Kilcock Environs Written Statement

Settlement	**Kilcock Environs**
Position in Settlement Hierarchy	**Moderate Sustainable Growth Town - self sufficient towns providing supporting facilities for the town and its surrounding catchment.**
Position in Retail Strategy	**Level 3 Sub County Centre**
Population (2011) Census	**Not available**
Committed Housing Units (Not built)	**0**
Household Allocation (Core Strategy)	**398 No. Units**
Education	**None**
Community Facilities	**None**
Natura 2000 sites	**None. However, the Rye Water River which runs alongside the Environs area flows into the Rye Water Valley/Carton Special Area of Conservation**
Strategic Flood Risk Assessment	**Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 – 2019 states that further examination in line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DoEHLG, 2009) may be required. This has taken place and Flood Zones A and B have been identified.**

Goal

To achieve a model of sustainable urban development through the promotion of an appropriate range of uses and sensitive enhancement of the natural environment where healthy, vibrant and diverse communities can grow.

01 Town Context

The Kilcock Environs in Meath constitute approximately 105 hectares (ha) of lands. They are contiguous to the County Kildare administrative boundary, adjoining the Moderate Sustainable Growth Town of Kilcock to the northeast. 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 (Summerhill Road). 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 environs.

The land use framework for the Environs seeks to ensure that they develop in an environmentally sustainable manner and in a planned, co-ordinated and integrated fashion. In order to facilitate the delivery of the vision for the Kilcock Environs, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy seeks to accommodate population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide opportunities for expanding the existing employment base of the town and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve future residents. Meath County Council has also had regard to

the statutory Local Area Plan for Kilcock adopted by Kildare County Council to ensure that an integrated approach to planning is established for the combined development envelop of Kilcock.

02 Water and Wastewater Services

There is presently only a minor water supply serving the small amount of existing development in the Meath environs of Kilcock. 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 capacity to serve the Kilcock Environs and Maynooth Environs will be made available.

Similar to water supply, waste water services for the Kilcock Environs are reliant on accessing capacity in the services operated by Kildare County Council. There is capacity in the Lower Liffey Valley Sewerage Scheme, to service lands in the Kilcock Environs identified for development in this Development Framework envelop.

Meath County Council has secured agreement with Kildare County Council to provide up to 10,000 Population Equivalent capacity (both water and wastewater) to be assigned between both Maynooth and Kilcock, as decided by Meath County Council. However, Kildare County Council will not be in a position to provide this capacity (particularly water) until such time as they can realise required planned capital expansion works. This is expected to be during 2015. The pipelines required to avail of this capacity are to be developer delivered as demand arises. The Council has no plans to provide these pipelines.

In the 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 Flood Risk Assessment Management Study (FRAMS) has been prepared for the environs area by RPS Consulting Engineers and it is intended this study will frame future flood management proposals for the area. Furthermore, the recommendations contained in the FRAMS have been approved as part of an infrastructural masterplan for the lands on either side of the County boundary[1]. However, no substantive development has occurred at the time of preparing this Written Statement consequent to these planning permissions which were upheld on appeal to An Bord Pleanála. It is the undefended condition of this watercourse which must be considered in the determination of the appropriate land use zoning objectives having regard to the recommendations contained in "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (OPW/DoEHLG, 2009). Meath County Council has commissioned JBA Consulting to undertake Strategic Flood Risk Assessment following the specific recommendations for Kilcock Environs as contained in the County Development Plan 2013 – 2019. This study has determined the outline of Flood Risk Zones A and B corresponding to the 1:100 and 1:1,000 year flood return periods. More vulnerable uses such as housing is not permissible in either zone unless a Justification Test has passed all 3 steps as set out in the guidelines referred to above. Having regard to the extent of lands zoned for residential use within the 2009 Kilcock Environs Local Area Plan, it is not considered that the final stage in Step 2 can be positively considered. There are adequate lands outside of Flood Zones A and B to accommodate the modest household allocation for Kilcock as contained in the Core Strategy of this County Development Plan.

