prepared as part of the Meath County Development Plan 2007-2013) and the legislative requirements of Part V Housing.

Apartment development may be considered at a limited scale within the study area, not exceeding 10% of the overall housing unit number of a particular proposal. In such instances, it is not desired that such development be provided in monolithic blocks, but instead integrated at a suitable scale that relates to the dominant building scale, at dispersed and select locations within a proposed scheme e.g. at a nodal point, corner site, etc. It is important that applicants, designers, agents and developers engage in pre-planning discussions with the Planning Authority at an early stage to determine appropriate locations and scales for such development. Apartment developments shall be expected to exceed the minimum design standards set out in the DOEHLG publication 'Sustainable Urban Housing Design Standards for New Apartments-Guidelines for Planning Authorities 2007'

In designing new homes, designers should consider not just the immediate needs of the prospective occupants but also their changing needs over the life of the dwelling.

In so far as is practicable, the design should provide for flexibility in use, accessibility and adaptability. The aim should be to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people or persons with moderate disabilities, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive re modelling of the dwelling. Guidance in relation to the design of "Lifetime Homes" is given in *Meeting Part M and designing Lifetime Homes* published by the Joseph Rowntree Foundation (JRF). Part M of the Building Regulations shall also be adhered to.

Where special housing provision is necessary, e.g. for those with severe mobility difficulties necessitating the use of a wheelchair, design guidance is given in the Habinteg Housing Association publication *Wheelchair Housing Design Guide*.

In addition to the above, and in order to ensure that dwellings meet changing requirements of families over time, it will be a requirement that 50% of all dwellings shall be designed to cater for additional floor area within the building /residential plot. In this regard, roof space incorporating attic joists should be considered, including structural provision for habitable use of the space and roof lights, heating and electrical requirements to same. In all cases, the design of such areas shall be required to meet relevant building control requirements. Alternatively, sufficient plot size to cater for a modest extension to the side or rear of the dwelling should be catered for at design stage while retaining sufficient private amenity space/and separation distance in accordance with Development Plan standards. Such extensions, where not exempted development, shall be assessed in the normal manner as part of the planning application process and should adhere to development management criteria for extensions as set out at Chapter 10 of the County Development Plan (details of development management standards are included within appendix 5 of this LAP document). All new residential developments shall also be required to meet the necessary standards of health, sanitation and design in accordance with the DOEHLG publication 'Recommendation for Site Development Works for Housing Estates 1998' except where otherwise specified in this LAP and attached development management standards.

Estate maintenance and management of residential areas shall be carried out in accordance with the requirements set out in the County Development Plan. It is envisaged that management companies shall only be applicable to residential development other than conventional housing layouts and that a person or body of persons (comprising residents of the area) shall be appointed in the role of estate management and maintenance of conventional housing once an estate has been taken in charge by the Local Authority. Where conventional housing is permitted, the Planning Authority shall take such areas in charge subject to the satisfactory completion of the development as approved by Meath County Council and subject to compliance with the conditions attached to the relevant grant of planning permission.

In the case of apartment development, management companies shall perform the duties and carry out responsibilities in

accordance with The Draft Guidelines on the Governance of Apartment Owners Management Companies published by the Office of the Director of Corporate Enforcement December 2006 or any superseding legislation and guidance documents.

In the case of mixed use development, a clear distinction between those areas subject to the taking in charge process and those subject to a management company shall be clearly distinguished.

Open space for amenity purposes is a key component in residential schemes, contributing towards the recreational requirements of residents and enhancing the quality of the environment. Public open space to serve residential areas shall be provided on a hierarchical basis with primary, secondary and tertiary areas.

It is envisaged that a linear park will provide the primary open space for Kilcock Environs. Secondary open space areas shall be evenly distributed within residential character areas, in the form of functional, safe and supervised space. Additional smaller pockets of open space and landscaped areas will provide the basis for tertiary open space provision.

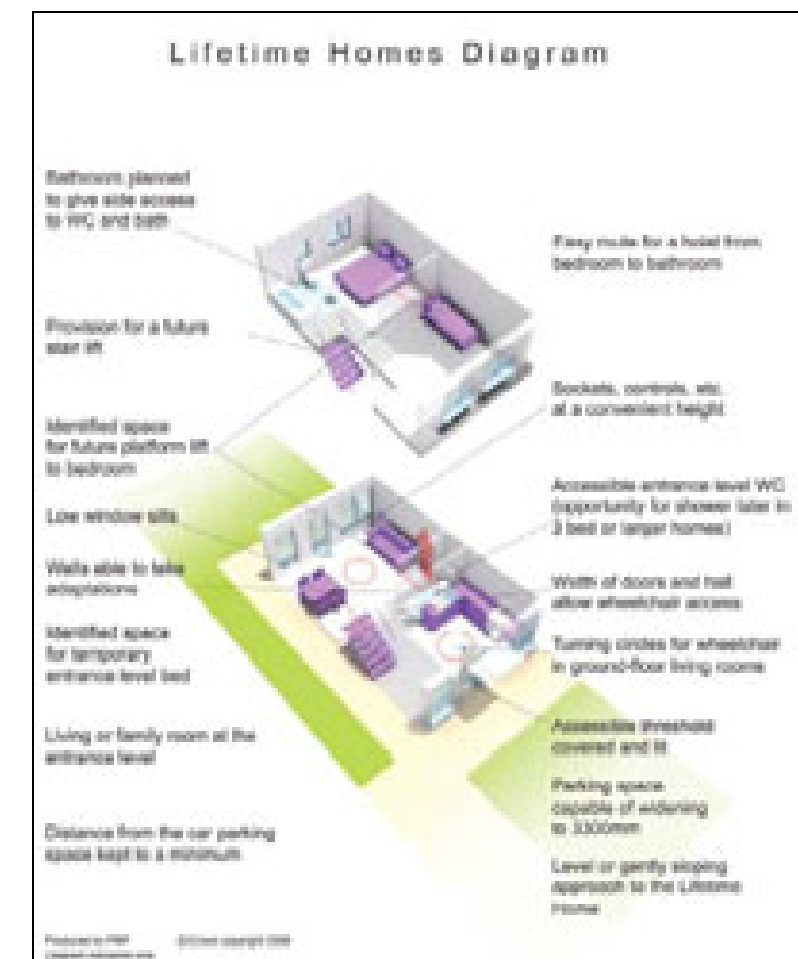
In order to ensure that public and communal open space areas are protected from encroachment by future housing development, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for residents of the area.

It is important that private open space, in the form of private gardens, balcony areas and semi-private open space/communal open space is provided in such a way that provides reasonable access to natural light over the course of a day and is of sufficient area and dimensions to have a practical role. Issues in relation to open space are expanded upon at section 4.12 of this Plan.

Development proposals shall adhere to the guidance and standards established in the County Development Plan and accepted best practice documents in relation to open space design and layout. Furthermore, all planning applications will be required to be accompanied by a landscape plan, carried out by a suitably qualified and experienced person.

In order to enhance the existing character of the study area, the Planning Authority will require that existing site features

such as mature trees, hedgerows, watercourses and other site features or views are identified at an early design stage and retained where appropriate. It is a requirement that detailed survey analysis, incorporating any natural features of worth, will inform urban layout and should be included as part of any planning application.



Source: Extract from Lifetime Homes publication

Where natural features are identified through survey analysis, suitable protection measures in accordance with recognised best practices and standards (such as BS 5837:2005 'Trees in relation to Construction- Recommendations') shall be identified by way of a method statement and adhered to accordingly subject to planning approval of a particular development proposal.

Public art can assist in developing a sense of place and provides an identity and character to a community that is distinctive and unique. Public art has many advantages – increasing

environmental quality, enhancing the built environment/public realm, creating a sense of place, nurturing civic pride, promoting tourism and providing additional employment opportunities for artists.

The Planning Authority will require major new commercial and private residential developments in the County to incorporate works of public art into the overall scheme in order to enhance the amenities of the local environment.

Unless specifically stated, the development management standards and guidelines applicable to this Local Area Plan are those set in the Meath County Development Plan 2007 – 2013, being the parent document to this plan.

Residential Policies

KR POL 1: To promote innovation and high quality design in residential development that makes a positive contribution to the overall environment in the locality

KR POL 2: To ensure that residential development within Kilcock Environs is carried out alongside the development of robust and permeable connections between the Environs, Kilcock Town and public transport routes.

RES POL 3: To achieve a mix of housing types and sizes in the consideration of individual planning applications for residential development and in development of the Council's own housing stock.

KR POL 4: To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities.

KR POL 5: To support proposals for day centres, nursing homes and similar facilities for people with special or other specific needs within, or close to, the town and neighbourhood centres, subject to normal planning requirements.

KR POL 6: To require that developers comply with Part V of the Planning and Development Act 2000, as amended, and that 20% of land zoned for residential development or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy

carried out during the period of the County Development Plan. Social and affordable housing units shall be indistinguishable from other units by virtue of design.

RES POL 7: To promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features

KR POL 8: Residential development proposals shall be considered premature pending a working drawing design of a primary road network for the study area, robust flood study appraisal and mitigation measures and a strategic drainage study for the entire Environs lands. Required infrastructure development, consequent of the above requirements shall be carried out in tandem with residential development.

RES POL 9: To ensure housing developments cater for a wide range of housing needs in accordance with the guidance set out within Meath County Council Housing Strategy.

RES POL 10: No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for residents of the area.

Specific Objectives

KR OBJ 1: To provide residential development in accordance with the sustainable neighbourhood concept and design principles as set out in the 'Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities December 2008' (and Urban Design Manual – Best Practice Guidelines) and other accepted best practice guidance documents.

KR OBJ 2: To ensure that 50% of all dwellings within a particular development are designed to cater for potential future expansion and adaptation to meet future needs. This can include sufficient plot size to cater for side/rear extension space while retaining a garden area which complies with development management standards or attic design to accommodate habitable rooms in accordance with building control requirements.

KR OBJ 3: New residential development shall be required to include design details as indicated within the urban design concept plan for the LAP area

4.7 Transport

Meath County Council is strongly committed to the promotion of sustainable means of travel including public transport, walking and cycling, and the encouragement of modal change from private car use to these means. The development of sustainable and walkable neighbourhoods, as outlined in Section 4.5, will be a key contributory factor in this regard. The overall transport strategy of this Local Area Plan seeks to achieve a greater integration of land use and transport, such as to reduce the need to travel to access services, reduce the distance between residential areas and services and facilitate walking and cycling as viable and convenient modes of transport. The transport and land use policies are devised with the intention of realising this scenario.

Kilcock is well connected at a regional and national level in terms of transport, with the M4 located to the south of the town and access available to a number of strategic regional routes linking the environs area to Maynooth, Dunshaughlin and Trim. The framework principles for this Local Area Plan include:

- To provide a spinal road corridor within the LAP area and suitable linkages with the existing road network; and
- To provide robust linkages between the LAP lands and Kilcock Town and existing and future strategic transport corridors.

It is intended that the spinal road serving the Northern environs of Kilcock will connect the Maynooth Road (R148) from the east to the existing roundabout junction along the Summerhill Road (R158) to the west and then extend through the employment generating lands within the LAP area to the county boundary with Kildare.

In the longer term, it is intended that this route will connect to the interchange at the M4 within the County Kildare administrative area. This would essentially create a relief road around the northern environs of Kilcock town and has potential to relieve congestion in the town centre. Recent upgrade works to the Summerhill Road, with the provision of roundabout, has been designed to cater for future lead in roads.

The Kilcock LAP, prepared by Kildare County Council includes a specific road objective indicating the provision of an indicative link route from the M4 link road to the route of the spinal road located within Meath County Council. This objective is consistent with the proposals for the spinal route to be provided within the Meath administrative area, thus providing a consistent and integrated approach to traffic management and infrastructure for the area.

The Draft Kilcock LAP, prepared by Kildare County Council also includes a specific objective to make Meath Bridge one way northbound for vehicular traffic. As part of this LAP, Meath County Council will investigate a one way traffic management system at Meath Bridge and liaise with Kildare County Council regarding traffic management plans for the Kilcock area.

