

KILBRIDE LOCAL AREA PLAN 2009 – 2015



Adopted 25th May 2009



comhairle chontae na mí
meath county council



Table of Contents

Chapter 1 Introduction

1.1	Introduction.....	1
1.2	Scope of the Local Area Plan.....	1
1.3	Kilbride Local Area Plan	2
1.4	Strategic Environmental Assessment and Appropriate Assessment	2
1.5	Contents.....	3
1.6	Pre Draft Consultation	3
1.7	Draft Local Area Plan Public Consultation	3

Chapter 2 Existing Context

2.1	Introduction.....	4
2.2	Location and Form of Development	4
2.3	Population Context	4
2.4	Existing Land Uses	7
2.5	Infrastructure.....	8
2.5.1	Roads.....	8
2.5.2	Services.....	9

Chapter 3 Policy Context

3.1	Introduction.....	10
3.2	The Bristol Accord	10
3.3	National Spatial Strategy.....	11
3.4	Development Plans Guidelines (Department of the Environment, Heritage and Local Government, June 2007)	11
3.5	Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, December 2008)	12

3.6	Regional Planning Guidelines for the Greater Dublin Area.....	12
3.7	Meath County Development Plan 2007 – 2013	12

Chapter 4 Vision

4.1	Introduction.....	16
4.2	Principles of Development.....	16
4.3	Vision	17

Chapter 5 Development Strategy

5.1	Introduction.....	18
5.2	Future Land Use Pattern	18
5.3	Urban Design and Architecture.....	20
5.3.1	Urban Design Approach	20
5.3.2	Architectural Design Approach	22
5.3.3	Design Briefs	22
5.3.4	Shopfronts and Signage.....	23
5.4	Heritage and Landscaping.....	24
5.5	Density and Height.....	26
5.6	Residential Development	27
5.6.1	Open Space in Residential Areas	28
5.6.2	Housing Strategy	29
5.6.3	Extensions	29
5.7	Community and Recreational Facilities	31
5.8	Infrastructure	32
5.8.1	Transport	32
5.8.2	Water Services.....	34
5.8.3	Surface Water Management.....	35
5.8.4	Waste Management	37
5.8.5	Telecommunications.....	38
5.8.6	Energy.....	39

Chapter 6 Land Use Zoning

6.1 Lane Use Zoning Categories..... 41
6.2 Framework Plans..... 42
6.2.1 Framework Plan Areas 42
6.2.2 Framework Plan Area 1..... 42
6.2.3 Framework Plan Area 2..... 43
6.3 Matrix of Uses..... 44

Chapter 7 Phasing and Implementation

7.1 Introduction..... 47
7.2 Planning Applications..... 47
7.3 Phasing 47
7.4 Contributions 48
7.5 Monitoring and Review 48

CHAPTER 1 BACKGROUND INFORMATION

CHAPTER 1 BACKGROUND INFORMATION

1.1 Introduction

This local area plan relates to Kilbride. It is an objective of the current Meath County Development Plan 2007-2013 to designate Kilbride as a 'village' and to prepare a local area plan for the settlement. It is a further objective of the Meath County Development Plan (2007- 2013) that all local area plans will be prepared within the immediate two years following the adoption of the County Plan (March 2007).

This plan consists of a written statement accompanied by maps. It will guide development in the area for 6 years from the date of adoption by Meath County Council, i.e. from 2009 to 2015, or until the plan is varied or a new plan is made.

The challenge is to provide a local area plan that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the development objectives for Kilbride, in a manner which is physically, economically and socially sustainable.

A further challenge is to provide a document that is sufficiently prescriptive to achieve the objectives while allowing for flexibility to account for economic and social changes that may occur over the plan period and which facilitates the creation of a built environment which is attractive and distinctive and which creates a sense of place for those who will live and work in it as well as visit it.

1.2 Scope of the Local Area Plan

This local area plan is made in accordance with the requirements of the Planning and Development Acts 2000-2006 and with the objectives of the Meath County Development Plan 2007-2013.