[1] Planning application reference numbers. DA100614, DA100697, DA100834, DA101044, DA110457 & DA110346,

03 Land Use

The Development Framework for the Kilcock Environs provides primarily for residential and employment land uses with ancillary community and recreational facilities. The latter uses are discussed in Sections 5.0 and 6.0.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 398 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Kilcock Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arise following the application of the sequential approach from Kilcock town centre outwards. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan are less favourable on the basis of their identified flood risk, peripheral location relative to the town centre or being land locked with no obvious or deliverable access available.

The 'Planning System and Flood Risk Management Guidelines for Planning Authorities' state that "*the presence of flood protection structures should be ignored in determining flood zones. This is because areas protected by flood defences still carry a residual risk of flooding from overtopping or breach of defences and the fact that there may be no guarantee that the defences will be maintained in perpetuity*". Consequently, lands which had a residential zoning and fall within the flood risk zones have been identified as F1 "Open Space" land use zoning objective. These areas can be included as part of residential development proposals on the adjoining lands subject to no vulnerable land uses being proposed therein and providing that these areas do not constitute all of the open space serving a development.

04 Residential Development

Development to date within the Environs 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 (Dunshaughlin road), a cluster of buildings includes a stone farmhouse building and a gable fronted church.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 398 units have been allocated to Kilcock Environs within the Core Strategy of the County Development Plan as, indicated in Table 2.4 of the said plan. There are no extant permissions for multiple unit residential developments in place in the Environs.

The settlement strategy of the Development Plan emphasises that Moderate Sustainable Growth Towns should develop in a self-sufficient manner and that any increase in population should occur in tandem with employment opportunities and capacity in physical and social infrastructure. The introduction of the quantity of housing set out in the Core Strategy to the Environs will radically alter the character of the area. It is important that development occurs in a manner that recognises and responds to the presence and heritage of Kilcock town and that provides supporting services to the new residents of the area.

The average density set down for Kilcock Environs in the County Development Plan (Table 2.4 refers) is 35 units per hectare. In this context, there is a requirement for approximately 11.4 hectares of residential land to be identified to satisfy this allocation. There remain 63.5 hectares of lands identified within the existing Kilcock Local Area Plan 2009 for residential use. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. This followed the carrying out of an examination of the lands previously identified for residential land use noting that all previously identified lands are still available for development. The lands included within Flood Risk Zones A and B were excluded from consideration in this regard. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach

from the Town outwards (taken at the Town Square), proximity to public transport corridors and proximity to educational facilities.
Two sites have been included in Phase 1 to accommodate the household allocation. The first of these adjoins the R125 (Dunshaughlin road) to the west and extends eastwards. This site should include provision for a primary school of 1.6 hectares, a neighbourhood centre and can accommodate a maximum of 250 residential units. Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map. The layout should provide for the clustering of the primary school site and the neighbourhood centre and connectivity, particularly for pedestrians and cyclists between Character Area 1 and Character Area 2.

The second site in Phase 1 adjoins site 1 to the east of same. It can accommodate a maximum of 150 residential units. Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the zoning map. This should allow for connectivity, particularly for pedestrians and cyclists between Character Area 1 and Character Area 2.

The other sites which were previously identified for residential development in the Kilcock Environs Local Area Plan (2009) were considered less favourable on the basis of the evaluation undertaken. All other remaining lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Plan boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

05 Commercial, Economic and Retail Uses

Kilcock is included in the Gateway Core Economic Area in the Regional Planning Guidelines for the Greater Dublin Area corresponding with the Metropolitan Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role. Kilcock is identified as a District Employment Centre in the Hierarchy of Economic Centres contained in the County Development Plan. The main impetus of this Development Framework is to accommodate growth in the Kilcock Environs in a balanced and sustainable manner, which integrates with the overall development of Kilcock Town. The provision of employment opportunities to complement the existing spatial configuration of economic activity in Kilcock and in a location that is accessible to new residential areas is an important component of this. In order to achieve it, land has been zoned to the west of the Summerhill Road (R158) to cater for employment generating uses, with an E2 "*General Enterprise & Employment*" (Category 2) land use zoning designation. In accordance with the Economic Strategy of the County Development Plan, there will be a particular focus on encouraging industries associated with manufacturing, logistics, distribution and supply chain management in the Kilcock Environs reflective of the accessibility afforded to such lands and the proximity to the M4 Interchange. The County Development Plan indicates that such centres should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Sustainable Growth Towns on suitable sites.