The Movement Strategy Map sets out indicative locations for vehicle, pedestrian and cycle movements, access points and linkages across the Local Area Plan lands. It is also important that transport linkages including vehicular, pedestrian and cycle linkages are created, improved and/or enhanced between the town and the environs at appropriate locations.

The development of new roads through the Plan lands should be based on the creation of a series of interlinked streets and roads, with high levels of connectivity and permeability. A hierarchy of roads should be evident with design tailored to meet the specific functions of each road, e.g. distribution, local, residential. Traffic and speed control measures should be integrated into the design and layout of new roads rather than through add on measures such as speed ramps.

In addition to traffic carrying functions, streets and roadways have a major role to play in place making and urban design. This latter role is to be emphasised in new development in the Kilcock environs.

At present, there are limited pedestrian routes within the Local Area Plan area and no cycleways. As a result, pedestrians and cyclists generally share road space with vehicles. While some shared usage of roadway may be acceptable on low traffic, low speed, residential streets, separate footpaths and cycleways are necessary on busier streets and roads and should be provided in development proposals. Parking facilities for cyclists should be provided in commercial areas.

Pedestrian and cycle routes located away from vehicular roads should follow desire lines and should provide the most direct links between uses, e.g. from dwellings to open space, residential areas to schools and Kilcock town centre. In all instances, the design of pedestrian routes should ensure accessibility for all, which will be reflected in ground levels, widths and construction materials of paths. Overlooking, passive surveillance and the provision of adequate lighting to pedestrian and cycle routes shall be a design prerequisite.

Kilcock rail station and bus service are accessible from the Local Area Plan lands. The layout of development lands in close proximity to these services should particularly facilitate walking and cycling to the station and bus stops in order to encourage the use of public transport by residents of the environs area.



Transport Policies

KT POL 1: To integrate land use and transportation planning in the Kilcock Environs.

KT POL 2: To provide for the future transportation needs of the Kilcock Environs in a sustainable manner.

KT POL 3: To establish a clear road hierarchy in the Kilcock Environs, in which each of the road links has a function and where the mixing of national, regional and local traffic is reduced to the minimum possible.

KT POL 4: Transport Assessments, undertaken by and at the expense of the developer, shall be carried out to assess the impacts of developments in accordance with guidelines given in the "Traffic Management Guidelines", Section 1.11. Table 1.4 lists thresholds above which a Transport Assessment is mandatory. The Transport Assessment will be assessed by the Planning Authority and any additional works required as a result of the Transport Assessment shall be funded by the developer.

KT POL 5: To require developers to provide a Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand on a National Road, having regard to the "Traffic and Transport Assessment Guidelines" published by the National Roads Authority in September 2007. Where a Traffic and Transport Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the appropriate planning authority. Any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

KT POL 6: To require noise mitigation measures to be implemented in any future planning applications within zones of influence of national roads.

KT OBJ 7: To promote the creation of permeable and interconnected road, pedestrian and cycle routes in the Kilcock Environs and with the adjoining town.

KT POL 8: To promote and facilitate the development of cycling and walking facilities in the Kilcock Environs by securing the development of a network of safe cycle routes and footpaths on new and existing roads and on routes reserved exclusively for pedestrians and cyclists.

KT POL 9: To require good pedestrian and cycle access facilities through new developments.

KT POL 10: To prioritise the movement of pedestrians and cyclists in proximity to public transport nodes.

KT POL 11: To provide cycle ways, where appropriate, as part of all road improvement/redesign schemes.

KT POL 12: To promote an attractive public realm of pedestrian footpaths/cycleways, street furniture and quality public lighting.

KT POL 13: To require that new developments in the Kilcock Environs provide linkages with Kilcock Town and existing and future strategic transport corridors.

Transport Objectives

KT OBJ 1: To provide a spinal road corridor within the Kilcock Environs LAP area extending from the R148 to the southeast, to the roundabout along the R158 and extending further southwest to the County Boundary with provisions for suitable links and tie in provisions to the adjoining road network in County Kildare. The detailed alignment and design of the road way, bridges, cycle paths and landscaping associated with this route (located within the administrative area of Meath County Council) shall be agreed with the Planning Authority in consultation with Kildare County Council and where necessary other relevant bodies e.g. OPW & Waterways Ireland.

KT OBJ 2: Provide clear delineation between road hierarchy and their functions through the design process

KT OBJ 3: To ensure that traffic safety measures are incorporated into the design of all new roads.

KT OBJ 4: To carry out general road improvements in the Kilcock Environs, including junction tie in works and upgrades to facilitate the provision of a new spinal road.

KT OBJ 5: To require footpath and cycle path provisions within the LAP area and that all new significant developments provide pedestrian and cycle facilities including secure parking for bicycles.

KT OBJ 6: To ensure that the design of new pedestrian routes provides accessibility for all.

KT OBJ 7: To ensure that cycleways and footpaths are overlooked by adjoining development and are provided with an adequate level of public lighting.

KT OBJ 8: To require planning applications to demonstrate the development proposal's accessibility for pedestrians and cyclists.

KT OBJ 9: To investigate the provision of a one way traffic management system at Meath Bridge in conjunction with Kildare County Council and to liaise with the adjoining Local Authority regarding traffic management plans for the Kilcock area. All traffic management proposals in this area shall include suitable provisions for pedestrians and cyclists.



4.8 Economic Development

The economic strategy of the Meath County Council Development Plan seeks to make County Meath an attractive place for indigenous and foreign investment. The LAP study area is located within the Metropolitan area of the GDA, and identified at Regional level as being within a primary dynamic cluster. A Thematic Spatial Strategy for industrial development and enterprise within the County of Meath has commenced and this LAP will be required to have regard to the findings and recommendations contained in the strategy upon its completion.

Having regard to national and regional guidelines in relation to economic development, the Meath County Plan identifies five employment clusters, into which economic development shall be channelled. The Kilcock Environs LAP lands are located within an area denoted as 'Dynamic Cluster No 5 - M4 Corridor'. The County Development Plan indicates it is an objective in this cluster area:

To plan and provide a strategy which would enable south-west Meath maximise the potential and opportunities associated with its strategic location within the M4 Corridor.

Action No. 1 within this objective indicates a requirement to zone sufficient lands for employment generating activities at suitable locations, with the Local Area Plan process being the mechanism for delivery. The importance of such land use zoning provision is also acknowledged in the settlement strategy of the County Plan.

The Kilcock Town LAP includes policies to consolidate, strengthen and revitalise the town centre and identify additional areas for employment and enterprise. In order to achieve these, it is important that the Environs Plan does not propose development (through the provision of excessive employment based land use zones) which would undermine the consolidation of the town centre and balanced development of the Kilcock area.

Therefore the main impetus of this LAP is to accommodate growth in the region in a balanced and sustainable manner and which integrates with the overall development of Kilcock Town. In order to achieve this and in line with the provisions of the Meath County Council Development Plan and Kilcock Town LAP, an area of c. 10 hectares has been zoned to the west of the Summerhill Road (158) to cater for employment generating

uses, with an E2 land use zoning designation. An additional F1 land use zoning provision is provided along the northern edge of the Rye Water River, abutting the E2 zoned lands to provide a buffer with the waterway and facilitate the continuation of a linear park in the Kilcock Environs LAP area. This land use zoning provision will ensure balanced development within the area, providing opportunities to facilitate employment within close proximity to residential areas and the existing town centre, subject to suitable infrastructure and accessibility provisions. It is anticipated this will also have the potential to aid in arresting commuter travel patterns in the area and complement and support Kildare County Council's drive for greater employment generation and consolidation of existing employment lands in Kilcock.

The location of the E2 zoned lands is along an identified route (but indicative alignment) of the spinal road connection to the M4 interchange as identified within this LAP and as identified as an objective in the Kilcock LAP, prepared by Kildare County Council. This location is therefore considered optimal in ensuring suitable access to the existing strategic M4 corridor and when complete, will provide a direct link to land zoned for employment uses within Kilcock Town and opportunities for commercial synergies. The delivery of this section of roadway, in tandem with employment generating uses in this area, will also further the progress of an inner relief road from the R158 through the northern environs of Kilcock, to the M4 interchange.

In order to realise this connectivity, it will be a requirement that the section of the distributor road which will provide a link between the R148 and the roundabout at the R158 (where the spinal road will tie in to the east) and which is located within the administrative area of Meath County Council is provided in tandem with the development of employment uses. The delivery of this piece of road infrastructure, together with service infrastructure shall be developer driven. The details of the road alignment and design shall be subject to the written approval of the Planning Authority prior to any development being approved within the E2 zoned lands. The finishes and design details should be consistent with the main spinal road which shall be provided to the east, within the residential zoned part of the Kilcock Environs area.

The Kilcock Town LAP, prepared by Kildare County Council indicates a slow take up on development of zoned lands for office use, with an area of c.89.6 ha provided for such uses. Consequently there are no provisions for additional land use

zoning for offices in the town area. With regard to light industry and warehousing, the draft Town LAP indicates 59.7 ha are proposed.

Based on the above, it is considered there is sufficient land zoned for large scale office development and warehousing to serve Kilcock and its environs. The modest level of employment generating lands within the Meath County Council administrative area will therefore be restricted to uses relating to the knowledge based economy such as a science and technology park or for logistic businesses. A specific objective regulating uses within this area has been included to reflect the nature of businesses which are acceptable at this location. It is also required that the E2 zoned lands are developed through the preparation of a framework plan (in compliance with the requirements for Framework plans set out at section 2.1.10 of the County Development Plan).

Having regard to the above, it is therefore considered that outside of the E2 zoned lands within the Kilcock Environs area, commercial development in the remaining residential zoned lands will be restricted to meeting local needs in the form of neighbourhood centres and local shops/services.

Where the retail needs of Kilcock cannot be met within the town centre or edge of town centre locations, then consistent with the sequential approach to retail development as set out within the Retail Planning Guidelines for Planning Authorities 2005, the Environs will be considered to assist in meeting these needs.

In the LAP study area, the Planning Authority will support a range of local scale economic developments including home based economic activity.

Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence. In dealing with such applications the Planning Authority will have regard to the following:

- The nature and extent of the work;
- The effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- The anticipated level of traffic generation, and;

- The generation, storage and collection of waste.

Permissions for such partial change of use will be restricted to use by the applicant and may be temporary, e.g. for a three year period, to enable the Planning Authority to monitor the impact of the development. Permission will not normally be granted for such changes of uses in apartments.

With regard to the change of use of permitted dwellings to non-residential use, such proposals shall generally be resisted. Instead, local commercial services and facilities shall be directed to appropriately located neighbourhood centres and areas where commercial synergy can be encouraged.

Within existing or proposed neighbourhood centres or commercial clusters, the uses within such areas shall be regulated through the planning application system (except where otherwise exempted development). It is desirable that a diverse and wide range of services such as local convenience shop, butcher, post office, salon, medical services, pharmacy, public house, hot food outlet etc are catered for. With regard to takeaway facilities, public houses and other types of uses which can operate late at night and have potential for noise, odours etc, such uses shall be suitably separated, but readily accessible, to residential areas.

Takeaways, public houses and other late night operators can create noise, odour, litter and are often an area where youths choose to gather, thus resulting in general disturbance to nearby residents, particularly late at night. The following factors will be considered in the assessment of such development proposals:

- The adequacy of existing facilities for the sale of hot food consumption off the premises/public houses/late night businesses in the locality;
- The cumulative effect of the proposed development on the amenities of the area;
- The effect of the proposed development on the existing mix of land uses and activities in the area.
- The design including shop front, signage and lighting contributes and complements the existing building in the town centre;
- The likely impact on litter generation and noise and operational hours

Economic Development Policies

KED POL 1: To recognise the status of the northern environs of Kilcock within the Metropolitan area and within a Dynamic Cluster in proximity to the M4 Corridor, by encouraging employment generating development at a scale and nature appropriate to the chosen location, subject to specific objectives, normal planning considerations and the proper planning and sustainable development of the area.

KED POL 2: To zone lands for specific employment generating activities at suitable locations and at a suitable scale to accommodate growth in the region in a balanced and sustainable manner and which integrates with and complements the overall development of Kilcock Town.

KED POL 3: To work with Kildare County Council to ensure that the retail needs of the population in the expanding Environs of Kilcock (within the Meath administrative area) are met in a way that is efficient, equitable and sustainable.