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

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

- (a) objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or*
- (b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures".*

The Meath County Development Plan 2007-2013 forms the key contextual document used in the preparation of this local area plan. Meath County Council adopted this County Development Plan (CDP) on the 2nd March 2007. The Meath County Development Plan 2007–2013 sets out a vision, policy framework and specific objectives for future development in County Meath for a period of 6 years. It is the intention that the policies and objectives of this local area plan would be

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

A local area plan is a progression of the county development plan at local level. The county development plan remains the principal document and takes precedent over the local area plan in the event of conflict arising between the contents of the two documents.

1.3 Kilbride Local Area Plan

This local area plan (LAP) is a statutory document, consistent with the objectives of the Meath County Development Plan, containing guidelines as to how the settlement should develop over the plan period. The written statement contains analysis of statistics, projections and policy objectives. The plan provides a framework for sustainability which preserves the natural and built heritage from damage caused by intensive development proposals. The local area plan map illustrates a graphic representation of the proposals included in the plan, indicating land-use, conservation designations and other development management standards together with various specific objectives. Survey maps may not always be entirely accurate and in the case of conflicts between the map and the statement, the statement shall supersede the map.

1.4 Strategic Environmental Assessment and Appropriate Assessment

A local area plan shall contain information on the likely significant effects on the environment of implementing the Plan. A Strategic Environmental Assessment (SEA) is not

mandatory for Kilbride as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the Plan would have and the screening exercise indicated that a Strategic Environmental Assessment was not necessary.

The screening document was sent to the relevant prescribed bodies, namely the Minister for the Environment, Heritage and Local Government, the Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency.

Having referred to the comments received from these prescribed bodies and having regard to the above, Meath County Council concluded that a Strategic Environmental Assessment was not required for this local area plan (Refer to Appendix 1 for SEA Screening Report).

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)). An appropriate assessment of the plan (and SEA) is then required if the screening process finds that a plan may have an impact on the conservation objectives of a Natura 2000 site or that such an impact cannot be ruled out, adopting a precautionary approach.

The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site

(including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular.

A screening process for appropriate assessment was carried out for the Kilbride Local Area Plan (see Appendix 2). There are no SACs or SPAs in Kilbride or adjoining or in close proximity to the settlement. It was not considered that the local area plan would have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it was considered that no further assessment of this type was required.

1.5 Contents

The local area plan is structured in a manner which takes account all the contents required for an local area plan in the template adopted by Meath County Council as well as in the Planning and Development Act 2000 (as amended) but set out in a sequential form dealing with the existing context, policy context, development strategy, land use zoning, and phasing and implementation.

1.6 Pre Draft Consultation

A period of pre draft consultation was undertaken for this local area plan. A strategic issues paper was prepared and placed on display on the Meath County Council website, planning

department Navan, Meath County Library Navan, Ashbourne Area Office and Dunshaughlin Area Office. Submissions were invited from the public from 3rd December 2008 to 7th January 2009. During this time 15 submissions were made. A list of those who made submissions is included in Appendix 3. A detailed outline of the contents of these submissions and the response of the County Manager to them is contained in the document 'Report on Pre Draft Consultation, Kilbride Local Area Plan 2009-2015.'

1.7 Draft Local Area Plan Public Consultation

The Draft Kilbride Local Area Plan was placed on display from 23rd February 2009 to 6th April 2009 with submissions invited from the public during this period. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan. A total of 14 written submissions were received. A list of those who made submissions is included in Appendix 4. The details of these submissions and the response and recommendation of the County Manager can be found in the document 'Manager's report on submissions received in respect of the Draft Kilbride Local Area Plan 2009-2015.'

CHAPTER 2 EXISTING CONTEXT

CHAPTER 2 – EXISTING CONTEXT

2.1 Introduction

The purpose of this chapter is to provide a brief overview of the existing form and context of Kilbride and analysis of some of the population characteristics of this area.

2.2 Location and Form of Development

Kilbride is situated within the Dunshaughlin Electoral Area, to the south east of County Meath (see map overleaf). The settlement is located approximately 8 kilometres to the south of both Ashbourne and Ratoath and is situated close to the N2 and N3 national routes. The boundary with County Dublin is located approximately 1.8 kilometres from Kilbride. Significant residential development has occurred in the Hollystown and Hollywood in County Dublin close to the Kilbride area. Despite the presence of significant urban settlements in the vicinity of Kilbride, the character of the area is rural. The approach roads to Kilbride are marked by the presence of mature trees and hedgerow which contribute to the visual qualities of the area.

