



*Kells Town Council*

## **Kells Development Plan 2007-2013**

### **PROGRESS REPORT**



*Meath County Council*



Planning Department  
Meath County Council  
November 2009

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## **Introduction**

The Kells Development Plan was adopted on the 1<sup>st</sup> October 2007. This six year plan sets out a template for the proper planning and sustainable development of the town and it's environs. This joint Development Plan is a statutory document and required formal adoption by both Kells Town Council and Meath County Council elected members. All planning applications in Kells are assessed to ensure compliance with the adopted provisions of the Kells Development Plan.

Section 15(2) of the Planning and Development Acts 2000 to 2007 requires that both Council members of a Planning Authority are presented with a report not more than two years after the making of a Development Plan on progress achieved in securing the objectives of the Development Plan. This report is presented to the Elected Members of Meath County Council at their meeting of 2<sup>nd</sup> of November 2009 and to the Elected Member of Kells Town Council at their meeting on the 16<sup>th</sup> November 2009.

The objectives of the Kells Development Plan 2007 - 2013 are contained in the following nine chapters which are set out as follows:

1. Policy Context
2. Kells in Context
3. Settlement Strategy
4. Economic Development Strategy
5. Built and Natural Heritage
6. Social Strategy
7. Infrastructure Strategy
8. Development Management Guidelines and Standards
9. Implementation and Monitoring

This report examines each chapter of the Plan in turn and more particularly the objectives contained therein and outlines what progress has been made to date in implementing the Plan. It is a key monitoring document in that it informs the elected members of the Planning Authority as to how their Development Plan is being implemented at this key point in the Plan's six year term.

## POLICY CONTEXT

### **Chapter 1 – Policy Context**

Under the Planning and Development Acts 2000 to 2007 each Planning Authority is obliged to make a Development Plan every 6 years. The Kells Development Plan 2007 – 2013, was adopted on the 1<sup>st</sup> October 2007 by Meath County Council and Kells Town Council and represents the culmination of two years of work by the Elected Members and Officials of the Planning Authority.

The review of the Kells Development Plan commenced with the publication of an advertisement in the Meath Chronicle dated 1<sup>st</sup> October 2005. In accordance with Section 11 of the Planning and Development Act 2000, the Planning Department prepared a pre-draft consultation document 'Preparation of a new Kells Development Plan-Strategic Issues Paper' which was placed on public display from the 10<sup>th</sup> October 2005 - 12<sup>th</sup> December 2005. In addition letters were issued to prescribed bodies and service providers and a notice was placed on the Meath County Council web page. In total 35 submissions were received at pre draft stage. The Draft Kells Development Plan was then placed on display from the 29<sup>th</sup> January 2007-13<sup>th</sup> April 2007 and prescribed bodies received copies of same. 64 written submissions were received during this consultation period. The Amendments to the Draft Kells Development Plan were on public display from the 23<sup>rd</sup> August 2007 to the 20<sup>th</sup> September 2007 and prescribed bodies received copies of same. A total of 46 written submissions were received in respect of same.

The Development Plan review was guided by the provisions of the Planning and Development Act 2000, in particular Section 10 which sets out a number of mandatory objectives that must be included in the Plan. These objectives are as follows;

- the zoning of land for particular purposes.
- the provision or facilitation of the provision of infrastructure.
- the conservation and protection of the environment.
- the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population.
- the preservation of the character of the landscape.
- the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- the preservation of the character of architectural conservation areas.
- the development and renewal of areas in need of regeneration.
- the provision of accommodation for travellers.
- the preservation, improvement and extension of amenities and recreational amenities.
- reducing the risk, or limiting the consequences of a major accident.
- the facilitation of community services including education and childcare facilities.
- the protection of the linguistic and cultural heritage of the Gaeltacht.

## **KELLS IN CONTEXT**

### **Chapter 2 – Kells in Context**

This Chapter introduces Kells town and environs and includes relevant background information in order to portray a clear overview of the present day context. It outlines Kell's historic heritage, current and past population trends, economic development, community facilities, infrastructure provisions and movement issues.

## SETTLEMENT STRATEGY

### Chapter 3 – Settlement Strategy

This chapter outlines the settlement strategy and includes the housing strategy for Kells for the plan period. The Meath County Development Plan 2007 – 2013 contains the County Housing Strategy, the Kells Housing Strategy is compliant with this. Key housing principals and land use zoning objectives are outlined in this chapter, which are fundamental to the implementation of the Settlement Strategy. The progress achieved with regard to securing these objectives is outlined below.

#### HS OBJ 1

To continue to implement the "*Meath Local Authorities Action Plan Social & Affordable Housing 2004 - 2008*" and any subsequent Action Plan adopted during the life of this Development Plan.