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.

The F1 “Open Space” land use zoning provision is provided along the northern edge of the Rye Water River, abutting the E2 “General Enterprise and Employment” zoned lands to provide a buffer with the waterway and facilitate the continuation of a linear park in the Kilcock Environs area.

The location of the lands identified with an E2 “General Enterprise and Employment” land use zoning objective is also along an identified route (but indicative alignment) of the orbital road connection to the M4 interchange as identified within this Development Framework and included as an objective in the Kilcock Local Area Plan, 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 progression of an inner relief road from the R158 (Summerhill Road) 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 (Maynooth Road) and the roundabout at the R158 (Summerhill Road where the orbital 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 “General Enterprise and Employment” lands.

Commercial development in the A2 “New Residential” zoned lands of the Kilcock Environs will be restricted to meeting local needs in the form of local shops/services.

06 Community Facilities & Open Spaces

There are no existing community facilities in the Kilcock Environs given that the lands are presently largely undeveloped. Kilcock town benefits from the availability of social infrastructure including sporting clubs (GAA, athletics, football, rugby and canoeing), a musical society, a playground, a gym, a golf course, childcare centres and a full range of pre school, national and second level educational facilities. In order to create a sustainable community, it is important that social facilities, including recreational facilities, are provided in the development of the Environs in tandem with the establishment of new residential communities.

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 land use zoning objectives 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.

An area of 1.6 hectares has been reserved to provide for a primary school. Lands extending to approximately 3 hectares have also been identified for G1 “*Community Infrastructure*” land use zoning objective at the eastern end of the Kilcock Environs. These shall be used to provide for associated uses for the newly established residential uses, including sporting and recreational facilities which should be available for use by the school. Meath County Council shall continue to liaise with the Department of Education and Skills to monitor the need for new primary and post primary educational facilities within the Kilcock Environs.

07 Urban Design

The Kilcock Environs are largely undeveloped at present. Therefore it is important that the urban design of new development is of a high standard in order to satisfactorily connect new development to the existing urban fabric of the town. The Kilcock Environs Local Area Plan 2009 contained extensive guidance in Section 5 Urban Design Concepts and a *Character Areas Urban Concept Map* to assist prospective developers in preparing acceptable residential proposals. This Development Framework has extracted the relevant guidance as it relates to the lands retained within Phase I residential noting that it is not expected that the remainder of the residentially zoned lands will be required within the life of this Development Plan. Design guidance is provided for Character Area 1 & 2 accordingly.[2]

7.1 Character Areas

There are separate character areas denoted within the lands identified primarily for residential uses 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 Meath County Council. 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.

7.1.1 Character Area 1

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 (Dunshaughlin road) and new orbital road. Sensitive building transition height with existing dwellings/protected structures and suitable separation distances/screening. Parkland walkway linking to riverside park. Retain vistas from Character Area 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:	**Residential, educational, community and local commercial uses.**
House Type:	**Mix of apartments, townhouses and detached/semi-detached dwellings on lands to tie in with existing buildings at an appropriate scale.**

7.1.2 Character Area 2

Building Height:	**Predominantly two - four storey**
Layout:	**Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto orbital road and R148 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 R148 Maynooth Road and town. Pocket Park provision. Existing power supply lines relocated**

[2] Please note that Character Area 1 now refers to the former Character Area 4 and Character Area 2 now refers to Character Area 5 of the 2009 Kilcock Environs Local Area Plan.

	underground. Retain and enhance view in a western direction along southern part of character area.
Land Use:	**Residential, educational, community and local commercial uses.**
House Type:	**Mix of apartments, townhouses and detached/semi-detached dwellings.**

A number of architectural priority sites have been identified demarcating key nodal points on the land use zoning objectives map. A very high standard of design, finish and materials is expected to address these sites and 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. It is envisaged that building height in this area would not exceed 4 storeys.