The centre point of Kilbride is based around the junction of three county roads. The Church of St. Brigid and the Sacred Heart occupies a prominent and elevated site at this junction. Development in Kilbride is dispersed and there is no defined streetscape. The building form is rural in nature and building height is modest, generally not exceeding two storeys.

The River Ward passes through Kilbride, to the south of the settlement. According to the OPW records (source

www.floodmaps.ie) regular flooding has been recorded in Kilbride after heavy rain.

2.3 Population Context

Kilbride is part of the Donaghmore Electoral Division which had a population of 8,408 people according to the 2006 Census, an increase of 16% over the corresponding figure for 2002. The Donaghmore Electoral Division encompasses a wider area than the local area plan envelope, incorporating the bulk of Ashbourne town and surrounding townlands adjoining County Dublin.

An Post Geodirectory data indicates that there are approximately 84 persons in the Kilbride Local Area Plan boundary.

The population of the Donaghmore Electoral Division¹ is comparatively youthful when compared to the County and the State as a whole, with a greater proportion of the population being aged between 10 to 29 years and a lower proportion of the population aged 65 and over (see Table 1).

The Census 2006 found that the national average household size was 2.8 persons. County Meath has an average household size of 3.0 persons, which is slightly above state average. The corresponding figure for the Donaghmore Electoral Division is 3.1.

¹ Note that the Donaghmore Electoral Division encompasses a wider area than the Local Area Plan Envelope.