✓ Progress to Date,

This is an adopted policy of Meath County Council and implementation occurs on an ongoing basis. The Meath Local Authorities Action Plan for Social and Affordable Housing 2004 – 2008 was recently updated and extended to 2009.

#### HS OBJ 2

The social housing provision figures contained in the Development Plan shall be amended following the adoption of subsequent Meath Local Authorities Action Plan for Social & Affordable Housing.

✓ Progress to Date,

In light of the findings of the recent Housing Needs Assessment and the ongoing preparation of a new Action Plan for Social and Affordable Housing for County Meath, proposed amendments will be brought forward with regard to the Social Housing figures contained in the County Development Plan in due course.

## KELLS IN CONTEXT

### **Chapter 4 – Economic Development**

The primary role of the Planning Authority in terms of economic development is to ensure that sufficient serviced land is made available in suitable locations for economic activity throughout the plan period. A key issue to be tackled in Kells is the creation of a sustainable settlement in accordance with the Regional Planning Guidelines, i.e. a balance of residential and other uses including employment. The Kells Development Plan includes a progressive suite of objectives to increase the economic performance of Kells. The progress achieved in securing these objectives is outlined below.

#### **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, residential development shall not occur prior to 2013;
- The built form of the development which shall be to a high architectural standard having regard to the location;
- The provision of a 20m landscaped green buffer zone adjoining the N3 in the first phase of development which shall include the provision of an access road;
- 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 particularly 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 shall 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.

✓ Progress to Date,

This objective has not been secured to date, a Framework Plan has not been prepared.

**KS 2**

To seek the development of a business park on lands adjoining the Lloyd Business Park. 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 Industrial, light industrial, warehousing and office type development, SME's and start-up employment activity and which shall compliment that of the existing business park;
- The built form of the development which shall be to a high architectural standard;
- The infrastructural requirements including access for vehicles which shall be via the existing business park, access for pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- A landscape plan.
- Detail of transport and traffic impact assessment and road safety audit will be required as part of any significant development proposal particularly 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 shall 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.

✓ Progress to Date,

This objective has not been secured to date, a Framework Plan has not been prepared.

**TOU OBJ 1**

To support and encourage the return of the Book of Kells to Kells.

✓ Progress to Date,

This objective remains outstanding at the time of writing. Meath County Council and Kells Town Council continue to support the return of the Book of Kells to Kells.

**TOU OBJ 2**

To promote a tourist signage strategy for Kells in conjunction with Meath Tourism.

✓ Progress to Date,

Meath Tourism is pleased to assist with the implementation of this objective and has designated a new Historic Trail in the town with a wide range of new interpretive signage in association with Kells Town Council. Provision of future signage will be assessed on an ongoing basis throughout the life of the plan.

**TOU OBJ 3**

To promote the development of a heritage trail in the historic core of Kells with links to the Backlands area in conjunction with Meath Tourism.

✓ Progress to Date,

Meath County Council and Kells Town Council in conjunction with Meath Tourism were successful in August 2009 in placing an application to Failte Ireland under the Historic Towns Initiative to develop a new historic town trail for Kells. Funding will be jointly provided by Failte Ireland and Kells Town Council. The project included orientation panels, interpretive panels, plaques and directional signs developed under strict guidelines as set out by Failte Ireland. This project is ongoing and will be in place in 2010.

**TOU OBJ 4**

To facilitate the development of sign posted walking/ cycling routes within the town and environs.

✓ Progress to Date,

Completion of this objective is ongoing throughout the life of the plan. The Kells Walking Trail Development Group is proposing the establishment of a walking trail around Kells Town Centre and its environs. Phase 1 and Phase IV of the proposed walking route are already in place. The four proposed phases of the entire walking route are as follows:

Phase I: Kells Heritage Centre to The Tower of Lloyd (Slí Na Sláinte walk)

Phase II: The Tower of Lloyd to Mabe's Bridge

Phase III: Mabe's Bridge to Maudlin Bridge, Headfort Estate.

Phase IV: Maudlin Bridge, Headfort Estate to Kells Heritage Centre (Link in with the Harvest Walk).

**TOU OBJ 5**

To promote the development of high quality tourist accommodation, especially those facilities which provide conference and leisure facilities.

✓ Progress to Date,

The securing of this objective is on going throughout the life of the Development Plan. Meath Tourism and Meath County Council encourage the development of high quality tourist accommodation with leisure and conference facilities through its work within the Economic Development and Innovation Unit of Meath County Council. Meath Tourism also encourages the development of new accommodation for conference and meetings via its work with the hotels of Meath through the Meet in Meath Initiative set up as a partnership between the hotel industry and Meath Tourism/Meath County Council in 2007. The Headfort Hotel is a member of the Meet in Meath Hotel group which meet on a monthly basis and set out an annual action plan to attract and grow business tourism to the county.

