

CEANANNAS MOR (KELLS) DRAFT DEVELOPMENT PLAN 2007-2013

PROPOSED AMENDMENTS



KELLS TOWN COUNCIL



MEATH COUNTY COUNCIL



August 2007

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PROCESS TO DATE

- The Draft Kells Development Plan and accompanying Environmental Report were on public display from Monday 29th January to Tuesday 13th April 2007.
- The Draft plan was referred to the prescribed bodies in accordance with the Planning and Development Act 2000.
- A Managers Report was prepared outlining the Managers' response and recommendation to the 64 submissions received as a result of the public display period.
- The Managers Report was presented to Kells Town Council and Meath County Council at meetings held on 11th June 2007. The report was considered by the Elected Members of Kells Town Council and Kells Area Committee at a number of special meetings in June/July/August 2007.
- Having considered the Draft Kells Development Plan, the Managers Report on submissions received as a result of the public display period, decisions made at Council meetings, Kells Town Council on 20th August 2007 and Meath County Council on 20th August resolved to amend the Draft Development Plan.
- At the meetings on 20th of August both councils resolved that as these amendments constitute a material alteration to the draft Development Plan the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 12 (7) (b) of the Planning and Development Act, 2000 as amended.

DISPLAY OF AMENDMENTS TO DRAFT DEVELOPMENT PLAN

The proposed amendments to the Draft Kells Development Plan are available for inspection at the following locations:

Planning Department, County Hall, Railway Street, Navan.

Kells Civic Offices, Headfort Place, Kells.

Kells Branch Library, Castle Street, Kells

The proposed amendments to the Draft Development Plan will also be available for inspection on the Meath County Council internet site, www.meath.ie.

PROPOSED AMENDMENTS

The proposed amendments consist of amendments to the written statement, the Record of protected structures and Urban Detail Map 1. In accordance with the County settlement strategy as outlined in the Meath County Development Plan adopted 2nd March 2007 the proposed amendments include an Order of Priority for the release of

residentially zoned lands over the Plan period. The amendments therefore propose an additional map, Urban Detail Map 3, Kells Residential Phasing Sequence.

Written Statement

In this document changes to the text follow the format of the Written Statement of the Draft Plan with the relevant Chapter/Schedule/Appendix headings and page numbers of the Statement are identified where a change is proposed. This should make for easier comparison between the contents of the Draft Plan and the proposed amendments to the Draft.

Maps

Where the proposed amendments to the Draft Development Plan involve a change to the Draft Plan Maps, amended maps are included.

MAKING WRITTEN SUBMISSIONS/OBSERVATIONS

Written observations or submissions regarding the Material Amendments to the Draft Kells Development Plan and / or likely significant effects on the environment of implementing the proposed Material Amendments are invited from members of the public and other interested parties.

Written submissions or observations will be received between 9.30 a.m. Thursday 23rd August to 5.00 p.m. on Thursday 20th September 2007. All submissions or observations received during the above time period will be taken into consideration before the making of the new Kells Development Plan 2007 – 2013 and accompanying Environmental Statement.

Written submissions or observations should be submitted to the undersigned:

Mr. Michael Griffin,
Senior Executive Officer,
Planning Department,
County Hall,
Meath County Council,
Railway Street,
Navan,
Co. Meath

Submissions or observations in electronic format can be e-mailed to alynch@meathcoco.ie before 5.00 p.m. on Thursday 20th September ,2007.

Please note **that only submissions / observations relating to the proposed amendments to the Draft Plan** can be taken into consideration at this stage of the Development Plan making process, and submissions / observations that raise issues other than proposed amendments cannot be considered.

NEXT STEPS

When the display period of the proposed amendments to the Draft Plan is complete, the Manager will prepare a Manager's Report on the written submissions or observations received on the amendments within the period. This Report will include the County Manager's response to the issues raised concerning the proposed amendments to the Draft Plan. The Report will be submitted to the Elected Members of the County Council and Kells Town Council for their consideration.

The Members of the Council will then, having considered the amendments and the Manager's Report, make the Development Plan for the County "*with or without the proposed amendment, except that where they decide to accept the amendment they may do so with any modifications to the amendment as they consider appropriate*" (Section 12 (10) (a) Planning and Development Act, 2000).