KED POL 4: To encourage and facilitate the development of new neighbourhood centres to meet the needs of new and growing centres of population in Kilcock Environs at locations which enable convenience needs to be met locally and thus reduce the need to travel to the town centre.

KED POL 5: To provide a wide and diverse range of commercial services and facilities to cater for the local needs of the expanding population in the Kilcock Environs.

KED POL 6: To encourage local or small scale offices in neighbourhood centres.

KED POL 7: To ensure that any new retail facilities and neighbourhood centres comply with the guidelines set out within the DOEHLG publication 'Retail Planning Guidelines for Planning Authorities, 2005' or any document which supersedes it.

Economic Objectives

KED OBJ 1: To develop lands zoned under the E2 land use zoning objective for knowledge based economy uses such as a science and technology park or for logistic businesses and require that such lands are developed within a framework plan

approach and in tandem with the delivery of part of the spinal road between the R158 and R148, within the administrative area of Meath County Council which will form part of the overall inner relief road for the northern environs of Kilcock Town and other necessary physical infrastructure as indicated in this Plan.

KED OBJ 2: To ensure that commercial uses within appropriate employment generating land use zones are designed to a high quality and in compliance with the Development Management Standards for commercial development indicated at Chapter 10 of the County Development Plan.

KED OBJ 3: To ensure that retail facilities are clustered at optimum locations for ease of access to a wide residential catchment area, based on the walkable neighbourhood concept and in proximity to compatible community/educational facilities.

KED OBJ 4: In the case of the development of industrial sites adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

4.9 Social and Community Facilities: General

The Regional Planning Guidelines (RPGs) call upon Planning Authorities to adopt objectives that provide for the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure. Such objectives are seen as significant contributory factors in ensuring the delivery of a high quality of life. A key component of the overall community facilities strategy is to encourage and assist in the formulation, development, guidance and co-ordination of community organisations, local interest and self-help groups.

For the purposes of this plan and to inform designers, community and social facilities can include childcare facilities, further education and training, arts and culture, sports and leisure facilities, health and social facilities, uses associated with public worship and other uses of benefit to the wider population.

Social and Community Policy - General

KSC POL 1: To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of the population in liaison with other statutory, voluntary and community groups.

KSC POL 2: To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multiuse functions through their design and layout.

KSC POL 3: To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities including local / neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.

KSC POL 4: To assist in the provision of community and resource centres and youth clubs/cafes and other facilities for younger people in Kilcock Environs by the identification and reservation of suitably located sites, including sites within the landbanks of the Local Authorities, by assisting in the provision of finance for their development through the provisions of the Planning and Development Act 2000, as amended

KSC POL 5: To continue to co-operate with statutory bodies, in particular the County Development Board, and other agencies including the voluntary sector, resident, business and environment groups to counter disadvantage and social exclusion, to secure improvements in the quality of life and to promote equality of access to public and social services for all members of the community.

4.9.1 Childcare Facilities/Crèches

Meath County Council recognises that early years childcare and education through formal childcare provision plays a crucial role in the holistic development of children in terms of early education, social interaction and development of practical life skills. Such facilities also provide an opportunity for accessing employment, education and social networks.

The “Childcare Facilities - Guidelines for Planning Authorities” identify appropriate locations for childcare facilities including in the vicinity of concentrations of work places, of schools, of neighbourhood, district and town centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways. Childcare is defined in the guidelines as:

“full day-care and sessional facilities and services for pre-school and school going children out of school hours”.

It includes services involving care, education and socialisation opportunities for children. Consequently services such as pre-schools, day-care services, crèches, playgroups and after school groups are included within this category.

Generally the Planning Authority will require a crèche or other pre school facility to be provided at a ratio of 20 child spaces per 75 dwellings provided. Where it is demonstrated to the satisfaction of the Planning Authority that a surplus of such facilities exists, a relaxation of this standard may be considered by the Planning Authority. Likewise where it is demonstrated or considered that a deficit exists, applicants may be required to provide childcare facilities and spaces in excess of the aforementioned standards. Where demand for pre-school facilities in residential areas subsides e.g. through maturing of housing areas and age profile, these facilities should be capable of being converted into other uses, appropriate to the relevant land use zoning objective.

All development proposals shall be required to demonstrate the availability of a crèche and/or after-school childcare facility within reasonable walking distance of dwellings (in general no greater than 500 metres, taking into account existing facilities in the area) at planning application stage. The route from a residential area to such a facility shall be designed so as to be safe and comfortable for parents with young children to use.

Childcare Policies

KSC POL 6: To encourage, promote and facilitate the provision of childcare facilities in accordance with national policy and the Department of the Environment, Heritage and Local Government “Childcare Facilities - Guidelines for Planning Authorities” and any superseding guidelines.

KSC POL 7: To require the provision of childcare facilities of an appropriate type and scale in suitable locations throughout the

County. In particular, the development of childcare facilities at the following locations will normally be required:

- Areas of concentrated employment and business parks;
- Neighbourhood centres;
- Large retail developments and retail warehouse parks;
- In schools or major educational facilities;
- Adjacent to public transport nodes, and;
- Within new and existing residential development.

Childcare Objectives

KSC OBJ 1: To encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for every 75 dwellings. The Planning Authority will encourage developers of new residential developments to consult with the Meath County Childcare Committee on how best to meet the childcare needs of that area.

4.9.2 Education

Due to the growing percentage of those in the 0-14 age group, County Meath has a high dependent cohort. This has implications in terms of social infrastructure provision in the county, particularly with regard to childcare facilities and primary school provision. This population growth has put significant pressure on existing educational facilities to cater for the increased population.

The importance of assessing educational needs relative to population expansion is recognised in the County Development Plan and the DOEHLG publications ‘The Provision of Schools and the Planning System - A Code of Practice for Planning Authorities, the Department of Education and Science and the Department of the Environment Heritage and Local Government’ (July 2008) and ‘Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities’ (December 2008) which indicate that no significant development should take place without an assessment on impact of school provisions.

The Department of Education and Science Commission on School Accommodation has published a report entitled “Area Development Plan for the N4/M4 2004-2010.” It deals with the educational needs of this corridor up to 2010 and includes the urban centres of Longwood, Enfield and Kilcock and its Environs (located within County Meath). In summary, the

report indicates that a site should be reserved for first level and second level schools in a multi campus arrangement. While the timing of the schools is dependent on the rate of housing development, current indications are that the schools will be required post 2011 and provided current planning capacity materialises as expected, a second level school of approximately 800 students would be required.

A pre-draft submission by the Department of Education and Science Commission to the Kilcock Environs Draft LAP indicates a requirement for a 4 acre site based on population projections for primary school provision, catering for c. 22-23 additional classrooms and that it should be possible to cater for the increase in post primary levels by adding accommodation onto existing schools, however this would be dependant on the size and suitability of the existing sites and school agreement. (It is also noted that an area of over 15 acres has been identified to cater for primary and post primary education facilities in a campus type development within the Kildare administrative area of Kilcock).

In recognition of these findings, a site extending to c.4 acres has been reserved within the LAP lands for community and education use (under the G1 land use zoning objective). A specific objective has also been included indicating this site shall be utilised for school provision, as the need arises.

(An additional area of G1 lands is provided along the north eastern part of the LAP lands to cater for a mix of social and community uses to meet the needs of the residential population over the life of the Plan period. It is envisaged that part of this G1 zoned parcel of lands will accommodate playing fields).

Applications for residential development within the Kilcock Environs LAP area shall be required to adhere to the guidance details contained within the DOEHLG publication 'The Provision of Schools and the Planning System - A Code of Practice for Planning Authorities, the Department of Education and Science and the Department of the Environment Heritage and Local Government July 2008' and Technical Guidance Document TGD-025- Identification and Suitability Assessment of Sites for Primary Schools and any other superseding standards.

Education Policies

KSC POL 8: To facilitate the development of primary, post primary, third level, outreach, special needs, research, adult

and further educational facilities to meet the needs of the Kilcock Area through co-operation with the Department of Education & Science and Kildare County Council.

KSC POL 9: To ensure the provision of primary and secondary education facilities in concert with the planning and development of residential areas in order to maximise the opportunities for walking, cycling and use of public transport.

KSC POL 10: To facilitate the Department of Education and Science in the necessary provision of primary and post primary educational facilities within the Kilcock Environs by reserving lands for such uses in the Local Area Plan.

KSC POL 11: To co-operate with the Department of Education and Science and School Management Boards in the provision of school places.

KSC POL 12: To implement the Code of Practice for 'The Provision of Schools and the Planning System' prepared by the Department of the Environment, Heritage and Local Government and the Department of Education and Science in order to facilitate the timely and cost effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

Education Objectives

KSC OBJ 2: To provide sufficient zoned lands and identify suitable locations to cater for future educational needs in the Kilcock Environs area. In this regard an area of 4 acres within that parcel of G1 zoned lands located nearest to the town centre shall be reserved for primary education facilities catering for up to 24 classrooms.

KSC OBJ 3: To provide a site for school/community facilities on lands within the pink boundary. Site selection shall be finalised and subject to the written agreement of the Planning Authority prior to commencement of any development on the subject lands.

4.9.3 Health Care

It is envisaged that primary health care in the form of hospitals will be provided in existing larger settlements in the area and that healthcare facilities in the Environs will be at a local scale.

Where a deficit in health care facilities, such as GP's, dentists, etc in the Kilcock area is demonstrated to the satisfaction of the Planning Authority, a health village, attached to or within the vicinity of a neighbourhood centre may be considered. It is envisaged that such a village facility would cluster medical related uses and practices.

Suitably designed facilities and services which are required in the Kilcock area, such as nursing homes, sheltered accommodation and special need care facilities will be promoted in the LAP study area, subject to according with relevant County Development Plan policies and technical standards.

Health Care Policies

KSC POL 13: To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, the elderly and children.

KSC POL 14: To consider change of use applications from residential to health care facilities/surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity by way of an increase in traffic, car parking or noise. The full conversion of semi-detached or terraced type dwellings will not be permitted.

KSC POL 15: To encourage nursing homes and sheltered housing accommodation, where possible to be located within areas that provide for easy access both for staff and visitors in order to enhance overall quality of life, and increase their links with, and accessibility to, local amenities.

KSC POL 16: To encourage the upgrading and expansion of health services to cater for the current and projected population needs.

Health Care Objectives

KSC OBJ 4: To facilitate the provision of health services in suitable locations and in accordance with the zoning matrix. Such health services should provide safe links for pedestrian movement, good access and adequate planning facilities.

KSC OBJ 5: To co-operate with the Health Service Executive (North East) and other statutory and voluntary agencies in the provision of adequate health care facilities for all members of the public.

4.10 Water Quality

The Water Framework Directive (WFD) and Draft Eastern River Basin Management Plan (ERBMP) set out targets for water quality in the County and also provide data on the current water quality and status for the Rye River waterbody as it affects the LAP study area. This waterbody is currently classified as having a 'Bad Status' by the Environmental Protection Agency (EPA) Interim WFD Status, on the basis that Fish status is Bad and the overall status is determined by the poorest of the individual status tests.

It is considered that the main pressures currently on water quality in this waterbody are related to upstream diffuse pollution, predominantly agriculture. Other potential sources of pollution can relate to waste treatment plants and private waste water treatment systems serving private dwellings.

EPA Biological Survey results indicate the waterbody is at Moderate Status at Annes Bridge, which is downstream of the Kilcock Area. The most recent (2007) value at Balfeaghan Bridge corresponds to satisfactory status. Phys-chem water quality monitoring by Meath County Council indicates that currently there is not a significant increase in nutrients concentration associated with the stretch of river from Balfeaghan Bridge to the downstream side of Kilcock. (Currently, the Draft ERBMP proposes an extended timeline for the achievement of Good Status in this waterbody by 2027). Therefore one main driver for Meath County Council actions relating to this catchment will be the "no deterioration" requirement of the WFD, which is a mandatory requirement, not subject to derogation. Meath County Council are therefore obligated to ensure that any development (and the resulting increased potential loading from this area) is managed through provision of adequate wastewater collection and treatment infrastructure in advance of any increased loading impacting on the receiving waters. Given that the plan will result in increasing residential/urban density in close proximity to the waterbody, the provision of adequate wastewater, foul drainage and surface water infrastructure in advance of the loading is the key to successfully managing this risk and complying with the Water Framework Directive.