**TOU OBJ 6**

To encourage the development of a high quality hotel on lands adjoining the Navan road.

✓ Progress to Date,

This objective remains outstanding to date, however Meath County Council and Kells Town Council continue to support the development of a high quality hotel on lands adjoining the Navan Road.

**TOU OBJ 7**

To encourage and promote festivals and other events including an ecclesiastical festival.

✓ Progress to Date,

Meath Tourism encourages the development of new and existing festivals and has developed a new Halloween Festival in the County. 2009 is the first year of this festival and a full programme of events, some taking place in Kells are planned. It is expected that this festival 'Spirits of Meath...Where Halloween began' will grow over the coming years.

**TOU OBJ 8**

To encourage and support the development of Kells Road Races.

✓ Progress to Date,

Meath Tourism, Meath County Council and Kells Town Council supported and encouraged the development of the Kells Road Races which this year (2009) became International Races. Meath Tourism set up a meeting between the Hotels of the County and the Kells Road Races to raise awareness as well as promoting the event via the Meath Tourism website and at promotional shows. Now with the international accolade, the Kells Road Races can continue to grow and attract further overnight visitors to County Meath.

**TOU OBJ 9**

To explore locations for the provision of a coach parking facility to serve Kells.

✓ Progress to Date,

This objective remains outstanding to date, however Meath County Council and Kells Town Council continue to support the provision of a coach parking facility to serve Kells.

**TOU OBJ 10**

To encourage the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles and wirescapes.

✓ Progress to Date,

This is an adopted policy of Meath County Council, implementation occurs on an ongoing basis through pre planning consultation and the development management process.

**TOU OBJ 11**

To encourage and promote Kells Waterworks as part of a walking trail in the town environs.

✓ Progress to Date,

The Kells Walking Trail Development Group is proposing the establishment of a walking trail around Kells Town Centre and its environs. Phase 1 and Phase IV of the proposed walking route are already in place. The four proposed phases of the entire walking route are as follows:

Phase I: Kells Heritage Centre to The Tower of Lloyd (Slí Na Sláinte walk)

Phase II: The Tower of Lloyd to Mabe's Bridge

Phase III: Mabe's Bridge to Maudlin Bridge, Headfort Estate.

Phase IV: Maudlin Bridge, Headfort Estate to Kells Heritage Centre (Link in with the Harvest Walk). Completion of this objective is ongoing throughout the life of the plan.

**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 well and community facilities;
- The phasing of development of the lands from the town centre outwards which occurs when;
- 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 compliant 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. Development of the town centre expansion area identified shall only commence within 2½ years of the taking effect of this Development Plan, this shall be subject to annual review.

✓ Progress to Date,

Work has commenced on the preparation of the required Framework Plan.

**KS 4**

Meath County Council and Kells Town Council adopted a Local Area Plan for the Backlands in 2006. Phase Two of the Backlands Local Area Plan can only commence within 2½ years of the taking effect of this Development Plan. This shall be subject to annual review.

✓ Progress to Date,

Permission was granted by Kells Town Council for the comprehensive redevelopment of the Kells Backlands in June 2009, however, this is currently on appeal to An Bord Pleanála (case due to be decided by 18/11/2009). A 10 year planning permission for a mixed use town centre development comprising of retail, residential, commercial, crèche, civic space and ancillary and associated uses on a site of c7.86 hectares (c19.42 acres) is sought. Please refer to Planning Reg. Ref. No. KT800014 / PL.234285.

**RETDEV OBJ 1**

To examine mechanisms that could assist the delivery of key town centre sites. This could include marketing strategies, the potential of Public Private partnerships which has been adopted in other centres and direct market testing of developers and operators.

✓ Progress to Date,  
This objective remains outstanding at present.

**RETDEV OBJ 2**

To encourage alternative options for the provision of car parking including basement parking.

✓ Progress to Date,  
Meath County Council and Kells Town Council continue to encourage alternative options for the provision of car parking. Basement car parking is proposed as part of the application for the redevelopment of the Backlands area, the latter is currently on appeal to An Bord Pleanála.

**RETDEV OBJ 3**

To seek the removal of inappropriate and unauthorised advertising signs, sandwich boards, satellite dishes and shopfront shutters from buildings within the town centre.

✓ Progress to Date,  
This is an adopted policy of the Planning Authority. Meath County Council has a dedicated Planning Enforcement Unit within the Planning Department which enforces the planning code within the County.

**RETDEV OBJ 4**

To seek the removal of all unauthorised advertising/satellite dishes from the approach roads and central area streets in order to improve the appearance of Kells.

✓ Progress to Date,  
This is an adopted policy of the Planning Authority. Meath County Council has a dedicated Planning Enforcement Unit within the Planning Department which enforces the planning code within the County.