In making the Development Plan the Members of Council are restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of the local authority, and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

NEW DEVELOPMENT PLAN

It is expected that the final version of the new Kells Development Plan 2007-2013 will be made by the Councils in early October. The new Plan will become operative four (4) weeks from the date that it is made.

CHAPTER THREE SETTLEMENT STRATEGY

Section 3.2 Residential Land Bank to be replaced with the following:

The population of Kells as a designated Moderate Growth Town is expected to lie between 5,000 persons and 15,000 persons. However as is stated in the RPGS¹ it is critical that Moderate Growth Towns develop in a self sufficient sustainable manner in the longer term and that continued basis for their growth is that they do not become dormitory towns for the Metropolitan Area. In these instances, residential development should only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement. It is important to state that the population projection of Kells has not been produced in isolation, this projection must be compliant with the overall settlement strategy as outlined in the County Development Plan, 2007 - 2013. In addition the Meath County Development Plan 2007-2013 requires that an order of priority for the phased release of residentially zoned land be prepared for Kells in accordance with the criteria outlined in the County Development Plan and in accordance with Tables 5 and 6 of the County Development Plan.

When the following factors are examined as detailed in Table 3.2 below:

- The existing population of Kells;
- The extant planning permissions which have not yet commenced;
- The developments presently under construction but are not yet completed;
- Remaining zoned undeveloped lands,

it is anticipated that the population of Kells could grow to approximately 13,000 persons. Therefore there are sufficient lands zoned to cater for the anticipated population growth of Kells for the development plan period of 2007-13.

Table 3.2

P/p granted- no construction started	Houses Under Const.	Committ ed No Units	Projected no of hholds 2006-2013	No of units to meet hhold targets	Remaining undevelop ed resid land	Density per ha	Projected Number of Hholds
237	224	461	960	499	56 ha	25	1,420

As Table 3.2 above illustrates there remains 56 ha of undeveloped land (Feb 07) which could accommodate residential development in Kells. Therefore sufficient land is already zoned to cater for population growth within the plan period. Redevelopment of the existing town centre with emphasis on brownfield and infill to a high design quality is the priority over the plan period. This development plan emphasizes building on the successes of Lloyd business park to create a sustainable settlement and identifies further lands at Lloyd and adjoining the Navan road for employment generating uses.

¹ Regional Planning Guidelines

Chapter Seven outlines that serious water and waste water infrastructural constraints exist in Kells. That chapter states as an objective that any remaining capacity will be reserved for town centre expansion and Local Authority Development.

3.2.1 Order of Priority for Phased Release of Residentially Zoned Land

Residential development over the development plan period will be required to be delivered in accordance with the Order of Priority for the phased release of residentially zoned Land as outlined on Urban detail Map 3. Phase one over the period 2007-2013 identifies the Backlands LAP area, the town centre expansion area to the west of Bective Street, lands off the Carlanstown/Headfort roads as the principal areas for development over the plan period. All remaining phases will be developed post 2013. The Councils will monitor the operation of the Order of Priority to ensure that the development of the town occurs in a planned, sustainable manner in accordance with its adopted settlement strategy. The Order of Priority will be subject to annual review.

Settlement Strategy SO 1

Residential Development over the plan period shall take place in accordance with the Order of Priority for the Phased Release of Residentially Zoned lands as outlined in Urban Detail Map 3. The Order of Priority shall be subject to continuous monitoring by the Planning Department and shall be reviewed annually.

Appendix One outlines the land use zoning changes proposed as amendments to Urban Detail Map 1, this table should be read in conjunction with Urban Detail Map 1.