Development on the residential zoned land should provide a strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto the orbital road and R148 Maynooth Road/Rye Water River. Buildings and their curtilages shall not be permitted to turn their back onto the orbital 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 orbital route shall be uniform throughout its length and shall be of an interesting design, while meeting relevant standards for public lighting. The existing power supply lines in this area should be relocated underground. Views along the southern part of these lands in a western direction should be retained and enhanced.

Where new development abuts established ribbon type residential buildings (predominantly located within the lands identified with an A1 “Existing Residential” land use zoning objective) fronting onto the county class road network, suitable separation distances shall be retained. The building heights of existing 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 of existing dwellings. 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 Development Framework area.

08 Heritage

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. From about the 6th century the Rye Water River marked the boundary of the Kingdoms of Leinster and Meath. 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’s street pattern reflects its 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.

The Kilcock Environs are located in the 'Royal Canal' landscape character area, as defined in Appendix 7 of Volume 2. 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. 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.

While there are no recorded monuments within the development area, there are two Protected Structures:

- 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,

- The second Protected Structure is a two storey 4 bay farmhouse with three stacks (ref no. MH049-102), adjacent to the Little Chapel of the Assumption.

A section of the Royal Canal, which runs adjacent to part of the southern boundary of the environs and is located in County Kildare, is designated as a proposed Natural Heritage Area. The Rye Water River which passes to the south of the Environs area connects to the Rye Water Valley/Carton Special Area of Conservation outside Maynooth. 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.

The Environs area comprises 14 agricultural fields separated primarily by mature hedgerows. A number of small watercourses and drainage ditches traverse the lands, draining to the Rye Water River. Mature trees and hedgerow belts consist of a mix of mature native species and form natural visual and landscape features in the area.

Meath County Council will seek to protect the natural and built environment and natural assets of the Environs and will resist proposals which would be likely to have an adverse impact upon the environment.

09 Movement & Access

Kilcock is well connected at a regional and national level in terms of transport, with the M4 Motorway 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 transport principles for this area include:

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

It is intended that the northern orbital road serving the Northern environs of Kilcock will eventually connect the Maynooth Road (R148) from the east to the existing roundabout junction along the Summerhill Road (R158) to the west. It may be possible to then extend this roadway through the employment generating lands and beyond within the Development Framework area to the county boundary with Kildare. However, it is accepted that it will take a considerable period to realise this objective as it will be delivered by developers in tandem

with development and well beyond the life of the current County Development Plan period. It is expected that the section of this roadway linking the R125 (Dunshaughlin Road) to the Maynooth Road (R148) will be delivered during the life of this Plan in conjunction with primarily residential development.

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, have been designed to cater for future lead in roads.

The development of new roads through these lands should be based on the creation of a series of interlinked streets, 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 and 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. It is also important that transport linkages including vehicular, pedestrian and cycle linkages are created and/or improved between the town and the environs at appropriate locations. No access provision to serve individual buildings shall be permitted from the new orbital street, except in exceptional cases and where such provision would not affect the capacity and movement of vehicles along the orbital road. 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 development envelop 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.

Kilcock rail station and bus service are accessible from the Development Framework 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.

Strategic Policies

SP 1	To encourage the sustainable development of the Kilcock Environs in a comprehensive manner which will integrate with the existing built up area of Kilcock town.
SP 2	To seek the development of the Kilcock environs on a balanced and sustainable basis whereby residential development is matched by the delivery of key physical and social infrastructure and a strong economic base in the town.
SP 3	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: i) The lands identified with an A2 "*New Residential*" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan. ii) The lands identified with an A2 "*New Residential*" land use zoning objective but qualified as "*Residential Phase II (Post 2019)"* are not available for residential development within the life of this Development Plan.