**RETDEV OBJ 5**

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

- Within the KS1 framework plan lands;
- Within the KS6 lands off the Cavan Road.

✓ Progress to Date,  
No progress has been made in the advancement of the Framework Plan for the area identified for KS1 objective. The Planning Department have approved a Framework Plan for the KS6 lands on the Cavan Road and any development management proposal brought forward for these lands would have to demonstrate compliance with the approved Framework Plan.

ADV OBJ 1

To develop an advertising signage strategy for Kells.

✓ Progress to Date,  
This objective remains outstanding at present.

## BUILT AND NATURAL HERITAGE

### **Chapter 5 – Built and Natural Heritage**

Kells is of historical, architectural, cultural and archaeological importance and is a designated heritage town. Conservation is a complex issue in Kells due to the need to achieve balance between conservation and development. This chapter outlines policies and objectives in respect of built and natural heritage. It also deals with such matters as the conservation and protection of the environment, the protection of structures, the preservation of the character of architectural conservation areas and the preservation of the character of the landscape. This chapter includes the following objectives;

#### **HER OBJ 1**

To designate the following Architectural Conservation Areas in Kells:

- (a) Historic Core;
- (b) Headfort Place (Urban Detail Map 2).

✓ Progress to Date,

This objective has been achieved, the Historic Core and Headfort Place were designated as ACAs in Kells as part of the Development Plan process.

#### **HER OBJ 2**

To support and encourage the refurbishment of buildings within the ACAs in accordance with good conservation practice.

✓ Progress to Date,

This is an adopted policy of Meath County Council. Implementation of this policy occurs on an ongoing basis through pre-planning consultation and as part of the Development Management Process.

#### **HER OBJ 3**

To retain where practical any structure which contributes in a positive manner to the character of the ACA.

✓ Progress to Date,

This is an adopted policy of Meath County Council. Implementation of this policy occurs on an ongoing basis as part of the Development Management Process and as part of pre-planning consultation.

**HER OBJ 4**

Within the Architectural Conservation Areas the Councils will have regard to:

- (a) the impact of proposed development on the character and appearance of the Architectural Conservation Area in terms of the height, and massing of built forms, and the compatibility of design, materials, colour and finishes;
- (b) the impact of proposed development on the character and integrity of the area and the approaches thereto, and will promote compatible uses within compatible forms of infill development;
- (c) the need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.

✓ Progress to Date,

Implementation of this policy occurs on an ongoing basis as part of the Development Management Process and as part of pre-planning consultation.

**HER OBJ 5**

The following views shall be protected, as illustrated on Map 2 :

- 1. From Headfort Place looking to the Round Tower and Church Yard;
- 2. From the top of Church Lane looking east over Kells;
- 3. From the junction of Bective St, Farrell St and Suffolk St looking back toward the tower;
- 4. Views across the backlands to St Columba's Church and Round Tower and the Presbyterian Church and Columban Monastery.

✓ Progress to Date,

Implementation of this objective occurs on an ongoing basis as part of the Development Management Process and also as part of the pre-planning consultation process.

**HER OBJ 6 Archaeology**

To protect the site of the medieval town wall alignment as an area of high archaeological sensitivity from new development through the implementation of a buffer zone which will be assessed on a site by site basis.

✓ Progress to Date,

Implementation of this policy occurs on an ongoing basis as part of the Development Management Process and through the pre-planning consultation.

**HER OBJ 7**

To promote usage of the River Blackwater and the lands in Council ownership at Lloyd for amenity/ recreational use including the creation of an urban habitat.

✓ Progress to Date,

Implementation of this objective is ongoing throughout the life of the Development Plan. To date some progress has been made. The Kells Walking Trail Development Group is proposing the establishment of a walking trail around Kells Town Centre and its environs. Phase 1 and Phase IV of the proposed walking route are already in place. The four proposed phases of the entire walking route are as follows:

Phase I: Kells Heritage Centre to The Tower of Lloyd (Slí Na Sláinte walk)

Phase II: The Tower of Lloyd to Mabe's Bridge

Phase III: Mabe's Bridge to Maudlin Bridge, Headfort Estate

Phase IV: Maudlin Bridge, Headfort Estate to Kells Heritage Centre (Link in with the Harvest Walk).

Restoration of the 1897 Victorian Waterworks at Lloyd a partnership project between Old Kells Waterworks Restoration Group, Kells Town Council and Meath County Council has been completed and is now open to the public.

## SOCIAL STRATEGY

### Chapter 6 – Social Strategy

The provision of community, health, recreational and educational facilities, including such facilities as schools, hospitals, post offices, garda stations, sports facilities and libraries are indispensable to the proper planning and ongoing sustainable development of urban areas. The Social Strategy of the Kells Development Plan 2007 – 2013 puts in place the strategic framework necessary to enable and facilitate the sustainable social development of Kells. The primary role of the Planning Authority in terms of social infrastructure is to ensure the reservation of sufficient lands to accommodate community and recreational facilities. The progress achieved with regard to securing these objectives is outlined below.