CHAPTER FOUR ECONOMIC DEVELOPMENT STRATEGY

Section 4.2.1 Framework Plans for New Industrial Areas

Insert amended KS 1 objective as follows:

KS 1 To seek the development of lands between the Navan Road and Rockfield Road for business park, recreation/sports/leisure/community facilities and residential development. Before any development should proceed the preparation of a Framework Plan will be required. The Framework Plan will be subject to the agreement of the Planning Authority, shall be prepared in accordance with an agreed brief, and shall address inter alia the following:

- The range of uses to be accommodated which shall provide for a mix of office type development, light industrial, warehousing in a campus type layout and shall include a hotel and landscaped park and ride facility, a minimum of 50 acres for sports/recreation/community facilities and a maximum of 50 acres of residential development;
- A phasing arrangement for development of the lands;
- The built form of the development which shall be to a high architectural standard having regard to the location;
- The provision of a 50m landscaped green buffer zone adjoining the N3 in the first phase of development
- A landscape plan for the green zone adjoining the N3 and for all sites;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- Service Constraints;
- Detail of transport and traffic impact assessment and road safety audit will be required as part of any significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication "Traffic Management Guidelines" Section 1.11.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework plan.

Add additional bullet point to KS2 objective as follows:

- Detail of transport and traffic impact assessment and road safety audit will be required as part of any significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with

the guidance given in the joint DoEHLG/Dept of Transport/DTO publication "Traffic Management Guidelines" Section 1.11

Section 4.4.3 Kells Retail Evaluation

Insert amended KS 3 objective as follows:

KS 3 To seek the development of mixed uses including town centre expansion on lands west of Bective street to provide for proper planning and sustainable development of the area. Before any development should proceed the preparation of a framework Plan will be required. The framework Plan will be subject to the agreement of the Planning Authority shall be prepared in accordance with an agreed brief and shall address inter alia the following:

- The mix of uses to be accommodated which shall include town centre facilities, passive and active public open space areas which provide a green link with the open space zone at St Columb's well and community facilities;
- The phasing of development of the lands from the town centre outwards;
- The built form of the development which shall be to a high architectural standard;
- Archaeology and Natural Heritage;
- Landscape plan for the area;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning; in accordance only with an approved and subject to the availability of necessary physical infrastructure
- Compliance with all requirements of the Kells Stormwater Drainage study.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan. Development of these lands shall be subject to the availability of the necessary physical infrastructure.

Insert amended KS4 objective as follows:

In December 2006 Kells Town Council and Meath County Council adopted a Local Area Plan for the area of Kells known as the Backlands. The KS 4 objective relates to the lands identified as Phase 2 and 3 in the LAP.

KS 4 *Upon completion of 40% of the development of Phase Two of the Backlands LAP, Phase Three can commence.*

Section 4.4.4.8. Assessment of Retail Development

Add the following bullet point:

- Transport assessment of retail development in accordance with Paragraph 65 of the Retail Planning Guidelines.

4.4.4.3 Petrol Filling Stations

Insert the following objective RETOBJ 5

“To seek the development of a petrol filling station at the following locations:

- within the KS1 Framework Plan lands and/or the Backlands LAP lands;
- within the KS6 lands off the Cavan road.”

CHAPTER FIVE BUILT AND NATURAL HERITAGE

Section 5.3 Archaeological Heritage

Amend HER POL 3 as follows:

- 1) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).
- 2) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government.
- 3) *To require archaeological assessment where it is considered a development could have an effect on recorded monument, zone of archaeological potential or as yet unidentified element of archaeological heritage or their setting.*
- 4) Where remnants of burgage plots remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

CHAPTER SIX SOCIAL STRATEGY

Section 6.2 Educational Facilities

Insert the following New Policy ED POL 3

“ To support and encourage the development of Gaelscoil facilities in Kells”

Section 6.4 Health Care Facilities

Insert the following New Objective SOC OBJ 3

‘To protect existing and provide for future development of a primary community healthcare facility at St Colmcilles Nursing Home, Oldcastle road.’

Following objectives will be renumbered to take account of above.

CHAPTER SEVEN INFRASTRURE STRATEGY

7.1.6 Transport Policies and Objectives

Amend MOV OBJ 9 to include the following statement:

“In accordance with the NRA policy statement on Provision of Service and Rest areas.”

Insert new objective MOV OBJ 10

“To explore the development of a link road from the Oldcastle road to the Mullingar road.”