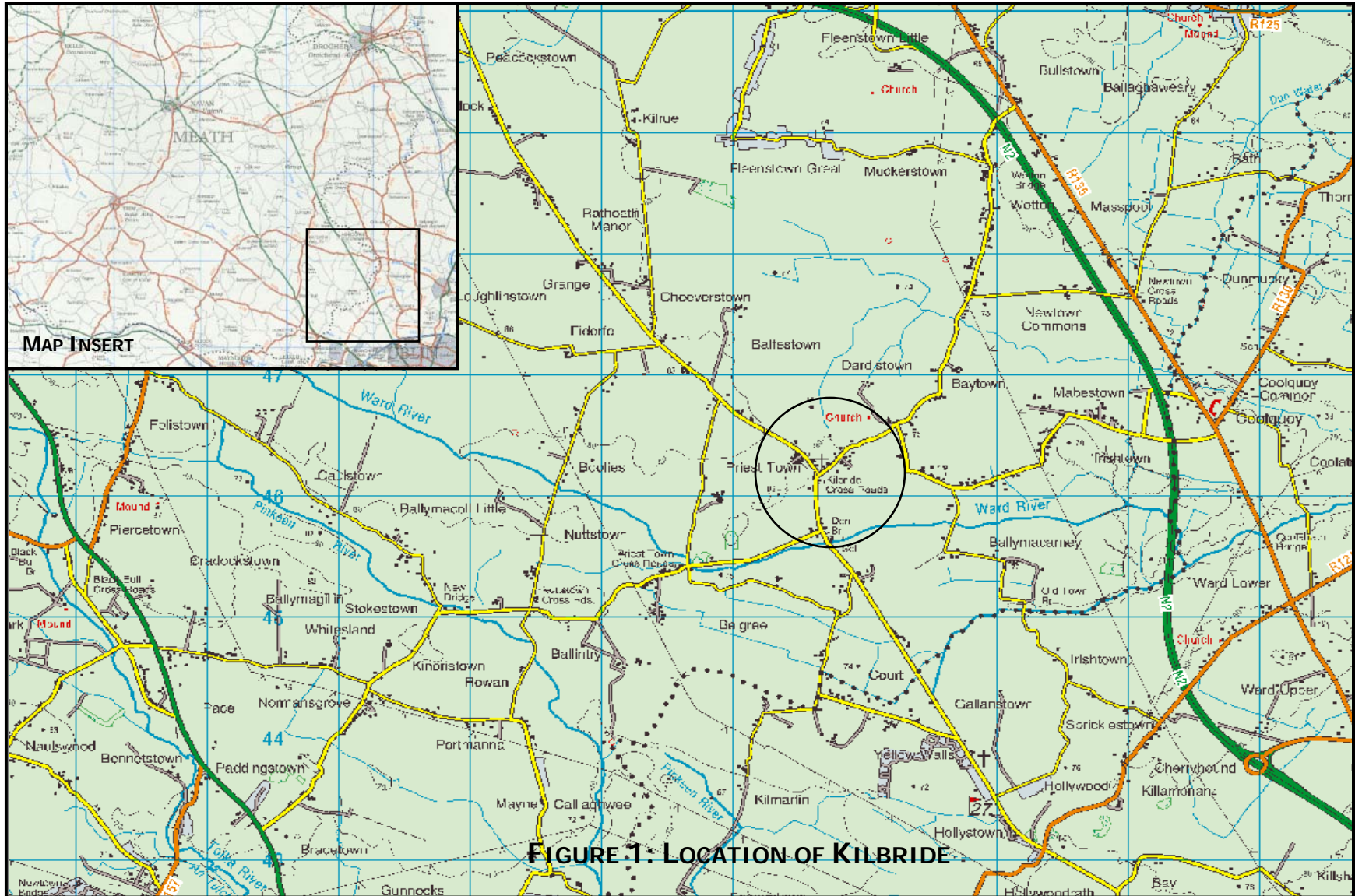


FIGURE 1: LOCATION OF KILBRIDE

Table 1: Population distribution of Donaghmore, County Meath and the State

Age	% of population within Age Range		
	Donaghmore	Meath	State
00-04	6.9	8.7	7.1
05-09	6.6	7.9	6.8
10-14	7.2	6.8	6.5
15-19	8.3	6.5	6.9
20-24	9.7	6.9	8.1
25-29	9.3	8.7	8.8
30-34	8.6	9.5	8.2
35-39	8.3	8.8	7.6
40-44	8.1	7.7	7.1
45-49	7	6.4	6.5
50-54	6.8	5.5	5.8
55-59	5.3	4.8	5.3
60-64	3.3	3.8	4.3
65-69	1.7	2.6	3.4
70-74	1.2	2	2.8
75-79	0.8	1.5	2.2
80-84	0.5	1.1	1.5
85+	0.3	0.8	1.1

Table 2 below indicates the population of the Donaghmore Electoral Division according to principal economic status. 67.3% of the population were classified as being at work with 2.7% being unemployed having lost or given up their previous job. Sales work, administrative and Government work and manufacturing are the predominant industries that inhabitants

of the Donaghmore Electoral Division are engaged in (see Table 3).

Table 2: Population of Donaghmore aged 15 years and over according to principal economic status

	% of persons aged 15 years and over by principal economic status
At work	67.3
Looking for first regular job	1
Unemployed having lost or given up previous job	2.7
Student	11.2
Looking after home/family	9.9
Retired	5.4
Unable to work due to permanent sickness or disability	2.4
Other	0.1

Census data also reveals that significant numbers of people in the Donaghmore Electoral Division are travelling more than 15km to work, school and college in comparison to County Meath and the State as a whole (see Table 4). However, a substantial portion of the population also travels a distance of 1 kilometre to school, college or work. This figure could be accounted for by the presence of Ashbourne town within the Donaghmore Electoral Division which contains primary and

secondary schools and employment opportunities within the boundaries of the town.

Data on the mode of transport to work, school and transport illustrates the reliance on the private car for travel to work, school and college and given the high percentage in the category of car driver, suggests a particular usage of the private car for travel to work (Table 5).

Table 3: Population of Donaghmore according to occupation

	% of population at work or unemployed by occupation
Farming, fishing and forestry managers	0.7
Other agricultural workers	0.5
Manufacturing workers	12.2
Building and construction workers	9.2
Clerical and office workers	11.1
Administrative and Government workers	12.5
Transport workers	8.3
Sales workers	14.4
Professional workers	14
Services workers	9.8
Other workers	7.3

Table 4: Distance travelled to work, school and college

		Donaghmore	Meath	State
Distance traveled to school, college or work for persons aged 5 years and over (% of population)	0 km	0.7	1	1
	1 km	16.1	9	10.8
	2 to 4 km	11.8	13.8	19.4
	5 to 9 km	5.1	11.1	15.8
	10 to 14 km	9.3	8.8	10.3
	15 to 24 km	27.3	13.1	10.4
	25 to 49 km	13.5	17.5	7.9
	50 km & over	1.9	8.9	3.9
	Not stated	14.3	16.8	20.5