4.11 Piped Infrastructure

4.11.1 Water Supply

Kildare County Council has completed the North East Kildare Regional Water Supply Scheme, and consequently an agreement between Kildare County Council and Meath Council has been reached whereby sufficient person equivalent (pe) to serve the Kilcock Environs LAP will be made available during the lifetime of this Plan. Given the inadequacies of existing physical infrastructure to serve the future development anticipated within this plan, it is important to identify a system for delivery of such services.

In order to achieve this, it is required that a Water Services Provision Strategic Framework Plan (inclusive of Water/Wastewater/Surface Water Management) shall be drawn up to service the entire County Meath lands in the Kilcock Environs. This plan would essentially be a blueprint for servicing the entire lands from a water services/infrastructure perspective (including the provision of adequate wastewater, foul drainage and surface water infrastructure in advance of any increased loading from development).

It is also anticipated that the Water Services Provision Strategic Framework Plan will ensure that the optimum solutions are provided for water supply, wastewater conveyance and surface water management for the entire lands and that the plan will include the locations, sizes and design capacities of strategic mains serving the entire lands with spurs off for serving individual landholdings. It is envisaged this will also help to avoid a number of pumping stations serving individual sites and unnecessary duplication of services.

Due to resource limitations, it is unlikely that the provision of this infrastructure will not be included in Meath County Council Infrastructure Water Services programme during the Plan period. It is therefore anticipated the Water Services Provision Strategic Framework Plan (WSPSFP) will be developer designed and driven and submitted to Meath County Council Infrastructure Water Services for agreement and approval of content.

The WSPSFP shall also identify how water supply will be brought from this scheme to serve the development lands and the actual installation of the infrastructure necessary to provide water supply to serve the development lands.

4.11.2 Waste Water

There will be capacity in the Lower Liffey Valley Sewerage Scheme, when complete, to service the entire County Meath lands in the Kilcock Environs. Construction is currently underway on the network element of the Lower Liffey Valley Sewerage Scheme at the time of writing and should be complete by the end of 2009/beginning of 2010.

The upgrade works to the Leixlip Waste Water Treatment Works (WWTW), which forms part of the Lower Liffey Valley Sewerage Scheme, have yet to be carried out. It is unlikely that the upgrade works will be complete before 2011.

How the waste water will be conveyed from the development lands to discharge into the Lower Liffey Valley Sewerage Scheme will need to be identified in the Water Services Provision Strategic Framework Plan.

It is anticipated that the actual installation of the infrastructure necessary to convey the waste water from the development lands to the Lower Liffey Valley Sewerage Scheme will be developer driven.

4.11.3 Surface Water

The manner in which the surface water from the entire County Meath lands in the Kilcock Environs will be managed shall be identified in the Water Services Provision Strategic Framework Plan.

Cognisance also needs to be taken of the Rye Water River and the impact it could have on the entire County Meath lands in the Kilcock Environs in terms of Flood Risk.

As per the Greater Dublin Strategic Drainage Study (GDSDS), a SuDS design would need to be produced for the entire County Meath lands in the Kilcock Environs. The SuDS design should include management trains of drainage measures which are used to incrementally reduce the rate and volume of runoff and improve water quality and should include surface water source control and site control measures.

Surface water management should include proper SuDS methods which include natural infiltration, infiltration trenches, swales, permeable paving, rainwater harvesting, detention basins, ponds, etc.

Surface water management proposals shall also take due cognisance of the presence of the Rye Water Valley/Carton Special Area of Conservation downstream of the Environs Area. In particular, it shall be demonstrated that the proposals would not have any undue impact on this protected site. This shall be evident in the documentation of the Water Services Provision Strategic Framework Plan and through the submission of an ecological impact assessment with the Framework Plan (see Section 4.15).

Piped Infrastructure Policies

KI POL 1: To promote and facilitate the provision of the necessary infrastructure to fully accommodate the demand for future population increases and economic development and in an environmentally sustainable manner.

KI POL 2: To secure the provision of water, wastewater treatment and waste management initiatives to accommodate the future sustainable economic and residential growth of Kilcock Environs, where necessary, in conjunction with the Department of the Environment, Heritage and Local Government and Kildare County Council.

KI POL 3: To facilitate the provision of adequate wastewater collection and treatment systems to Kilcock Environs to serve existing and future populations in accordance with the Settlement Strategy identified in this Plan, the Water Framework Directive 2000, the Water Services Investment Programme and as finances permit, thus improving the quality of Meath's surface and ground waters.

KI POL 4: To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the county and to control development in a manner consistent with the proper management of these resources.

KI POL 5: To implement the Water Conservation Programme, in order to conserve valuable resources by reducing wastage.

KI POL 6: To protect, maintain, improve and enhance the natural and organic character of the watercourses and rivers in the County, and promote access, walkways and other recreational uses of their associated public open spaces, subject to a defined strategy of nature conservation and flood protection.

KI POL 7: To restrict, where feasible, the use of culverts on watercourses in the County.

KI POL 8: To pilot the development and implementation of Integrated Water Management Plans in priority catchments in co-operation with the adjoining Local Authorities, in order to facilitate the development of policy relating to integrated water management across the Region.

KI POL 9: To ensure that all developments incorporate Sustainable Urban Drainage Systems (SuDS) as part of the development proposals.

KI POL 10: To ensure that the provision of water services and surface water management proposals in the Environs area of Kilcock will not result in any undue impact on the Rye Water Valley/Carton SAC site.

Piped Infrastructure Objectives

KI OBJ 1: To require that a Water Services Provision Strategic Framework Plan (Water /Wastewater /Surface Water Management) is provided, with details to service the entire County Meath lands in the Kilcock Environs and submitted for approval to Meath County Council Infrastructure Water Services at pre- application stage. The Plan shall include, inter alia:

- That the optimum solutions are provided for water supply, wastewater conveyance and surface water management for the entire lands.
- The locations, sizes and design capacities of strategic mains serving the entire lands with spurs off for serving individual landholdings.
- Identify how water supply will be brought from this scheme to serve the development lands and the actual installation of the infrastructure necessary to provide water supply to serve the development lands.
- How the waste water will be conveyed from the development lands to discharge into the Lower Liffey Valley Sewerage Scheme and the actual installation of the infrastructure necessary to provide waste water provisions to serve the development lands.
- How the surface water from the entire County Meath lands in the Kilcock Environs will be managed.
- Demonstrate that the water services and surface water management proposals will not lead to undue impact on the Rye Water Valley/Carton SAC.

4.12 Flood Risk

Flooding is a natural phenomenon of the hydrological cycle. The most common causes of flooding in Co. Meath are the flooding of rivers. However there are many factors that influence flood behaviour and the degrees of risk that it possesses. Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The accepted policy response to flood protection is now to manage the risk to life and property as sustainably as possible and to consider flood risk and it's related impacts on development on a catchment basis, rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage, and hence reduce the associated potential economic and social costs.

The DOEHLG publication '*The Planning System and Flood Risk Management–Consultation Draft Guidelines for Planning Authorities, September 2008*' sets out good practice guidance in the consideration of flood risk in planning and development management. The Guidelines indicate Planning Authorities (both elected members and officials) should avail of these guidelines in the assessment and management of flood risk and it's consideration in preparing development plans and local area plans. They will also be of assistance to developers and the wider public in considering flood risk in relation to development and planning. They should also be used in determining applications for planning permission.

The guidelines aim to integrate flood risk management into the planning process, to assist in the delivery of sustainable development by assessing flood risk as early as possible in the planning process and taking it into account at all stages from national and regional planning, through to development plans and local area plans as well as in development design and management.

The core objectives are to:

- avoid inappropriate development in areas at risk of flooding;
- avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- ensure effective management of residual risks for development permitted in floodplains;
- avoid unnecessary restriction of national, regional or local economic and social growth;

- improve the understanding of flood risk among relevant stakeholders; and
- ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management

The key principles are to:

- avoid the risk, where possible,
- substitute less vulnerable uses, where avoidance is not possible, and
- mitigate and manage the risk, where avoidance and substitution are not possible.

Applications for development in the Kilcock Environs LAP study area will be required to accord with the recommendations and guidance set out in publication 'The Planning System and Flood Risk Management– Consultation Guidelines for Planning Authorities' (September 2008) and any subsequent adopted guidelines.

In Kilcock Environs, it is important to acknowledge the presence of the Rye Water River and the impact it has on the Environs in terms of flood risk. The Rye Water River is the subject of severe flooding along its length. More localized inspections indicate, for example that the existing culvert near Balfagan House has insufficient capacity to facilitate the volume of flows for the catchment areas upstream causing severe flooding of the bridge culvert and the section of road way adjacent to the site.

A summary report on potential flood risk of the Rye Water catchment in Kilcock was carried out in 2003 and was included as part of the 2003 LAP. The report indicated:

The Rye Water is a tributary of the River Liffey and has a catchment area of approximately 215 km² that is comprised within Hydrometric Area No 9 of the Irish River Network System.... Due to the limited development that has taken place within the catchment, considerable tracts of land on the north and south sides of the main stream area available as natural flood plains, thus reducing the vulnerability to flooding of dwelling places and commercial premises in the river reaches that are further downstream.

The 2003 study indicated there are areas where the 200 year storm will top the current bank levels and that the problem can occur at the upper and lower ends of the studied sections with a

central section between the two bridges (Balfeaghan Bride and Meath Bridge) remaining unaffected. The report now pre dates the use of the GDSDS Flood growth curve derived by Bruen et al (2005) which is currently recommended practice for use in the Greater Dublin Area including the Rye Water.

The OPW, together with Meath County Council and Kildare County Council, have carried out a Flood Risk Assessment Management Study (FRAMS) and it is intended this study will frame future flood management proposals for the area.



Ryewater upstream of Kilcock Nov 2000 Co Kildare
Source: OPW Trim



Ryewater at Kilcock Nov 2000 Co Kildare.
Source: OPW Trim



Culvert at Balfagan House

Flood Risk Policies

KFR POL 1: To actively participate in the National Flood Policy Review, being carried out by the Office of Public Works (OPW).

KFR POL 2: To control development in the natural flood plain of rivers and develop guidelines, in cooperation with the adjoining Local Authorities, for permitted development in different flood risk category areas.

KFR POL 3: Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.

KFR POL 4: To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimise impact on the river flood regime.

KFR POL 5: To control development in the natural floodplains of all rivers and streams where such development may have a negative impact on flood control, access for channel maintenance or future flood control works or might contribute to environmental degradation were flooding to occur.

**KFR POL 6: To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Planning Authority will, in general, retain a strip of 10 metres on either side of such channel.
(The construction or alteration of any bridge or culverts will require the consent of the Commissioners of Public Works under the terms of Section of the Arterial Drainage Act, prior to the commencement of development.)**

Flood Risk Objectives

KFR OBJ 1: The OPW, together with Meath County Council and Kildare County Council, have carried out a Flood Risk Assessment Management Study (FRAMS) for this area. All development within the Kilcock Environs LAP area shall be required to comply with the guidance and recommendations of the FRAMS. Please refer to Figure 8 FRAMS for River Rye Water, Kilcock.

4.13 Public Utilities

4.13.1 Waste Management

Waste management involves the provision of recycling facilities, enforcement of litter legislation, implementation of packaging and other regulations, and the provision of education on all aspects of our environment. How to manage waste sustainably is now identified as one of three strategic challenges facing Ireland's environment, the other two being

meeting international commitments on air emissions and eutrophication prevention and control.

County Meath is the lead authority for the North East Region which also includes Counties Louth, Cavan and Monaghan. The original Waste Management Plan (WMP) for the North East Region was adopted in 2001. The replacement WMP for the North East Region has now been developed and covers the period 2005 – 2010. The replacement WMP reflects changes in both legislation and policy direction, regional changes and cross border opportunities and challenges since the original WMP was adopted. It also identifies current progress on waste management, the policy vision for future development and the means to implement and monitor future progress. Progress to date shows that implementation of the original Plan has been very successful with a significant increase in household recycling rates and the further expansion of the household collection of dry recyclables. Education and awareness of waste management issues has intensified throughout the Region following the appointment of Environmental Awareness Officers in each Local Authority. The waste infrastructure in the Region has also grown significantly.