APPENDIX 1 URBAN DETAIL MAP 1 AMENDMENTS

Location	Zoning Objective in Draft Development Plan	Proposed Amendment
West of Lloyd Business Park, adjacent to N52 Bypass	unzoned	E2 Employment Generating Uses
Cavan Rd	G1 Community Facilities	B4 Retail Warehousing
South of Oldcastle Rd	A5 Residential	A2 Residential
Moynalty Rd	A5 Residential	A2 Residential
Headfort Rd	Unzoned	A5 Residential & F1 Open Space
Archdeaconry Glebe	F1 Open Space	A1 Residential
2.7 ha off Athboy Rd adjoining Rockfield Housing Estate	A2 Residential	A5 Residential
1.35 ha off Navan Rd East of Heritage centre	A2 Residential	A5 Residential
O'Growney Terrace	F1 Open Space	G1 Community Facilities
Climber Hall	G1 Community Facilities	C1 mixed residential/ Business
East side Maudlin St	A1 Residential	C1 mixed residential /Business
Gael Colmcille GAA Club house	F1 Open Space	A2 Residential
Lands to the east of the Cloisters housing estate, Oldcastle Rd	A2 Residential	F1 Open Space
Lands to the north of the Cloisters housing estate (KS6 lands)	E1 Industrial	B4 Retail Warehousing

APPENDIX 2 RECORD OF PROTECTED STRUCTURES

To amend the descriptions of the following structures in the proposed Record of Protected Structures

P	KT017-92	Thornton and Co.(shopfront only)	Maudlin Street	house (terraced)	Late nineteenth-century timber shopfront with decorative console brackets and fascia	14313040
P	KT017-37	O' Rorkes	Castle Street	House (terraced)	Façade only of terraced six-bay two-storey house, built c.1810. Round-arched moulded door case with timber panelled door and plain glass fanlight. Modern shopfront.	14313027
P	KT017-066	Fitzsimons Bakery	John Street	Bakery	Exterior only of terraced eight-bay two-storey former bakery, built c.1930, now disused.	14313017
P	KT017-074	The Flower Shop	Market Street	house (terraced)	Facade only of terraced three-bay two-storey house with attic accommodation, built c.1880, now also in use as shop.	14313054

To remove the following structures from the proposed Record of Protected Structures

P	KT017-042	house (terraced)	Farrell Street	house (terraced)	End-of-terrace three-bay two-storey house, built c.1860	14313092
P	KT017-048	Saint Columcille's Church (RC)	Headfort Place	Church (RC)	Detached gable-fronted church, built 1958, with five-stage bell tower to the north-west	14313023
P	KT017-070	house (terraced)	Kenlis Place	house (terraced)	Terraced four-bay two-storey house, built c.1830, with integral carriage arch	14313079
P	KT017-085	house (terraced)	Maudlin Street	house (terraced)	End-of-terrace three-bay two-storey house, built c.1870.	14313127
P	KT017-005a KT017-005b	Houses (semi-detached)	Bective Street	house (semi-detached)	Pair of semi-detached three-bay two-storey houses, built c.1920, with canted bay windows and gabled porches to the ground floor	14313097
P	KT017-89	M. & J. Fox	Market Street	house (terraced)	Terraced two-bay three-storey house, built c.1890, now also in use as shop.	14313055
P	KT017-90	M. & J. Fox	Market Street	house (terraced)	End-of-terrace four-bay two-storey house with dormer attic storey, built c.1890, now also in use as shop	14313056
P	KT017-081	Kells Hardware Providers Ltd.	Maudlin Street	house (terraced)	Terraced four-bay two-storey former house, c.1870, with integral carriage arch, now disused.	14313030

APPENDIX 3 SIGNIFICANCE OF ENVIRONMENTAL IMPACTS OF

PROPOSED MATERIAL AMENDMENTS

Introduction

This section outlines the Environmental impacts of what are considered material alterations to the Draft Kells Development Plan from an environmental perspective.

The Environmental Report prepared explored 4 alternatives as follows: the do – nothing scenario; the de zoning scenario; the re zoning urban sprawl scenario and the re zoning compact and concentrated growth scenario. The option selected was the rezoning compact and concentrated growth scenario which focused on consolidation of the existing town centre. This option was considered to have the lowest environmental impacts subject to the adoption of mitigation measures.