#### SOC OBJ 1

To encourage the provision of additional full day care places, drop in facilities and work place crèches including in the Lloyd Business Park.

✓ Progress to Date,

The Planning Authority continues to adopt a proactive approach in encouraging an increase in the number of childcare places available locally and will endeavor to improve the quality of childcare services for the community. Meath County Council and Kells Town Council are obliged to consider the Meath County Childcare Strategic Plan in the provision of childcare facilities in Kells and also have regard to the Department of the Environment, Heritage and Local Governments planning guidelines. Implementation of this objective is ongoing throughout the lifetime of the Development Plan.

#### SOC OBJ 2

To co-operate with the Health Service Executive the provision of a health centre facility to serve Kells.

✓ Progress to Date,

A recent planning permission has been granted for the provision of a new primary health care centre to serve Kells, Planning Reg. Ref. No. KA/900280 refers. Both the Planning Authority and the Health Service Executive are satisfied that adequate lands have been identified to facilitate the needs of the Health Service Executive over the lifetime of this development plan.

#### SOC OBJ 3

To protect the existing and to provide for the future development of a primary community health care facility at St Colmcilles Nursing Home, Oldcastle Road.

✓ Progress to Date,

This objective remains outstanding at present.

**SOC OBJ 4**

To develop the lands in Council ownership at the Tower of Lloyd for passive and active recreation purposes in accordance with the recommendations of the recreational needs assessment.

✓ Progress to Date,

The recreation needs assessment has not been carried out. Notwithstanding this, the Kells Walking Trial Development Group is proposing the establishment of a walking trail around Kells Town Centre and its environs. Phase 1 and Phase IV of the proposed walking route are already in place. The four proposed phases of the entire walking route are as follows:

Phase I: Kells Heritage Centre to The Tower of Lloyd (Slí Na Sláinte walk)

Phase II: The Tower of Lloyd to Mabe's Bridge

Phase III: Mabe's Bridge to Maudlin Bridge, Headfort Estate

Phase IV: Maudlin Bridge, Headfort Estate to Kells Heritage Centre (Link in with the Harvest Walk).

Restoration of the 1897 Victorian Waterworks at Lloyd a partnership project between Old Kells Waterworks Restoration Group, Kells Town Council and Meath County Council has been completed and is now open to the public.

Furthermore, approximately 2 acres of land in the field adjoining the Peoples Park is to be developed by a community group as a Community Allotment project.

**SOC OBJ 5**

To support and encourage the development of a sports and recreation campus on lands identified for this use off the Navan road on Urban Detail Map 1.

✓ Progress to Date,

This objective remains outstanding at present, however Meath County Council and Kells Town Council continue to support and encourage the development of a sports and recreation campus on lands identified for this use off the Navan Road.

**SOC OBJ 6**

To develop a walking trail from the Tower of Lloyd via Clavin's Bridge along the Blackwater to Mabel's Bridge.

✓ Progress to Date,

The Kells Walking Trial Development Group is proposing the establishment of a walking trail around Kells Town Centre and its environs. Phase 1 and Phase IV of the proposed walking route are already in place. The four proposed phases of the entire walking route are as follows:

Phase I: Kells Heritage Centre to The Tower of Lloyd (Slí Na Sláinte walk)

Phase II: The Tower of Lloyd to Mabe's Bridge

Phase III: Mabe's Bridge to Maudlin Bridge, Headfort Estate

Phase IV: Maudlin Bridge, Headfort Estate to Kells Heritage Centre (Link in with the Harvest Walk).

Implementation of this objective is ongoing throughout the life of the Development Plan.

**SOC OBJ 7**

To provide a new library facility in Kells in the identified town centre expansion area.

✓ Progress to Date,

Preliminary discussions have taken place with the developers of the new town centre regarding a possible site for a new library. The authority has also examined the possibility of adapting landmark heritage buildings in the town for library use.

**SOC OBJ 8**

To reserve sufficient lands to accommodate graveyard expansion.

✓ Progress to Date,

This objective has been achieved. Sufficient land has been reserved to cater for the expansion of the graveyard as part of the Development Plan process.

**SOC OBJ 9**

To reserve sufficient lands to accommodate any required expansion of the Kells Fire Station.

✓ Progress to Date,

This objective has been achieved. Sufficient land has been reserved to cater for the expansion of the Fire Station as part of the Development Plan process.

**SOC OBJ 10**

To ensure that provision is made for such community facilities as the Councils deem appropriate in consultation with relevant local interested parties and to assist in the provision of community and resource centres by identification and reservation of suitable sites including land banks within Local Authority ownership.