Policies

Water and Wastewater Services

WWS POL	To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of Kilcock Environs within this Plan period.

Flood Risk

FR POL 1	To manage flood risk and development in Kilcock in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. .

FR POL 2	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Kilcock. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement / Volume I of the County Development Plan.

FR POL 3	Any planning application which seeks planning permission to undertake development within areas identified with A2 "*New Residential*", E2 "*General Enterprise & Employment*" and G1 "*Community Infrastructure*" land use zoning objectives shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (November 2009). In particular, buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

FR POL 4	A Flood Risk Assessment and Management Study (FRAMS) has been carried out for this area. All development with an extant planning permission within the Kilcock Environs development boundary area shall be required to comply with the guidance and recommendations of the FRAMS which pre dated the preparation of the Strategic Flood Risk Assessment & Management Study for Kilcock.

Residential Development

RD POL	To ensure that residential development within Kilcock Environs is carried out in tandem with the development of robust and permeable connections between the Environs, Kilcock Town and public transport routes and future strategic transport corridors.

Commercial, Economic and Retail Uses

CER POL 1	To recognise the status of the northern environs of Kilcock within the Metropolitan Area of the Greater Dublin Area and as a supporting centre to the Maynooth/Leixlip Core Economic Area, in proximity to the M4 Corridor, by encouraging employment generating development at an appropriate scale and nature, subject to normal planning considerations and the proper planning and sustainable development of the area.

CER POL 2	To encourage and facilitate the development of a new neighbourhood centre to meet the needs of new and growing centres of population in Kilcock Environs at a location which enables convenience needs to be met locally and thus reduce the need to travel to the town centre. The neighbourhood centre shall be developed in proximity to compatible community/ educational facilities.

Community Facilities and Open Spaces

CF POL 1	To ensure the provision of adequate recreational and amenity facilities in the Kilcock Environs.
CF POL 2	To provide open space on a hierarchical basis throughout the Kilcock Environs in order to enhance the choice and accessibility of open space facilities.
CF POL 3	To facilitate the Department of Education and Skills in the necessary provision of educational facilities within the Kilcock Environs by reserving lands for such uses in the Local Area Plan.

Urban Design

UD POL 1	To ensure that all development proposals adhere to the design guidance provided in this Development Framework and in Volume I of the County Development Plan 2013 -2019.
UD POL 2	To facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.

Heritage

HER POL 1	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.
HER POL 2	To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed and to seek their retention as part of development proposals.
HER POL 3	To seek to provide public access to lands which has been identified with an F1 “Open Space” land use zoning objective.

Movement and Access

MA POL 1	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.

MA POL 2	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.
MA POL 3	To provide clear delineation between road hierarchy and their functions through the design process.
MA POL 4	To ensure that traffic safety measures are incorporated into the design of all new roads.
MA POL 5	To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.
MA POL 6	To provide for an integrated network of cycle ways throughout the Environs in order to promote more sustainable modes of transportation.
MA POL 7	To ensure that cycleways and footpaths are overlooked by adjoining development and are provided with an adequate level of public lighting.

Objectives

Water and Wastewater Services

WWS OBJ	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 relevant European sites.

Flood Risk

FR OBJ	A Flood Risk Assessment and Management Study (FRAMS) has been carried out for this area. All development with an extant planning permission within the Kilcock Environs development boundary area shall be required to comply with the guidance and recommendations of the FRAMS which pre dated the preparation of the Strategic Flood Risk Assessment & Management Study for Kilcock.

Residential Development

RD OBJ 1	To accommodate, on the lands identified on the land use zoning objectives map to the east of the R125 (Dunshaughlin road), a maximum of 250 residential units and a neighbourhood centre and to reserve a site of 1.6 hectares for a primary school within these lands. The primary school site and neighbourhood centre shall be located adjacent to each other. Any application for development on these lands shall be accompanied by a Master Plan illustrating the layout for the site in its entirety as illustrated on the land use zoning objectives map. The layout shall make provision for connections, particularly pedestrian and cyclist, between Character Area 1 and Character Area 2.