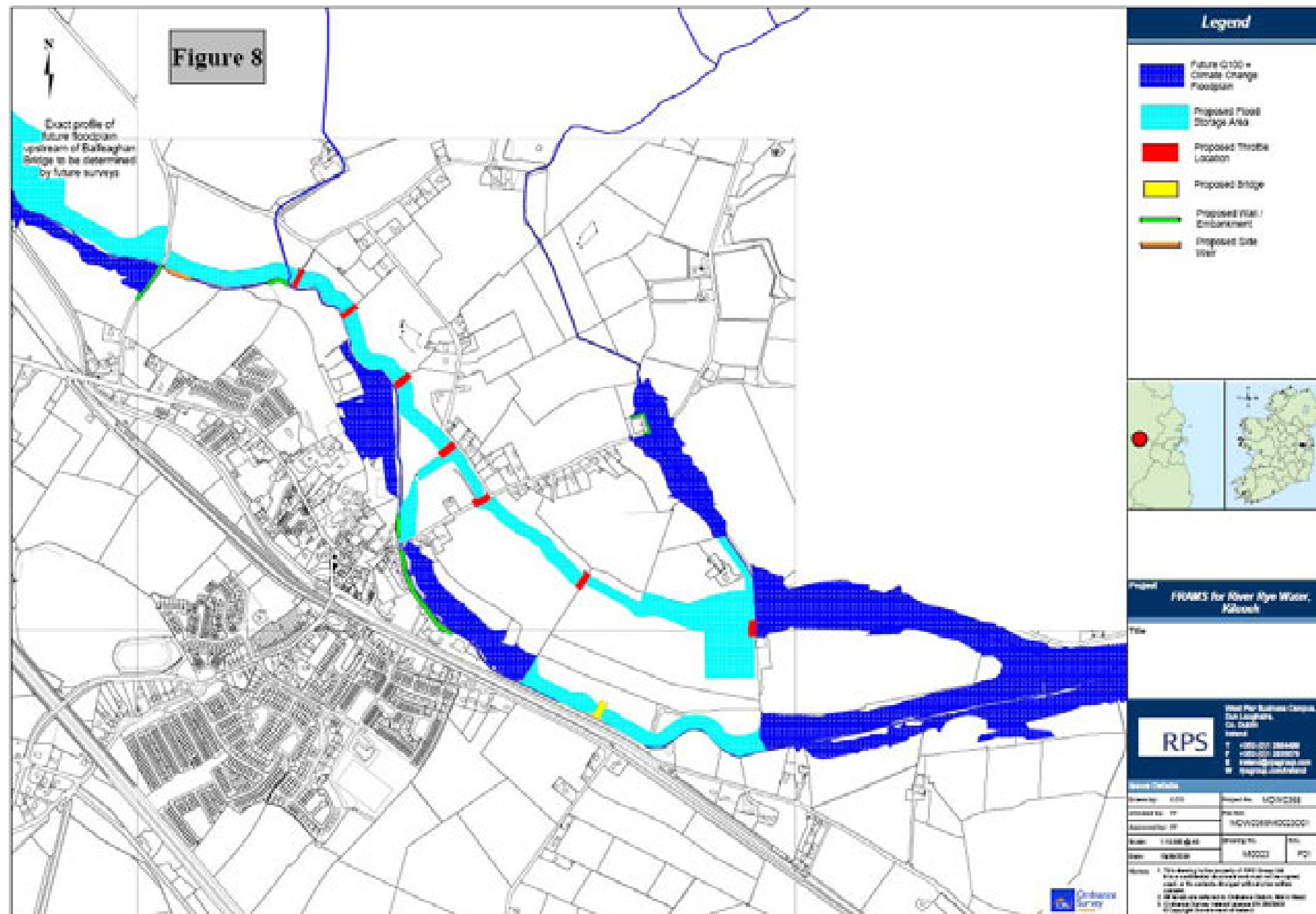
The Replacement WMP outlines policy for 2005-2010 and gives Regional Policy Objectives of the Plan. They are as follows:

- i) Waste prevention and minimisation will be a priority and there will be increased focus on the schools, community and business sectors to reduce waste arisings.
- ii) The region will deliver an effective system meeting the polluter pays principle that meets high standards of environmental performance and all legislative obligations.
- iii) The Region will strive to give access to waste management services across the Region, particularly in rural areas.
- iv) The Region will strive to improve collection coverage and participation for households and businesses, reducing uncollected waste.
- v) The Region will continue to improve infrastructure for recycling and recovery of waste.
- vi) The Region will maximise positive input of the private sector to help meet Plan objectives.

vii) The North East Local Authorities will if necessary and / or appropriate for environmental or other reasons, direct that certain waste streams must be delivered to a certain tier in the waste hierarchy (e.g. reuse, recycling, biological treatment, energy recovery). This will be achieved by means of the Waste Collection Permit system or other appropriate regulatory or enforcement measures.

Each Local Authority is also obliged to prepare a litter management plan for its area. This plan sets out their objectives to prevent and control litter as well as measures to encourage public awareness of the problem. Local Authorities are responsible for implementing the litter laws in their own areas. This means they are responsible for the prevention and control of litter and they have the power to take enforcement action against individuals who break or ignore these laws. Gardai also have the power to issue on-the-spot fines for litter offences.

Meath County Council is committed to increasing awareness about sustainable waste management practices and litter prevention in order to ensure a cleaner environment.



Waste Management Policy

KWM POL 1: To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the country.

KWM POL 2: To implement the policies and objectives of the Waste Management Plan for the North East Region.

KWM POL 3: To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in construction projects in Kilcock Environs.

Waste Management Objectives

KWM OBJ 1: To consider, when undertaking development or when authorising or permitting development, the provision of waste minimisation, prevention and reuse programmes and facilities including the provision of recycling facilities within developments, the imposition of conditions requiring implementation of waste management measures and programmes, including schemes for the management and construction of waste, on development sites.

KWM OBJ 2: To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by Meath County Council or its agents.

4.13.2 Telecommunications and Overhead Cables

Broad band

The Planning Authority recognises the essential need for high quality communications and information technology networks in assuring the competitiveness of the county's economy and its role in supporting regional and national development generally. A Broadband Strategy for Meath County Council has been published and it states that the Local Authority is determined to take advantage of the supportive position that the Government has adopted to ensure that broadband infrastructure is made widely available throughout the county.

It is the intention of the Planning Authority to encourage the roll out of broadband services in Kilcock Environs and in this regard, it shall be an objective that all planning applications for significant new development shall provide for the delivery of broadband infrastructure in line with each phase of development.

Broadband Policy

KB POL 1: To implement the broadband strategy for Meath County Council as it relates to Kilcock by supporting the roll out of broadband infrastructure in Kilcock Environs to serve the needs of business and residents.

Broadband Objective

KB OBJ 1: To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

Telecommunications Antennae

Satellite dishes and telecommunications apparatus, if badly sited, can be visually obtrusive and affect the character and appearance of historic buildings and townscapes. Therefore, it is important in the interest of townscape to ensure that future telecommunications and related development does not have a detrimental impact on the appearance or character of the town. The erection of domestic antennae and satellite dishes is restricted by the Planning and Development Regulations, 2001. However, exemptions exist under certain circumstances.

In assessing applications for masts and telecommunication equipment, the Planning Authority will have regards to the following:

- (a) The visual impact of the proposed equipment on the natural, built and historic environment.
- (b) The removal or modification of features of architectural / archaeological importance.
- (c) The impact any such development may have on protected structures or their setting.
- (d) The potential for co-location of equipment on existing masts.

(e) The Department of the Environment and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities"

The document "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" published by the Department of the Environment in July 1996 gives considerable guidance on this matter. It will be the policy of the Planning Authority to consider proposals for such infrastructure in the light of the recommendations of this document.

Telecommunications Policy

KTEL POL 1: It shall be the preferred approach that all new support structures meet fully the co-location or clustering policy of the guidelines and that shared use of existing structures will be insisted upon where the numbers of masts located in any single area is considered to have an excessive concentration.

KTEL POL 2: To provide orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" July 1996 or any superseding document.

KTEL POL 3: To adopt a presumption against the erection of antennae in proximity to residential areas, schools or community facilities, structures of historical or architectural interest and areas and sites of archaeological importance.

Telecommunications Objectives

KTEL OBJ 1: To reserve an area of land of 500 metres in radius around all existing school premises / identified school sites to kept free from the erection of mobile phone masts.



Overhead Cables/Power Supply Lines

Kilcock Environs includes a number of power supply cables which traverse the study area. It will be a requirement that such infrastructure will be relocated underground, subject to approval of relevant utility authorities, prior to development works. Such provisions should be factored in at an early stage of design and be reflected in the planning application process.

In order to ensure the least visual intrusion in the landscape, all new developments within the Kilcock Environs will be required to power supply cables underground.

Power Supply Lines Policy

KPS POL 1: To support and facilitate the development of enhanced electricity supplies and associated networks to serve the existing and projected residential, commercial, industrial and social needs for Kilcock Environs

Power Supply Lines Objectives

KPS OBJ 1: To locate services, including electricity, telephone and TV underground, where possible, and that existing overhead cables and associated equipment should progressively be located underground with future capacity considered and appropriate ducting put in place.

4.14 Recreation and Amenity

Providing adequate recreational and leisure facilities is central to the delivery of sustainable communities. Such facilities should be readily accessible to all sectors and age groups of the population. Moreover, the types of facilities provided should cater for a wide variety of needs, from passive spaces and seating areas to informal kick-about areas and walkways to more structured elements such as playgrounds or playing pitches.

In addition to providing recreational facilities, open space contributes to the local environment by accommodating biodiversity and wildlife features. Due cognisance of this should be taken in the layout and landscaping of open space areas. (See also Section 4.13)

Kilcock town benefits from the presence of natural amenities such as the Royal Canal and Rye Water River and established clubs such as the GAA, soccer, rugby and canoe and polo clubs.

It is intended that the development of the lands within the Kilcock Environs will provide for recreation and amenities facilities to serve the new population in this area but in addition will add to the attractiveness and range of amenities in Kilcock town as a whole.

Meath Local Authorities have produced a play policy for 2008–2012 which provides a comprehensive framework for the development of children's play in the County. The Vision outlined in the Policy is "to provide quality, accessible, age appropriate and safe play opportunities and to ensure the play needs of every child in Meath are met". Kilcock was identified as a settlement where there is a shortfall in the provision of playgrounds. The policies of this Local Area Plan will seek to address this.

Open space is ideally provided in the form of a hierarchy of spaces, ranging from town parks to smaller spaces serving residential areas. Within new developments, public open space must be carefully designed as an integral part of the layout included access points and overlooking which should be addressed at initial design stages.

The framework principles of this Local Area Plan include:

1. To provide a hierarchy of open space areas within the LAP study area, including a linear park and connectivity between spaces.
2. Identify and provide a range of amenities, community facilities and primarily localised retail services to meet the needs of the population within the LAP area.

The principal element in this Local Area Plan to provide recreational and amenity facilities is the creation of a riverside walk and linear amenity area adjacent to the Rye Water River. This amenity area shall be delivered as part of the development of the adjoining residential lands. Full landscaping proposals for the space shall be included with the planning application. Footpaths in the walkway shall be hard surface to a standard which will allow for usage in wet weather conditions. Vehicular access should be provided in order to facilitate periodic cleaning of the river. It is important that this amenity space links into adjoining development and particularly that pedestrian routes connect through the amenity area into adjoining lands.

The riverside amenity area will be complemented by a series of connecting areas of open space distributed throughout the

Environs area as illustrated on the zoning map. As with the riverside amenity area, these areas of open space shall be delivered in tandem with the development of adjoining lands. The overall layout of residential areas shall ensure that the open spaces are inter-linked to provide green corridors throughout the Environs area and to enhance accessibility between the spaces.

Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by houses. As with public open space in the Environs area generally, the distribution of open space within a residential development should be on a hierarchical basis ranging from larger parks to small children's play areas and passive recreation spaces close to peoples' homes. The spaces should be visually and functionally accessible to the maximum number of dwellings and should be overlooked in all instances. It will not be considered acceptable for dwellings to back onto areas of public open space. The landscape design of open spaces, including the retention of existing features such as an important stand of trees, stream or rock outcrop, must be incorporated into the initial design process. Narrow tracts of open space, which are difficult to manage, are not acceptable. Where seating arrangements are provided, they should be placed in areas that are well overlooked in order to discourage anti-social behaviour or littering.

Public open space shall be provided for in residential development at a minimum rate of 15% of total site area. A variety of types and sizes of open spaces should be provided to cater for the active and passive recreational needs of children and adults of all ages including areas to accommodate informal sports activities for children. No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable in the calculation of public open space. It should also be noted that the provision of the Rye Water River amenity area may be included in the calculation of public open space within a given development. In considering open space requirements, the priority shall be the delivery of the linear park.

In order to rectify the shortfall in children's playgrounds in this area, play areas will be required to be provided in all residential developments of 40 houses or more. The minimum size of this area shall be 400 sq.m. and the scale of the facility proposed shall be increased as appropriately for larger schemes. Within larger developments, it may be appropriate to

distribute play areas in order to improve accessibility. Landscaping plans submitted with planning applications should detail the design of these play areas, which should incorporate both formal and informal play areas. All weather surfaces should be provided. The provision of facilities to cater for older children and teenagers shall also be encouraged within areas of public open space, e.g. skateboard parks, graffiti wall.

All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. The design of housing layouts should ensure that a satisfactory orientation for private open space is provided. A minimum of 60 sq.m. private open space should be provided for houses of or in excess of 3 bedrooms. For one or two bedroom houses, a minimum of 48 sq.m. shall be required. In the interests of promoting high quality development, the provision of spaces above these minimum standards will be encouraged and developments which rely predominantly on meeting the minimum standard shall not be acceptable.

Private open space to apartments should be as per the standards outlined in the document 'Design Standards for New Apartments' (Department of the Environment, Heritage and Local Government) or its replacement. Additional areas of communal or semi-private open space should also be provided to apartment developments.

Recreation and Amenity Policies

KRA POL 1: To ensure the provision of adequate recreational and amenity facilities in the Kilcock Environs.

KRA POL 2: To ensure that high quality open space is provided to serve the active and passive recreational needs of the population of Kilcock Environs.

KRA POL 3: To provide open space on a hierarchical basis throughout the Kilcock Environs in order to enhance the choice and accessibility of open space facilities.

KRA POL 4: To require that open space is visually and functionally accessible to the maximum number of dwellings within residential developments.

Recreation and Amenity Objectives

KRA OBJ 1: To develop a riverside walk and linear amenity area adjacent to the Rye Water River 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.

KRA OBJ 2: To require the delivery of the open space areas shown on the Kilcock Environs zoning map in tandem with residential development.

KRA OBJ 3: To require that detailed high quality landscape proposals including specifications, prepared by suitably qualified professionals, be submitted with all planning applications, together with a time schedule for the completion of the works which shall be in tandem with the building of the development.

KRA OBJ 4: To require the provision of a children's play area of a minimum size of 400 sq.m. for all developments of 40 dwellings or more.

KRA OBJ 5: To require the provision of public open space in residential developments at a minimum rate of 15% of the total site area. Narrow tracts of open space, incidental spaces or areas which are deemed unsuitable due to their nature or topography shall not be included in the calculation of public open space.

KRA OBJ 6: To require the provision of private open space to all new residential units in the Kilcock Environs.

4.15 Heritage

In April 2002, the Government published the National Heritage Plan which recognises the communal nature of heritage and the responsibility we all share in its protection. This plan states that *"Protection of our heritage must begin at local level, enabling everybody to become actively involved in preserving and enhancing that which belongs to us"*. A key action of the National Heritage Plan is providing for heritage at local level through the preparation and adoption of County Heritage Plans involving County Heritage Fora.

The County Meath Heritage Plan 2007-2011 has been produced in response to this Government policy and in accordance with

guidelines produced by the Heritage Council (2003). This plan also takes into account the requirements of the National Biodiversity Plan published in 2002 which calls on Local Authorities to develop a Local Biodiversity Action Plan. In addition, a key objective of the County Meath Heritage Plan is to complement existing initiatives and strategies in the county including the Meath County Development Board Le Cheile Strategy – An Integrated Strategy for Meath to 2012. The goal of this strategy is to promote the sustainable development of County Meath through an integrated and socially inclusive approach that recognises the economic, social and cultural potential of the population, and the limits and opportunities provided by the county's environmental and other resources.

The production of a Heritage Plan for Meath is a first for the county, and represents a new approach to heritage management. The setting up of the Heritage Forum offers for the first time a framework in which various bodies, organisations and groups with responsibility for the care and conservation of heritage in county Meath can work together in partnership, in a strategic way to achieve an agreed vision.

The Planning Authority acknowledges that it is important to maintain and enhance the character and quality of the urban and rural environment in its entirety as wildlife heritage is not confined to statutory designated sites, but is found throughout the countryside and in built-up areas.

Protecting areas in isolation from each other with little regard to conservation in the wider countryside is neither appropriate nor effective. All development proposals should respect significant wildlife habitat areas and corridors so as to protect flora and fauna and to conserve and enhance their habitat. It is through the conservation of ecological infrastructure such as hedgerows and riparian corridors that we can develop a 'network of sites'. These allow for the migration and the exchange of species between conservation areas. To this end, the Planning Authority will encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for the marking of field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. In Kilcock Environs a new linear park along the edge of the Rye Water River is intended as a wildlife corridor, in addition to being an amenity area. The

provision of Green Belts between built up urban areas can also play a significant role within this ecological network.

All new development proposals within the northern environs of Kilcock shall be required to have due regard to existing national and local guidance documentation regarding heritage and biodiversity such as The National Heritage Plan 2002, National Biodiversity Plan 2002, the Heritage Plan for Meath 2007-11 and the Green City Guidelines - Advice for the Protection and Enhancement of Biodiversity in Medium to High Density Urban Developments' (2008).

In tandem with, and complementary to, the preservation and enhancement of natural heritage, it is proposed that specific objectives are provided to preserve views from the R148 (Maynooth Road) and the Kilcock Environs area.

The Rye Water Valley/Cartron Special Area of Conservation site is located downstream of the Kilcock Environs. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest. It is critical that development within the Environs area takes cognisance of this site of international importance and that development will not result in any negative impact on this site. In particular, the Water Services Provision Strategic Framework Plan shall ensure that an appropriate approach is taken to protect the Rye Water Valley/Cartron site, especially in respect of the proposals for surface water drainage. It shall be demonstrated as part of the framework plan and through the submission of an ecological impact assessment that no negative impacts will result on the site. In addition, proposals for the landscaping and construction of amenity walkways etc. along the Rye Water river shall be subject to appropriate assessment screening and if necessary a stage 2 Appropriate Assessment. Such proposals shall also be accompanied by an ecological impact assessment. The ecological impact assessments will be forwarded to the National Parks & Wildlife Section of the Department of the Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

Heritage Policies

In order to protect and enhance the heritage of the area the following policies are applicable:

KH POL 1: To protect, conserve and enhance the biodiversity and natural heritage within the Kilcock LAP study area, including wildlife flora and fauna, habitats, landscapes and/ or landscape features of importance to wildlife or which play a key role in the conservation and management of natural resources such as water.

KH POL 2: To promote the protection and preservation of existing hedgerows and to encourage planting of native hedgerow species of local provenance

KH POL 3: To protect and conserve ecological networks and prevent loss and fragmentation of ecological corridors where possible.

KH POL 4: To protect rivers and stream corridors and valleys by reserving land along their banks for ecological corridors and maintain them free from inappropriate development, and discourage culverting or realignment.

KH POL 5: To require that runoff from a developed area will not result in the deterioration of the quality of downstream watercourses or habitats.

KH POL 6: To promote best practice national and local guidance documents for integrating heritage and biodiversity into new development.

KH POL 7: To ensure that development within the Kilcock Environs area will not negatively impact upon the Rye Water Valley/Cartron Special Area of Conservation.

Heritage Objectives

KH OBJ 1: To require any planning application that proposes development within or adjacent to the area designated as a NHA or pNHA to be accompanied by an ecological impact assessment, assessing the impact of the proposal on these areas with conservation designations. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Section of the Department of the Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

KH OBJ 2: To require that all planning applications within Kilcock LAP are accompanied by a 'basic habitat assessment' in relation to large sites, carried out by a suitably qualified ecologist, including biodiversity management proposals and enhancing measures.

KH OBJ 3: To ensure that the Rye River corridor and its banks are maintained free from inappropriate development and promote that measures to enhance this river and its banks as an ecological corridor.

KH OBJ 4: To protect views along the route of the linear park, towards the town and to ensure development enhances the setting of the Kilcock and its environs.

KH OBJ 5: To require the submission of an ecological impact assessment with the Water Services Provision Strategic Framework Plan and for any proposals for development of the amenity walkway along the Rye Water. The ecological impact assessment shall demonstrate that there will be no negative impact on the Rye Water Valley/Cartron SAC. Proposals for the amenity walkway and other works along the Rye Water shall also be subject to appropriate assessment screening and a stage 2 appropriate assessment if necessary. The Ecological Impact Assessments and appropriate assessment screening will be forwarded to the National Parks and Wildlife Section of the Department of the Environment, Heritage and Local Government for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

KH OBJ 6: To prohibit any development that would be harmful to or that would result in a significant deterioration of habitats and/or disturbance of species.

4.16 Conservation

The Planning & Development Act 2000 (Part II, Section 10) places an obligation on all Local Authorities to include in its Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the Record of Protected Structures (RPS) as set out within the County Development Plan – Appendix A5. There are two protected structures within the

LAP area. To ensure their continued preservation the following policies are applicable.

The study area does not include any monument or features of archaeological significance as listed under the record of protected monuments. However, the Environs study area abuts an area which is identified as a zone of archaeological potential within the Kilcock Town Area. Consequently, all planning applications proposed within the Kilcock Environs LAP lands shall be required to carry out preliminary investigations regarding archaeological potential.

Conservation Policies

KC POL 1: To seek the protection of all structures (or, where appropriate, parts of structures) and their setting within the Kilcock Environs LAP lands which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, which are included in the Record of Protected Structures.

KC POL 2: To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure. The Planning Authority will require that all works to protected structures be carried out in accordance with conservation guidelines and best practice and that the special interest, character and setting of the building be protected.

KC POL 3: To protect any historic bridges and roadside features (such as historic milestones, cast iron pumps and post boxes) that may exist in Kilcock Environs.

Conservation Objectives

KC OBJ 1: To preserve the Little Chapel of the Assumption and adjacent two storey eighteenth century farmhouse and their setting in any future development of the area.

4.17 Tourism

The Planning Authority recognises the important contribution to the economy that income derived from tourist activity can bring. The settlement of Kilcock is an historic town, with the Royal Canal forming a focal point. In order to ensure that tourism assets are protected and enhanced, Meath County

Council will seek to facilitate tourism related ventures which complement and improve existing built and natural assets in the area.

In this regard, Meath County Council is committed to working with Kildare County Council and the Tourist Board to promote, encourage and facilitate the development of the tourism industry through sustainable means.

Tourism Policies

KTOUR POL 1: To promote, encourage and facilitate the development of the tourism industry in the Kilcock area and which is within the influence of Meath County Council, through sustainable means including the conservation, protection and enhancement of the built and natural heritage and the protection of cultural and community environments in order to maximise upon the economic benefits arising from the industry.

4.18 Sustainable Design

The EU Directive on the Energy Performance of Buildings (EPBD) contains a range of provisions aimed at improving energy performance of residential and non-residential buildings, both new-build and existing. This Directive was adopted into Irish law as Regulation in 2006. The EPBD obliges specific forms of information and advice on energy performance to be provided to building purchasers, tenants and users. This information and advice provides consumers with information regarding the energy performance of a building and enables them to take this into consideration in any decisions on property transactions. As part of the Directive, a Building Energy Rating (BER) certificate will be required at the point of sale or rental of a building, or on completion of a new building.