✓ Progress to Date,

The Planning Authority has made provision for the development of community and resource centres by identifying and reserving sites for community use, as part of the Development Plan process.

## INFRASTRUCTURE STRATEGY

### Chapter 7 – Infrastructure Strategy

The provision of an adequate network of infrastructure and the ongoing maintenance of same over time, is the key determinant in the securing of the Settlement and Economic Development Strategies contained in the Kells Development Plan 2007-2013. The key to the sustainable growth of Kells is through improved transport linkages particularly walking and cycling within the town. The focus of this development plan in terms of transport will be (1) improving facilities for pedestrians and cyclists, (2) park and ride provision, (3) environmental improvements within the town centre area. The progress achieved with regard to securing these objectives is outlined below.

#### MOV OBJ 1

To prepare and implement a Traffic Management Plan for Kells Town centre to examine items including:

- development of an enhanced network of pedestrian routes throughout the town;
- a one- way system;
- pedestrianisation;
- pedestrian crossings;
- off street car parking;
- footpath improvements;
- provision for cyclists;
- environmental improvements;
- Street furniture, lighting and litter bin provision.

The traffic management plan will be implemented in two phases: pre and post M3 construction.

#### ✓ Progress to Date,

Meath County Council has commissioned consultants to prepare a Traffic Management Plan for Kells Town. It is anticipated that a Draft Plan will be available by December 2009.

#### MOV OBJ 2

To require that all new developments provide pedestrian and cycle facilities including secure parking for cycles.

#### ✓ Progress to Date,

This is an adopted policy of the Planning Authority. This matter is dealt with through pre-planning consultation and the development management process.

**MOV OBJ 3**

To upgrade/ improve/ strengthen/ realign the following:

- o N3- Johns st- Castle st;
- o R163- N3 Headfort Place Junction;
- o R164 from Kells bypass to the Town Centre;
- o The N52 from M3 interchange back to Bective Street.
- o Junction of Moynalty road with N3/Fairgreen

✓ Progress to Date,

Some progress has been made regarding this objective. Strengthening works have been completed on the N3-John's St-Castle St. All other elements remain outstanding and will be achieved on an ongoing basis throughout the life of the plan, following the opening of the M3.

**MOV OBJ 4**

To identify a site and support and encourage the development of a park and ride facility to serve Kells off the N3.

✓ Progress to Date,

Preliminary discussions are ongoing with Bus Eireann in relation to a possible park and ride facility within the Kells Business Park.

**MOV OBJ 5**

To encourage an upgrade of the car park at St Colmcille's Church.

✓ Progress to Date,

The Part 8 process has been completed and the appointed consultants are due to commence works in the next month. It is anticipated that this project will be completed before February 2010.

**MOV OBJ 6**

To co-operate with relevant transport bodies and authorities to support and encourage the provision of safe and suitable locations for bus and taxi services including bus shelter provision at bus stops.

✓ Progress to Date,

Implementation of this objective is ongoing through the Development Management process. The Planning Authority also refers appropriate planning applications to bodies with a transportation function such as the Dublin Transportation Office and the National Roads Authority in accordance with the Planning and Development Regulations 2001-2009.

**MOV OBJ 7**

To promote the retention of the railway corridor for recreational activities and alternative modes of transport within Kells.

✓ Progress to Date,

Meath County Council and Kells Town Council continue to support the reopening of the railway corridor for recreational activities and alternative modes of transport.

**MOV OBJ 8**

To promote alternative options to surface car parking including basement parking where appropriate.

✓ Progress to Date,

This is an adopted policy of Meath County Council and Kells Town Council. Implementation occurs on a regular basis as part of pre-planning consultations and the development management process.

**MOV OBJ 9**

To encourage the expansion of the Dublin – Navan railine to Kells.

✓ Progress to Date,

Meath County Council and Kells Town Council continue to support the expansion of the Dublin – Navan railine to Kells, in conjunction with Iarnród Éireann.

**MOV OBJ 10**

To support and encourage the development of a motorway halt to serve Kells, in accordance with the NRA policy statement on the Provision of Services and Rest Areas.

✓ Progress to Date,

Meath County Council and Kells Town Council continue to support the development of a motorway halt to serve Kells, however this is ultimately a matter for the National Roads Authority to consider. The NRA appointed consultants to look at identifying a location for a motorway service area on the M3, and this work is ongoing.

**MOV OBJ 11**

To explore the development of a link road from the Oldcastle Road to the Mullingar Road

✓ Progress to Date,

This objective remains outstanding at present.

**INF OBJ 1**

To advance the Kells water supply and wastewater upgrade infrastructure projects during the lifetime of this Development Plan.