Table 5: Means of travel to work, school and college

		Donaghmore
Means of travel for persons aged 5 years and over to school, college or work (% of population)	On foot	20.9
	Bicycle	0.8
	Bus, minibus or coach	11.9
	Train, DART or LUAS	0.2
	Motorcycle or scooter	0.8
	Car driver	45.1
	Car passenger	12.7
	Other	6.5
	Not stated	1.1

2.4 Existing Land Uses

There is a limited extent of existing development in Kilbride. Residential development consists mainly in the form of detached dwellings on individual sites, although a number of

clusters exist notably at Forge Cross, Cherry Tree Drive and to the north east of the church. Community facilities consist of the Church of St. Brigid and the Sacred Heart, the community hall, Kilbride National school and Kilbride GAA club. The hall, church and GAA grounds are in relative proximity while the national school is located further south of the centre of Kilbride. Commercial facilities in the village consist of a petrol station and associated convenience shop, a public house and Rennicks sign manufacturers.

The principal land use areas are illustrated on the map opposite. The dispersed nature of the settlement is evident from this map with Kilbride existing as a series of individual uses rather than a distinct village form. The map shows that the majority of development has occurred around the road junction beside the church. This area could offer the potential to act as a village core and consolidate the form of the village.

2.5 Infrastructure

2.5.1 Roads

Kilbride is situated at the junction of the county roads L-1007-30 (Ratoath Road), L-1009-11 (Ashbourne Road) and L-1007-40 (Hollystown Road). The village is in close proximity to both the N2 and N3 national routes and north of the proposed N2-N3 link route. The roads passing through the village are frequently used by commuters from outside of this area travelling to Dublin. The village therefore experiences a significant amount of through traffic which has implications for the quality of the environment and safety for pedestrians and cyclists. There is a limited amount of footpaths and public lighting present in the village.

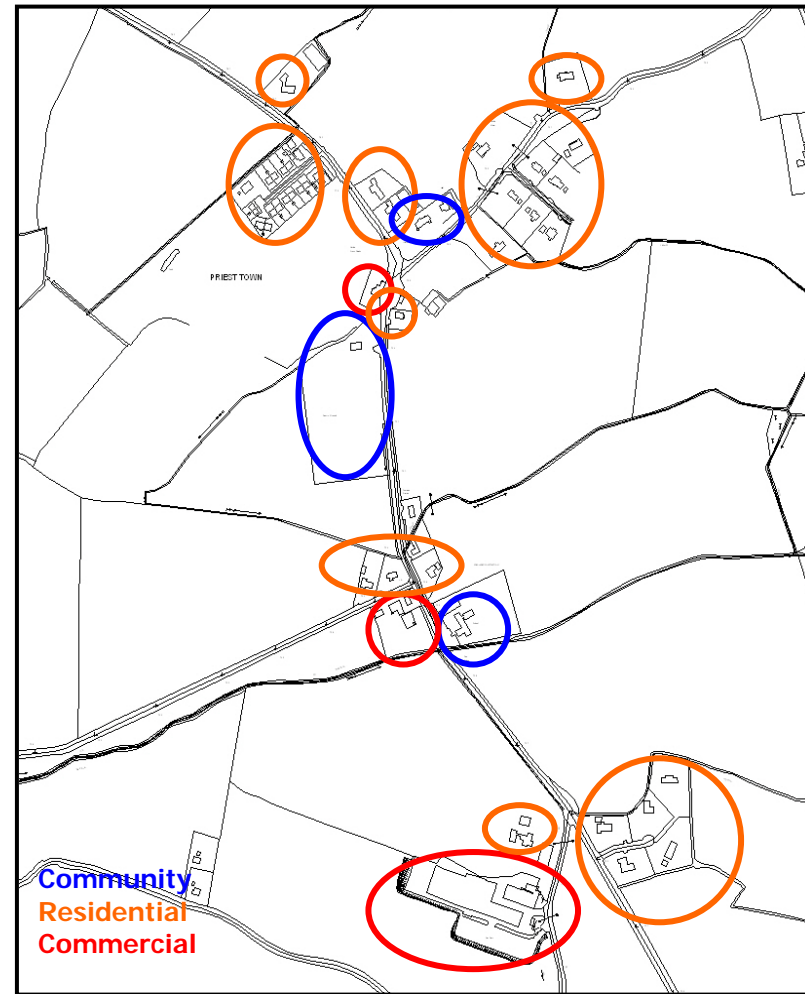


Figure 2: Land Uses in Kilbride

2.5.2 Services

Kilbride is served by the public sewer system. There are two pumping stations in Kilbride. One of these serves a small housing estate (Cherry Tree Drive). The other main station pumps wastewater to Meath County Council public sewers from Ashbourne, Ratoath and Kilbride which discharge to the Fingal County Council 9C sewer. The Fingal County Council 9C sewer subsequently discharges to the Ringsend waste water treatment works for treatment.