The minimum energy performance requirements as requested by Article 4 of the Energy Performance of Buildings Directive are in most countries set by limiting the net, final or primary energy demand or the CO2 emissions of a building depending on the building type and/or building geometry. Some countries have additionally defined maximum U-values for single components or the whole building envelope. A new way of limiting the energy demand of buildings is to define reference buildings with reference technologies that are used for comparison with the planned building characteristics.

Building Energy Ratings (BERs) are required for new dwellings that applied for planning permission after 1st January 2007

and for all existing buildings (dwellings and other buildings) when offered for sale or let will also require a BER from January 2009 under the European Communities (Energy Performance of Buildings) Regulations 2006 (S.I. No. 666 of 2006). It is the responsibility of all building owners to produce a BER for inspection by prospective purchasers.

Meath County Council is committed to improving energy efficiency through the promotion of the rational uses of energy, renewable energies and waste reduction. At macro level this plan seeks to ensure sustainable land use planning, inclusive of transport connections and a reduction in car trip generation. At a micro level and in particular in relation to building design, this plan seeks to facilitate development which provides high energy efficiency, reduced CO² emissions and water conservation measures. In line with other Planning Authorities in the GDA, Meath County Council seeks to significantly improve the energy and associated environmental performance relevant to prevailing practices.

Residential Development

Meath County Council will seek a collective average reduction of at least 60% in CO₂ emissions deriving from energy usage for space and water heating within the housing development, relative to a baseline of prevailing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of Technical Guidance Document L (TGD L) to the Building Regulations, 2002 using a conventional gas fired heating boiler with an assumed seasonal efficiency of 75%. The calculation is to be carried out using the Heat Energy Rating Method in TGD L, pending adoption of the official national methodology for determining energy performance of housing for the purposes of the EU Energy Performance of Buildings Directive (EPBD).

In meeting this CO₂ performance target, the development shall include:

- A collective average reduction of at least 60% in energy consumption for space and water heating, relative to the baseline of existing regulatory and design practice and using the methodology outlined above; and
- A contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

Non-residential Development

A collective reduction of at least 60% in CO₂ emissions deriving from total energy usage (space heating, water heating, lighting, other) arising from all services within the development, relative to a baseline of existing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of TGD L to the Building Regulations, 2006. In the absence of an official national methodology for determining the energy performance of non-domestic buildings, this calculation is to be carried out using a method compliant with the draft European Standard prEN 13790.

In meeting this CO₂ performance target, the development shall include:

- A collective average reduction of at least 60% in energy consumption for all services, relative to the baseline of existing regulatory and design practice and using a methodology as outlined above; and
- A contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

To illustrate the above, using the Heat Energy Rating methodology, the baseline energy performance of new housing is typically 125 kWh/m²/year for space and water heating when constructed to the minimum requirements of Building Regulations, 2002, and using a boiler with a seasonal efficiency of 75%. This translates into a CO₂ performance of 23.7 kg/m²/year using a gas fired heating system.

Meath County Council requires that new housing developments should achieve a 60% reduction in CO₂ emissions associated with space and water heating (i.e. to below 9.5 kg/m²/year), which must include a reduction in energy use for this purpose (i.e. to below 50 kWh/ m²/year) and a contribution of at least 30% by renewable energy systems to meet the collective space and water heating requirements within the development.

- In pursuit of these targets, a menu of design and specification options will include the following:
- Site layout and associated bio-climatic/ passive solar design measures.
- Enhanced levels of insulation in walls, roofs, floors, glazing and doors.
- Reduced uncontrolled air infiltration losses.

- Use of healthy and controllable ventilation systems.
- Heat recovery systems.
- Use of daylight.
- Water conservation measures.
- More sustainable building materials.
- Improved heat generation appliance efficiency, e.g. condensing boilers
- Intelligent heating system configuration and time/ temperature/ zone/ function controls
- Efficient provision of domestic hot water.
- Fuel switching to low or zero CO₂ emitting fuels.
- Energy efficient lighting systems.
- Incorporation of renewable energy systems, e.g. active solar, heat pumps, biomass.
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings, additional options include:

- Heating, ventilation and air conditioning systems and controls.
- Electrical energy use including motive power.
- Efficient lighting systems and controls.
- Building Energy Management Systems.
- Occupancy controls.
- Monitoring and Targeting systems.
- Combined Heat and Power (CHP).

Other measures which can contribute to the energy efficiency and renewable energy targets can also be considered. This menu approach enables designers and developers to adopt approaches which are responsive to site and client circumstances and constraints, and offers the flexibility to explore and employ different mixes of options on a case by case basis, to maximise technical and economic feasibility.

Sustainable Design Policy

KSD POL 1: To promote sustainable approaches to housing developments by spatial planning, layout, design and detailed specification.

KSD POL 2: To ensure high standards of energy efficiency in all housing developments and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.

Sustainable Design Objectives

KSD OBJ 1: To seek a collective average reduction of at least 60% in energy consumption for space and water heating in dwellings, relative to the baseline of existing regulatory and design practice and a contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

KSD OBJ 2: To seek a collective average reduction of at least 60% in energy consumption for all services, relative to the baseline of existing regulatory and design practice in non residential development and a contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

5. Urban Design Concepts

The urban design concept plan sets out a number of guidance parameters which will frame the design of individual planning proposals at application stage. The concept plan identifies principle access/ movements within the LAP area and includes a number of characteristics which are required to be incorporated early in the design stage.

Movement Strategy

In Kilcock Environs, the new spinal route connecting the R158 with the R148 shall provide the primary traffic route through the lands. In order to create a sense of place, this route shall be developed as a boulevard or similar design character, with clearly defined building frontages and building lines fronting onto same. Buildings and their curtilages shall not be permitted to turn their back onto the spinal road and large expanses of screen boundary walls and other inactive street level treatments shall be avoided. Landscaping and surface treatments along the edges of the boulevard type road shall be finished with durable materials and consist of high quality materials. Street lighting along the spinal route shall be uniform throughout its length and shall be of an interesting design, while meeting relevant ESB standards for public lighting.

Junction upgrades and tie in works will be required at intermittent areas along this route (as referenced within Map titled Movement Strategy Map and Transport Objectives). It is also required that cycle paths and footpath routes shall be provided throughout the LAP area, with linkages to the town, including along the route of the new spinal street. Such linkages shall be designed in such a manner to provide safe, well lit and appealing routes for use by pedestrians and cyclists. Bus stop provision should also be incorporated along the spinal road. Access to existing public transport services, such as bus stops and the railway station in Kilcock Town shall be enhanced where existing and new routes provided where appropriate. No access provision to serve individual buildings shall be permitted from the new spinal street, except in exceptional cases and where such provision would not affect the capacity and movement of vehicles along the spinal road.

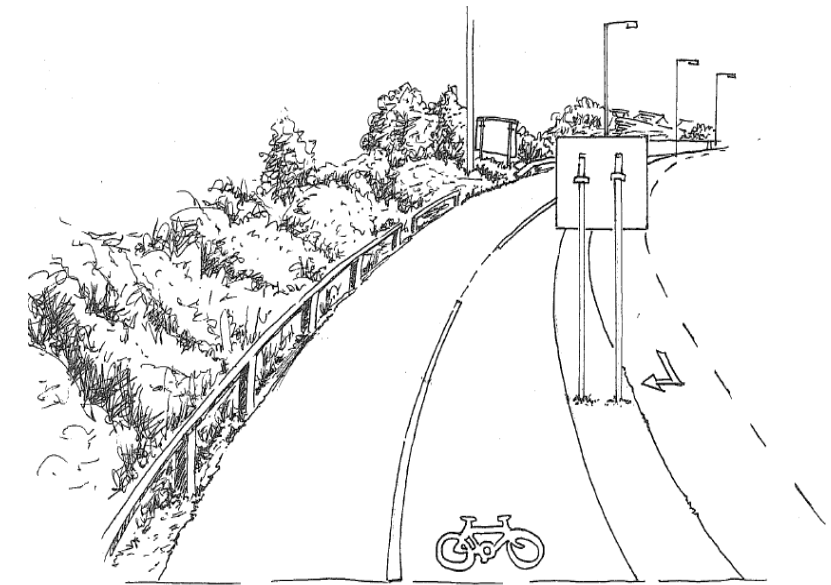
The Urban Design Concept Plan sets out indicative locations for vehicle, pedestrian and cycle movements, access points and linkages. This strategy is informed by the transport policies and objectives of this LAP set out at section 4.7. Where

roundabouts are shown, these are indicative only and such proposals and their design shall be subject to agreement with the Road Design Office and the Planning Office personnel of Meath County Council.

At application stage it is a requirement that application sites for development identify optimum connections with main movement corridors and public transport facilities. While typical cul-de-sac type development is a common form of residential layout, the grid model (orthogonal or irregular) should also be considered. In all cases, preference will be given to pedestrian friendly layouts that integrate residential catchments with streets and linkages to local facilities, bus stops etc.

The UK Manual for Streets (Department of Communities and Local Government 2007) defines a street as a highway that has important public realm functions beyond the movement of traffic, including place-making, providing access to buildings, parking, lighting, location for public utilities, etc. Therefore in addition to movements of traffic, designers also need to consider the following when formulating the design of new streets in the Kilcock Environs LAP area:

- Connectivity and permeability
- Sustainability
- Safety
- Legibility
- Sense of Place



Footpath and cycle path, Co Meath



Home Zone at Merlin Park, Galway using layout to control traffic speeds and promote shared usage.

Character Areas

There are 5 character areas denoted within the LAP lands, whereby a distinct layout and architectural style in each character area is required. In order to achieve this, a design statement and rationale for each area shall be approved at pre-application stage with the Planning Authority. (The design statement shall include the criteria applicable to framework plans as set out at section 2.1.10, page 64 of the Meath County Development Plan 2007-13.) It is envisaged that the architectural expression should distinguish various building use through design. Set out below are indicative standards/provisions for each of the character areas. Perceived densities are informed by the Sustainable Urban Design Guidelines and the location of each character area relative to the town centre, amenities, public transport and accessibility.



Oxley Park, Milton Keynes



Timber frame, housing incorporating solar panels and heat pump system, Belmullet Co Mayo



Bon Secours Private Hospital, Galway.
Architects: Murray O Laoire/Brian O Connell Ass

Character Area 1

Density Range:	Site coverage and layout standards shall be in accordance with County Development Plan provisions
Building Height:	Flexible approach subject to impacts on surrounding landscape and site context.
Layout:	To be provided in a campus style in accordance within an approved framework plan. Buffer zone required between developable area and river. Requirement to deliver section of spinal road as it passes through E2 zoned land. Linkages to M4 to be investigated in concert with Kildare County Council and Meath County Council
Land use:	Employment generating uses, restricted by a specific objective for knowledge based development. Science and technology and/or logistics.

Character Area 2

Density Range:	30-35
Building Height:	Predominantly two/three storey
Layout:	Strong urban edge with uniform building lines (subject to occasional punctuation). Architectural priority site at northwest corner. Linear Park provision. Pocket Park provision. Linkages to town.
Land Use:	Residential
House Type:	Predominantly terrace type residential development to outer edges and lower density housing behind - semi detached, detached.

Character Area 3

Density Range:	30-35
Building Height:	Predominantly two/three storey
Layout:	Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto distributor road. More flexible building line fronting onto county road along north/northeast edge, with soft landscape treatments. Sensitive building transition height with existing dwellings and suitable separation distances /screening. Parkland walkway linking to riverside linear park. Soft landscape park areas within scheme.
Land Use:	Residential
House Type:	Predominantly terrace type residential development to outer edges and lower density housing behind - semi detached, detached - generous plots sizes and on-site parking provisions.

Character Area 4	
Density Range:	40-50
Building Height:	Predominantly two- four storey
Layout:	Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto distributor road. Architectural priority sites at locations southwest and southeast of junction/ possible roundabout between R125 and new spinal road. Sensitive building transition height with existing dwellings/protected structures and suitable separation distances/screening. Parkland walkway linking to riverside park. Retain vistas from LAP character areas to church towers and other recognised landmarks in the town. Soft landscape park areas within scheme, including potential for formal play park. Linear Park Pocket
Land Use:	Mixed use residential, educational community, local commercial.
House Type:	Apartments, townhouses. Detached/semi-detached dwellings on A1 lands to tie in with existing buildings at appropriate scale.