✓ Progress to Date,

Kells Wastewater is included in the Water Services Investment Programme and construction is presently expected to commence in 2011 and be complete in 2013. However, a review of the Needs Assessment (which will frame the WSIP 2010-2012) is currently being undertaken to prioritise schemes to advance to construction. This Needs Assessment review will be completed shortly. In addition optimization works are currently under construction in the Kells Wastewater plant which will increase the capacity and improve the effluent quality. These works are programmed to be complete by early 2010. Water mains rehabilitation and leak detection is also ongoing.

**INF OBJ 2**

To facilitate planned provision of a minimum number of interim solutions for water and wastewater treatment which will ultimately contribute to the long term solution for water supply and wastewater to serve Kells.

✓ Progress to Date,

This objective remains outstanding to date.

**INF OBJ 3**

To reduce waste and water leakage from the water supply system in Kells where possible.

✓ Progress to Date,

Achievement of this objective is ongoing throughout the life of the Development Plan.

**INF OBJ 4**

To replace the cast iron water mains in Kells.

✓ Progress to Date,

Under the ongoing countywide water conservation programme funding has been secured to implement a mains rehabilitation scheme, which will include the replacement of mains in Kells.

**INF OBJ 5**

To separate the combined foul and surface water sewer serving Kells.

✓ Progress to Date,

No progress has occurred to date regarding this objective. However this will also form part of the major wastewater upgrade scheme that is included in the current Water Services Investment Programme.

**INF OBJ 6**

To implement the recommendations of the Kells Stormwater Drainage Study 2006.

✓ Progress to Date,

Substantial parts of this work will be developer driven and will be carried out as part of the Kells backlands development and other future developments.

**INF OBJ 7**

To implement the broadband strategy for Meath County Council as it relates to Kells by supporting the roll out of broad band infrastructure in Kells to serve the needs of business and residents.

✓ Progress to Date,

Meath Local Authorities have been proactive in the delivery of broadband infrastructure technology throughout County Meath. E/NET are the company which have been appointed by Government to manage the Phase 11 of the MAN Programme. Kells is included in Phase II.

## DEVELOPMENT MANAGEMENT GUIDELINES & STANDARDS

### Chapter 8 – Development Management Guidelines & Standards

#### **Introduction**

This chapter outlines development guidelines and standards. Guidance is provided on the following matters in this chapter of the development plan. Implementation of this chapter is through the Development Management process.

#### **Residential Densities**

This section of the chapter provides general qualitative standards for residential development. It sets out criteria in relation to density, pedestrian and vehicular movement, child/elderly/people with disability design standards, traffic management proposals, parking standards, house type provision, open space requirements, and appropriate layout and orientation configurations. It also outlines guidelines relating to houses, apartments, family flat extensions, conversion of existing houses in existing residential schemes, childcare facilities and parking in front gardens requirements.

#### **Residential Site Development Standards**

This section provides guidance with regard to site specific issues such as boundary treatment, artwork, parking provisions, naming of residential developments, maintenance and management.

#### **Shopping & Office Development**

This part of the Development Plan advised developers and the public as to what standards will be applied to the assessment of planning applications for office and retail developments.

#### **Other Commercial Development**

Advice is contained in this section regarding commercial, industrial and business park developments. A sub section also details guidance notes for nursing home developments.

#### **Car Parking Standards**

A thorough and comprehensive basis for car parking provision is put forward in this section with the need for car parking based on the size, design and use of developments. It supplies standards necessary to facility loading/unloading, heavy vehicles and cycling parking standards. Design criteria details are also outlined.

### **Petrol Service Stations**

Advice is provided as to the optimum location for petrol service stations including design and layout, advertisements mechanisms and lighting.

### **Advertising**

This section deals with advertisements including their design, illumination, and positioning. It also incorporates fingerpost hoardings and bus shelters.

### **Commercial Site Development Management Standards**

This section conveys commercial site development management standards that should be adhered to, indicating that each application will be considered on its own individual merits. It further outlines specific aspects that developers should consider.

### **Telecommunications**

Standards and advice with regard to telecommunications is included in this section. Service providers are advised to avoid residential and high amenity areas. It also points out that existing tall buildings are preferable to new latticed or monopole structures. Reference is also made to the Government's Planning Guidelines on the provision of telecommunication structures.

### **Archaeological Investigations**

This section provides guidance with regard to the protection of archaeological heritage. It refers to the provisions of the National Monuments Acts and national policy on this matter. A sub section provides guidance with regard to the protection of archaeological heritage. It refers to the provisions of the National Monuments Acts and national policy on this matter.

### **Community Development**

This section of the Plan indicates site requirements necessary for the development of a school, ranging from parking standards to play areas. A sub section contains details necessary for adequate access provision for people with disabilities.

### **Site Development Standards**

Building heights control, building lines and proportioning standards of development are summarised in this section of the Plan.