Kilbride is currently served by a public water supply which is sourced from the East Meath Scheme, which also serves Ratoath and Ashbourne.

CHAPTER 3 POLICY CONTEXT

CHAPTER 3 POLICY CONTEXT

3.1 Introduction

The preparation of the Kilbride Local Area Plan has been guided by the context of the planning policy framework that is in place for County Meath. The primary document used is the Meath County Development Plan 2007 – 2013. Section 19(2) of the Planning and Development Act 2000 (as amended) requires that a local area plan shall be consistent with the objectives of the Development Plan.

The principle elements of the County Development Plan which relate to Kilbride are outlined further in this chapter. However there are also higher order documents which are of relevant to this local area plan. These concern fundamental issues regarding the concept of sustainable communities, spatial policy at a national and regional level and Government policy in respect of residential development. Consequently, a brief outline of these and their relevance to this local area plan is also provided.

3.2 The Bristol Accord

The Bristol Accord was agreed upon at the Informal Ministerial meeting of European Ministers for Urban Policy in December 2005 in Bristol. It identifies Europe-wide principles and characteristics of a sustainable community.

Sustainable communities are defined in the Accord as:

“... places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.”

Eight characteristics for sustainable communities are identified in the Accord. These are:

1. Active, inclusive and safe - fair, tolerant and cohesive with a strong local culture and other shared community activities.
2. Well run - with effective and inclusive participation, representation and leadership.
3. Well connected - with good transport services and communication linking people to jobs, schools, health and other services.
4. Well served - with public, private, community and voluntary services that are appropriate to people's needs and accessible to all.
5. Environmentally sensitive - providing places for people to live that are considerate of the environment.
6. Thriving - with a flourishing, diverse and innovative local economy.
7. Well designed and built - featuring quality built and natural environment.
8. Fair for everyone - including those in other communities, now and in the future.

The policies of the County Development Plan in respect of Kilbride envisage significant additional development in the

village in comparison with the existing level of development present. The integration of new development into the village will be critical, both in terms of built form and also the impact that it will have on the existing community.

3.3 National Spatial Strategy

The National Spatial Strategy (NSS) sets out the long term national spatial planning framework for the country with the objective of achieving more balanced social, economic and physical development between regions. The future spatial structure of the Dublin and Mid East region is based upon the Dublin City gateway with supporting urban centres and a rural area. The NSS notes that for villages in strong agricultural areas (which would include the Kilbride area) new development must take account of and respect the established character of these villages.

3.4 Development Plans Guidelines (Department of the Environment, Heritage and Local Government, June 2007)

These guidelines set out a framework for the structure and content of Development Plans. Of particular relevance to the preparation of the Kilbride Local Area Plan is the advice given in relation to the zoning of land. A number of factors are listed which should be taken into account in determining the quantity and location of lands for zoning:

- Requirements of Section 95 (1) of the Planning and Development Act 2000 (as amended) in terms of zoning

sufficient land for residential purposes in order to meet the requirements of the Housing Strategy.

- Need – the quantity of land to be zoned should be based on a realistic assessment of need. For residential zoned lands, in order to ensure continuity of supply of zoned residential land, the guidelines advise that enough land to meet residential needs for the next nine years should be zoned (i.e. 'headroom' of 50%).
- Policy Context – the quantity and location of land to be zoned should be influenced by other plans and strategies in place, e.g. National Spatial Strategy, Regional Planning Guidelines.
- Water, Drainage and Roads Infrastructure - regard must be had to the existing and future availability of, or the capacity to provide, infrastructure.
- Supporting Infrastructure and Facilities – there should be a reasonable expectation that supporting infrastructure and facilities, such as community facilities, health-care, schools, open space, retail and other service provision and public transport would be delivered within the lifespan of a plan.
- Physical Suitability – this relates to the economically efficient usage of land which can utilize existing infrastructure and physical suitability in terms of issues such as flooding.
- Sequential Approach – zoning should extend outwards from urban areas in a sequential form. An emphasis should also be placed on infill sites and areas zoned should be contiguous to the built up area.
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas - zoning should take account of built and natural heritage designations.