The amendments, which it is considered have a material impact from an environmental perspective, have been evaluated against the Strategic Environmental Objectives (SEOs) listed below. SEOs are methodological measures against which the environmental effects of the plan can be tested.

Strategic Environmental Objectives of the Draft Kells Development Plan

Biodiversity – Flora/Fauna **SEOB1** Avoid damage by development to designated wildlife sites and protected species

SEOB2 Conserve the diversity of habitats avoiding irreversible losses

SEOB3 Ensure that any development promotes sustainable management of key wildlife sites

SEOB4 Provide opportunities for sustainable public access to wildlife and wild places

Population

SEOP1 Improve people’s quality of life based on high quality residential, working and recreational environment, on sustainable travel pattern at all stages of life.

SEOP2 Promote town centre expansion and redevelopment.

SEOP3 Promote employment generation.

Air Climate Noise

SEOA1 Air/Climate/Noise - Minimise Emissions

SEOA2 Reduce all waste of energy and maximise use of renewable energy sources.

SEOA3 Reduce progressively discharges of polluting substances to air including greenhouse gases.

SEOA4 Reduce the need to travel.

SEOB1 Avoid damage by development to designated wildlife sites and protected species.

Soil

SEOS1 Maintain the quality of soil.

SEOS2 Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands.

Water

SEOW1 Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity)

SEOW2 Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems.

SEOW3 Reduce progressively discharges of polluting substances to waters

SEOW4 Mitigate the effects of floods.

Material Assets

SEOT1 To promote land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimization on environmental impacts and a general shift towards the use of public transportation in Kells;

Cultural Heritage

SEOCH1 Promote the identification, protection and conservation of the cultural, including architectural and archaeological, heritage.

Landscape

SEOL1 Conserve and enhance valued natural, historic and cultural landscapes and features within them.

Main Issues

The principal amendment from an environmental perspective is the proposed order of priority for the release of residentially zoned lands. The recommended order of priority takes account of serious service constraints and limits the release of residentially zoned lands significantly which will have a positive impact on water quality.

1) Order of Priority

The release of residential lands is linked to the availability of piped services. The recommended order of priority primarily limits the release of lands pre 2013 to town centre consolidation, lands off Carlanstown /Headfort road.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment. Any upgrade of the wastewater treatment plant in Kells may have significant adverse environmental impacts.

2) Movement Strategy

-The description of E2 zoning will be altered to include the NRA wording as follows :‘to include detail of transport and traffic impact assessment and road safety audit will be required as part of ant significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication “Traffic Management Guidelines” Section 1.11.

-The requirement for transport assessment of retail development in accordance with Paragraph 65 of the Retail Planning Guidelines will be added to Section 4.4.4.8.

-Reference to compliance with the NRA policy statement on Provision of Service and Rest areas to be added to MOV OBJ 9.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

3) Amendment to KS1 Objective

KS 1 To seek the development of lands between the Navan Road and Rockfield Road for business park, recreation/sports/leisure/community facilities and residential development. Before any development should proceed the preparation of a Framework Plan will be required. The Framework Plan will be subject to the agreement of the Planning Authority, shall be prepared in accordance with an agreed brief, and shall address inter alia the following:

- The range of uses to be accommodated which shall provide for a mix of office type development, light industrial, warehousing in a campus type layout and shall include a hotel and landscaped park and ride facility, a minimum of 50 acres for sports/recreation/community facilities and a maximum of 50 acres of residential development;
- A phasing arrangement for development of the lands;
- The built form of the development which shall be to a high architectural standard having regard to the location;
- The provision of a 50m landscaped green buffer zone adjoining the N3 in the first phase of development
- A landscape plan for the green zone adjoining the N3 and for all sites;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- Service Constraints;
- Detail of transport and traffic impact assessment and road safety audit will be required as part of any significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication "Traffic Management Guidelines" Section 1.11.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework plan.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

4) Amendment to HER POL 3 : Archaeology

1) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).

2) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government.

3) *To require archaeological assessment where it is considered a development could have an effect on recorded monument, zone of archaeological potential or as yet unidentified element of archaeological heritage or their setting.*

4) Where remnants of burgage plots remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