### **Employee Mobility Plans**

Comprehensive guidelines on employee mobility plans are provided in this section of the Plan. The Planning Authority considers mobility management to be a suitable mechanism by which new developments can support objectives of sustainability and the achievement of reduced car dependency.

### Securities

This section outlines information concerning securities mechanisms, noting that in the case of large developments, it is a requirement that adequate securities are offered to the Planning Authority as a safeguard against breaches of the planning code and to permit intervention by the Planning Authority, such securities will remain in place until all prescribed works are satisfactorily completed or until the development has been taken in charge of by the relevant Local Authority.

## **IMPLEMENTATION AND MONITORING**

### **Chapter 9 – Implementation and Monitoring**

#### **Introduction**

The Councils have a key role in ensuring that policies and objectives contained in the Development Plan are achieved. The responsibility for the implementation of policies and objectives will be dependent on a number of possible sources, including EU programmes and grants, the National Government, the Local Authority and the Private Sector. The Plan is monitored on an ongoing basis by the Planning Department of Meath County Council and a number of mechanisms are in place to ensure its timely implementation, as set out in the following sections.

#### **Phasing**

It is an objective of the Planning Authority to promote the implementation of the Development Plan and ensure that essential facilities are secured and in place concurrent with proposed development projects.

#### **Public Private Partnerships**

A PPP involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Education, local services, health, housing, public transport, roads, solid waste, water/waste water and other public services can benefit from the approach of a PPP. Other partnership approaches will be pursued with other state and public organisations, such as the Irish Sports Council, Failte Ireland and the Arts Council.

#### **Additional Funding Sources**

This section outlines a number of funding sources that are available from various Government Departments. Such bodies have varying criteria regarding the type of developments they fund and may be useful to consider for the achievement of development objectives.

#### **Urban and Village Renewal Grants**

It is indicated that this grant scheme is administered by the Department of the Environment and Local Government. It is also noted that, it is a grant scheme for local authorities to carry out environmental improvements.

#### **RAPID Programme (Revitalising Areas by Planning, Investment and Development)**

This section contains details about RAPID programmes, stating that specific towns (and areas within larger towns) are targeted for renewal/revitalisation.

### **Neighbourhood Wood Scheme**

This section outlines details about the Neighbourhood Wood Scheme, indicating that the scheme provides funding for three areas, namely the establishment of new neighbourhoods, improvement of existing neighbourhoods, and the installation of recreational facilities into new or existing neighbourhoods.

### **The Department of Tourism, Sport and Recreation**

This section indicates the type of funding that is provided for by the Dept. of Tourism, Sport and Recreation, who avails of the funding and the bodies that the Department support.

### **The Combat Poverty Agency**

This section notes that this agency provides funding for voluntary and community groups engaged in anti-poverty work.

### **EU Structural Funds**

This section outlines the structural funds which are available and indicates that such EU programme can be a valuable source of investment, through which specific policies and objectives as identified in the plan can be implemented.

### **Development Contribution Scheme**

This section contains details about the Development Contribution Scheme. Section 48 of the Planning and Development Act 2000 provides that a Planning Authority may, when granting planning permission, include conditions requiring the payment of a contribution in respect of public infrastructure and facilities that is provided, or that it is intended will be provided by or on behalf of a Local Authority that will benefit development in its functional area.

Contributions may be levied for, and spent on the following types of infrastructure:

- (a) the acquisition of land.
- (b) the provision of open spaces, recreational and community facilities and amenities and landscaping works.
- (c) the provision of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains and watermains.
- (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures.
- (e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains or watermains.
- (f) any matters ancillary to the above.

Adopting a Development Contribution Scheme is a reserved function for Elected Members. Under the provisions of Section 48 of the Act, the Elected Members adopt a Development Contribution Scheme by resolution following a public consultation process. Kells Town Council adopted the Kells Town Development Contributions Scheme on the 14<sup>th</sup> March 2004.

## Monitoring & Review

This section notes that the Planning and Development Act 2000-2002 provides under Section 15 (1) that it shall be the duty of a Planning Authority to take steps within its powers as may be necessary for securing the objectives of the Development Plan, and under Section 15 (2) that the Manager of the Planning Authority on the progress achieved in securing the objectives referred to in subsection (1).

The Planning Authority is committed to securing the Development Strategy presented for Kells in the Development Plan. In addition to the mandatory requirements for reviewing the success of implementation of the Development Plan as contained in the Planning and Development Act 2000, it is proposed to establish Development Plan Implementation Group. The purpose of this Implementation Group is to re-evaluate the Development Strategy and the specific objectives contained in the Development Plan to achieve same in light of changing economic conditions which will affect public and private investment and the changing needs of the population of Kells. The Implementation Group will seek to identify and target funding mechanisms and also clarify that developments on the ground comply with the objectives of the Development Plan.