3.5 Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, December 2008)

These guidelines outline the framework for future residential development in urban areas, with an emphasis on increasing the sustainability of new residential areas. The Guidelines advocate the need to promote high quality urban design in the planning process. Best practice design criteria are identified in addition to guidance on design of residential streets. A companion urban design best practice manual has also been published by the DoEHLG. The Guidelines include specific advice for residential development in small villages on qualitative issues such as site selection and layout and design considerations and quantitative issues such as indicative densities. It is also stated that new development should contribute to compact villages and that the scale of new residential schemes for development should be in proportion to the pattern and grain of existing urban development

3.6 Regional Planning Guidelines for the Greater Dublin Area 2004-2016

These provide the spatial planning framework for the greater Dublin area. This region is considered in terms of the Metropolitan Area, most closely associated with Dublin City, and the remaining Hinterland Area. Kilbride is situated in the Hinterland Area. Villages in the Hinterland Area are to develop in a sustainable manner to ensure that a higher proportion of residents are employed locally. In the future, growth of commuter villages should be curtailed so that they do not act

as catalysts to facilitate the continuing expansion of the outer suburbs of Dublin City or larger towns. The Guidelines advise that planning authorities should promote the location of quality employment and residential developments in proximity to each other in order to reduce the need to travel and the dependence on private transport. There should also be a clear definition of the boundaries of urban centres to ensure that there is an identifiable division between rural and urban areas.

The Regional Planning Guidelines for the Greater Dublin Area are currently under review.

3.7 Meath County Development Plan 2007–2013

The Meath County Development Plan 2007–2013 contains the overall spatial planning strategy for the development of County Meath over the lifetime of the plan.

It includes a settlement strategy for the county including a settlement hierarchy. The hierarchy is based on the role and functions of urban centres across the county. There are 6 tiers of urban settlement in the hierarchy. Kilbride is designated as a 'village' – the lowest tier in the hierarchy.

The generic policy statement regarding villages states that they *"are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the*

Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of villages will be predicated more closely to local rather than regional growth which has taken place over the past decade."

Settlement strategy policy SS POL 6 governs the designation of Kilbride as a village *"having regard to its strategic location, close to the Dublin border and its ability to accommodate significant employment generating use."*

Settlement strategy objective SS OB 6 states that the local area plan for Kilbride should be prepared within 2 years of the adoption of the County Development Plan. In addition, *"the preparation of such a Local Area Plan would include land use zoning objectives including employment generating uses and would seek to address issues such as protection of the rural character of the village, local need/affordability and infrastructural deficits."*

The Development Plan also notes that the preparation of this local area plan for Kilbride would include land use zoning objectives having regard to infrastructural capacities, the need to protect the rural character of the village and the positioning of the centre in the county settlement hierarchy.

As a means of predicating the growth of villages towards local rather than regional growth, strategic settlement policy SP4 requires that in all villages, 30% of new multi-residential

developments i.e. developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year), or those who by virtue of their employment require to live in the urban centre. This will be applied for an overall development in cases whereby permission is initially sought for site development works and individual applications below this threshold are subsequently applied for.

The settlement strategy of the County Development Plan also provides an indication of the distribution of future population growth across the county². The distribution of additional households is in accordance with the role of settlements in the settlement hierarchy. Over the lifetime of the Development Plan (2007 – 2013), an additional 115 households are envisaged for Kilbride, with 20 households projected for 2006–2009 and 95 households projected for 2010–2013. The Development Plan envisages a minimum density per hectare of 20 units in Kilbride however the Development Plan notes that the minimum densities stated for each settlement may not apply to all lands in each centre.

Policy SS POL 1 requires that the preparation of local area plans *"shall ensure that they are consistent with the objectives of this Development Plan in accordance with the requirements of the Planning and Development Acts 2000 – 2006. In particular, the population growth and household formation provided for in each Local Area Plan shall demonstrate compliance with the Household and Population Projections contained in this Development Plan and in particular, Table 6.*

² See Table 6 of the Meath County Development Plan 2007 – 2013.