Sheltered housing, Gorey

Character Area 5	
Density Range:	35-40
Building Height:	Predominantly two - four storey
Layout:	Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto distributor road and R158 Maynooth Road/Rye Water River. Architectural priority sites at select locations along spinal road. Parkland walkway linking to riverside Linear Park. Pedestrian and vehicle linkages to R158 and town. Pocket Park provision. Existing power supply lines relocated underground. Retain and enhance view in a western direction along southern part of character area.
Land Use:	Mixed use - residential, educational community, local commercial.
House Type:	Apartments, townhouses, detached/semi-detached dwellings

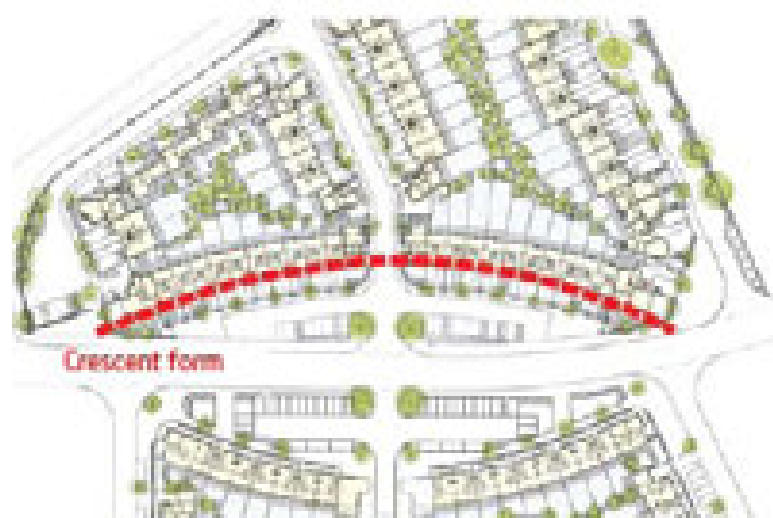
Character Area 6	
Density Range:	30-40
Building Height:	Predominantly two - three storey
Layout:	Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto distributor road. Sensitive building transition height with existing dwellings and suitable separation distances/screening. Pocket park provision. Strong pedestrian linkages to G1 Zoned lands and linear park in character areas 3 and 4. Power supply lines relocated underground.
Land Use:	Residential
House Type:	Predominantly Detached / semi-detached terraced dwellings. Detached/ semi detached on A1 lands to tie in with existing buildings at appropriate scale.

Architectural Priority Sites

These sites are identified as locations where a very high standard of design, finish and materials is expected to address a nodal point or visually prominent site and whereby the architectural form should be distinctive from traditional suburban house design. The onus is on creative architectural expression and quality of design and finishes as opposed to the provision of unnecessarily tall buildings. A degree of flexibility in terms of building height may be considered in limited circumstances (see section on building height below).



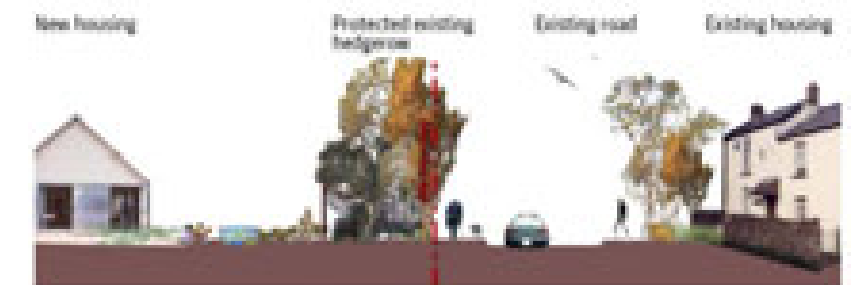
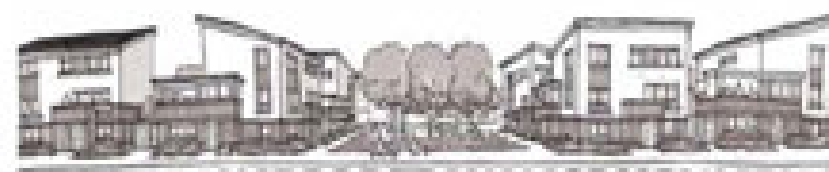
Balgaddy, Dublin



Urban Edges

The framework plan identifies indicative urban edges where streetscapes and road frontage design are envisioned. Particular attention should also be given to boundary treatments at site edges such as rivers, parklands, and spinal roads. The spinal route shall be developed as a boulevard or similar character street, while retaining a design function to cater for expected carrying capacity and relevant technical road design criteria.

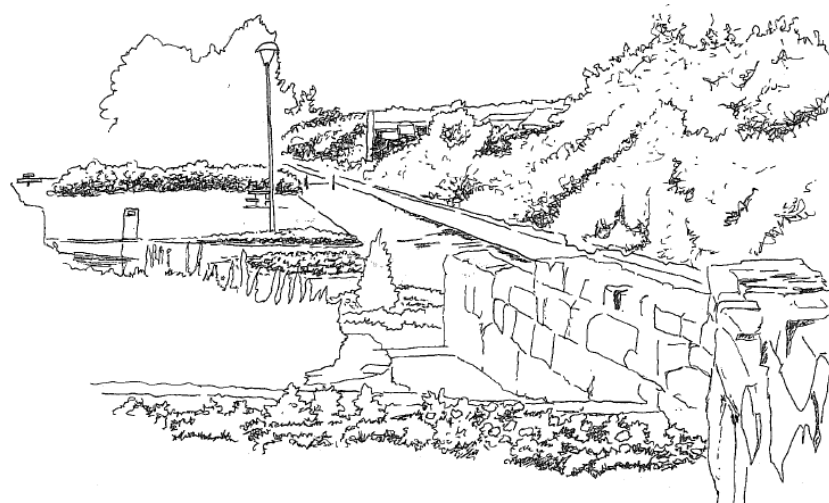
Where new development abuts established ribbon type residential buildings (predominantly located within the A1 land use zoning objective area) fronting onto the county class road network, suitable separation distances shall be retained in accordance with relevant DOEHLG design guidance documents. Existing building heights of these properties shall be respected and where new development is taller than these existing houses, a sensitive transition in building scale will be required. New development shall be designed in such a manner to mitigate and avoid overlooking/ potential overlooking of existing dwellings in the LAP study area. High levels of screening, by way of natural boundaries of indigenous trees and hedgerows shall be provided where appropriate. Where existing natural screening occurs there shall be a preference to retain and reinforce planting in such instances. Existing site topography and finished floor levels shall be considered with regard to proposed building heights abutting existing dwellings fronting onto the county road network within the LAP area.



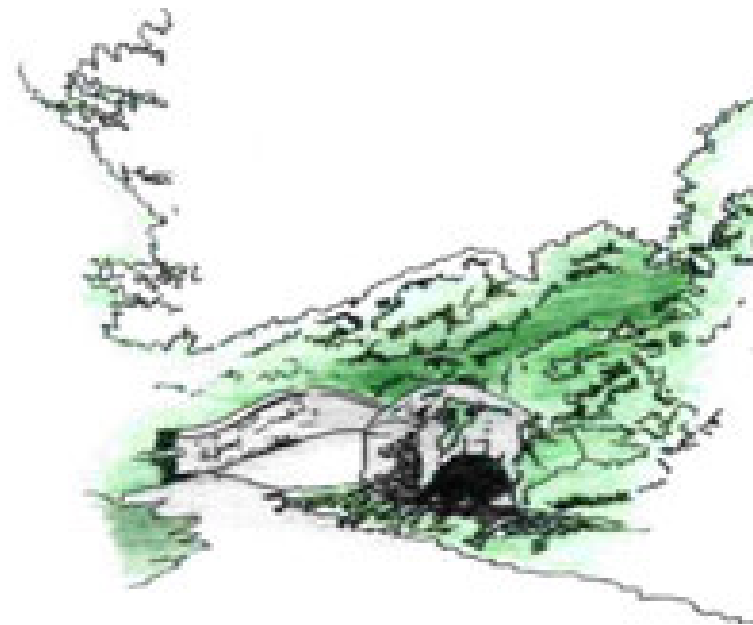
Green Connectivity

Connectivity between green spaces and linear walkways throughout the LAP lands and adjoining lands/features and encouraging layout design which promotes walking, cycling and the use of public transport.

A linear park shall be developed in a manner which includes a uniformity of high quality materials and finishes for hard landscaped areas, balustrades, mounted, inset and/or free standing lighting. Landowners, developers and designers are advised to consider a joint design statement for a linear park design and selection of materials, and submit this design statement to the Planning Authority for approval prior to commencement of development. Issues of protecting water courses/quality, river banks, safety and ease of movement, ecology, pedestrian and cycle linkages within the LAP area and linkages to Kilcock town should be addressed and clearly established as part of any such design statement.



Above: Riverside walk way along linear parkland, Co. Meath



Above: Pedestrian bridge over watercourse, Co Meath

Recycling

One or more bring banks/bottlebanks shall be provided within the LAP lands, at appropriate locations where car parking, set down and ease of access can be facilitated to the surrounding catchment. The number and location of such facilities shall be determined by the quantum of residential/missed use development proposed as part of a particular planning application or whereby the cumulative impact of residential or mixed use development proposals would warrant such provisions as determined by the Planning Authority.

Bin storage areas serving dwellings shall provide for waste segregation and collection opportunities. Specific attention should be given to external bin storage areas at an early stage of the design process.



Bin store area within development scheme at Enniskerry Co. Wicklow.



External storage to apartments at Hanover Quay, Dublin

Building Height

This Local Area Plan establishes building heights which range from two to four stories. Alternative building heights shall be considered at limited locations, on their merits where a suitable case is made to the satisfaction of the Planning Authority in accordance with the criteria set out at Section 10.13.1 of the County Development Plan.

Disabled Access

It is a fundamental objective that people with disabilities should have complete freedom to enjoy and have access to all buildings, streets and public open spaces. All new building shall be required to comply with Part M requirements of the building regulations, any superseding standards produced over the life of this LAP and recognised best practice guidance on such provisions. Dishing will be required at all junctions together with tactile surfaces. Where pedestrian crossing facilities are proposed, suitable provisions to cater for the visually impaired shall be incorporated into the design.

Development Management Standards (General)

The development management standards set out at section 10 of the Meath County Council County Development Plan are applicable to development within the LAP lands. A list of relevant standards is included at Appendix 4 of this document.



6. Implementation and Monitoring

The function of this Local Area Plan is to guide development in Kilcock Environs over the next six years. The Council have a key role in ensuring that policies and objectives contained in the Local Area Plan are achieved. However the achievement of these is dependent on the financial and human resources of the Council and in many circumstances is also reliant on co-operation and provision of services and facilities from other state bodies and the private sector. While Meath County Council will make every effort in facilitating the provision of social, community and transport infrastructure and facilities, it is not in all instances the direct provider of such services. Meath County Council will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Other objectives, particular key physical infrastructural elements will require government funding and support.

It is the nature of Local Area Plans that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance. However, the Local Authority intends to exercise all their legal powers to ensure that objectives are implemented. This includes using compulsory acquisition powers where necessary to facilitate site assembly or to secure the realisation of objectives contained in this Local Area Plan.

Phasing

It is an objective of the Planning Authority to promote the implementation of the Local Area Plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as water, road infrastructure, sewerage etc) are secured and in place concurrent with proposed development projects. The Local Authority reserves the right to refuse development on the grounds of incomplete infrastructure provision.

Contributions

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. A development contributions scheme for the County has been prepared and adopted by Meath County Council and will be applied in respect of applications for development in this area.

Monitoring and Review

In order to ensure that the development strategy outlined in the Local Area Plan is being pursued, the Council through the day-to-day activity of its development management function will monitor the implementation and phasing of the Local Area Plan. A review will assist in assessing whether the objectives detailed in the Plan are being met.