RD OBJ 2	To accommodate, on the lands identified on the land use zoning objectives map to the north of the Rye Water River, a maximum of 150 residential units. Any planning application for development on these lands should include a Master Plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map. This should make provision for connectivity between Character Area 1 and Character Area 2.

Commercial, Economic and Retail Uses

CER OBJ	To develop lands identified with an E2 "General Enterprise and Employment" land use zoning objective generally in accordance with the guidance provided in Volume I of the County Development Plan. The development of these subject lands shall provide for the extension of the orbital road corridor reference in MA OBJ 1. The detailed alignment and design of the road way, 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. The design of this roadway shall allow for its extension beyond the employment generating lands within the Development Framework area to the county boundary with Kildare.

Community Facilities and Open Spaces

CF OBJ 1	To provide a site of 1.6 hectares in extent for primary education facilities, catering for up to 24 classrooms on the lands identified for A2 "New Residential" land use zoning objective (RD OBJ 1 refers).

CF OBJ 2	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.

CF OBJ 3	To require the delivery of the lands identified with an F1 "Open Space" land use zoning objective shown on the Kilcock Environs land use zoning objectives map in tandem with residential development. The Planning Authority will make an allowance for the inclusion of such areas as part of the public open space requirements for residential development proposals on the adjoining lands subject to no vulnerable land uses being proposed therein.

Heritage

HER OBJ 1	To facilitate the development of amenity walkways along streams and hedgerows**.** All proposals are likely to require a full Appropriate Assessment which must be informed by ecological surveys of the relevant area.
HER OBJ 2	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/Carton 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 Arts, Heritage & the Gaeltacht for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

Movement and Access

MA OBJ 1	To reserve free from development the permitted Local Distributor Road within the Kilcock Environs area extending from the R148 (Maynooth Road) to the southeast, to the roundabout along the R158 (Summerhill Road) with provisions for suitable links and tie in provisions to the adjoining road network in County Kildare. The permitted alignment of this road is shown on the land use zoning objectives map.
MA OBJ 2	To facilitate the provision, in tandem with development, of the section of the Local Distributor Road extending from the R148 (Maynooth Road) to the existing R125 (Dunshaughlin Road) with provisions for suitable links and tie in provisions to the adjoining road network in County Kildare. Any planning application seeking consent to construct this section of roadway shall be accompanied by an appropriately detailed Flood Risk Assessment considering the existing un-defended flood extents. Furthermore, any development within the subject lands shall be subject to Appropriate Assessment pursuant to the Habitats Directive to ensure that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites.
MA OBJ 3	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.
MA OBJ 4	To investigate the provision of a one way traffic management system at Meath Bridge and traffic management plans for the Kilcock area in conjunction with Kildare County Council. All traffic management proposals in this area shall include suitable provisions for pedestrians and cyclists.
MA OBJ 5	To implement appropriate traffic management and environmental improvement measures throughout the Environs following the completion of the traffic management plan required pursuant to MA OBJ 4 above.

comhairle chontae na mí
meath county council

County Development Plan 2013-2019 Variation No. 2

KILCOCK

Land Use Zoning Objectives Map

VARIATION MADE on the 19th May 2014

LAND USE ZONING OBJECTIVES

A1		To protect and enhance the amenity of developed residential communities.
A2		To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
E2		To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.
F1		To provide for and improve open spaces for active and passive recreational amenities.
G1		To provide for necessary community, social and educational facilities.

SPECIFIC OBJECTIVES

- Access Points
- Protected Structures
- Pedestrian Walkways (Proposed)
- Provision of footpaths (Proposed)
- Development Area Boundary
- Views and prospects
- Major Distributor / New Roads (Diagrammatical Only)
- Residential Phase II (Post 2019)
- Interface with Flood Risk Zones A & B
- Objective boundary (see Written Statement)
- Architectural Priority Area

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council.
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Scale - Not to scale

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