This compliance shall be explicitly demonstrated on the basis of the amount of residential land being released for development in a particular centre being quantified by applying reasonable density and average occupancy rates to the scale and quantum of development provided for in Table 6. In all instances, the release of land must have regard to the existing and future availability of, or the capacity to provide physical and social infrastructure."

The projected households figure has relevance to the quantity of residential zoned land required in this local area plan. The provision of 115 units at a density of 20 units per hectare would require 5.75 hectares of residential zoned land. In order to provide the 50% headroom identified in the Development Plans Guidelines, this figure would be revised to approximately 9 hectares.

The economic development strategy contained in the Development Plan seeks to "*encourage all forms of economic and employment development throughout the county, in particular within the identified dynamic clusters, at a scale and nature appropriate to the chosen location and subject to normal planning considerations and the proper planning and sustainable development of the area.*" (Strategy Policy ECON DEV SP2). Kilbride is not included in any of the dynamic clusters identified. Policy SS OBJ6 of the County Development Plan notes that the local area plan for Kilbride should contain land use zoning objectives for employment generating uses.

The policies relating to economic development aim to exploit the county's strategic location and competitive advantages for industrial and commercial activities whilst seeking to safeguard

the environment from potential adverse environmental impacts.

The retail policies in the County Development Plan are guided by the County Retail Strategy 2003. A retail hierarchy has been prepared for the county. The purpose of the retail hierarchy is to indicate the role and importance of the various centres in the county, to protect each centre's overall vitality and viability whilst allowing each centre to perform its overall function within the county's settlement hierarchy. The Development Plan espouses the sequential approach to retailing which advocates the town centre as the first choice for new retail development. Kilbride occupies the lowest tier of this hierarchy – Level 5 Smaller Village Centres/ Crossroads. It is a policy of the County Retail Strategy to encourage and facilitate the retail role of small villages around the County.

The Retail Strategy for the Greater Dublin Area (2008) provides some guidance as to the scale of retail development in this tier of the hierarchy. It outlines that such centres meet the basic day to day needs of surrounding residents. Expected facilities would be one or two small convenience stores, newsagents, and potential other tertiary services such as butcher, vegetable shops, public house, hairdresser and other similar basis retail services, with the retail element in total approximately ranging from 500 – 1,500 sq.m. of lettable space. An additional quantum of retail space would therefore be expected in a centre such as Kilbride, particularly given the limited scale and population of the village.

The housing strategy within the Development Plan contains an assessment of housing need in the county over the lifetime of

the Plan and sets out the broad policies and objectives for housing development including how applicants will be required to comply with the provisions of Part V of the Planning and Development Act 2000 (as amended).

The goal of the social strategy of the County Development Plan is to provide for the future well being of the residents of the county by ensuring the provision of necessary services and facilities by means of consultation through available fora. The policies support the even distribution of social infrastructure at locations which renders it accessible to the population it is to serve.

In respect of cultural heritage and landscape protection, the Development Plan seeks to ensure that features of natural heritage are protected, that biodiversity is conserved and where possible enhanced, that watercourses are safeguarded from pollution, that landscapes are maintained and enriched and that tourist and recreational uses are facilitated in a sensitive manner. The County Development Plan contains a landscape character assessment. This has subdivided the County into different character areas. Kilbride is situated within the Ward Lowlands landscape area which mainly comprises of pasture and arable farmland. This area is under significant development pressure due to the proximity of the Dublin Metropolitan area. There are no Natural Heritage Areas, Special Areas of Conservation or Special Protection Areas in Kilbride or in its immediate environs.

In terms of the built heritage, it is the goal of the Development Plan to protect, conserve and enhance buildings, areas, structures, sites and features of special architectural,

historical, archaeological, artistic, cultural, scientific, social or technical interest. The County Development Plan contains the Record of Protected Structures for Meath. There are no protected structures within Kilbride. There are no recorded archaeological monuments within the development boundary for Kilbride, although a number of recorded monuments are found the environs of the village. These are outlined in Table 6 below.

Table 6: Recorded Monuments in Kilbride

Monument Number	Classification	Townland	Description ³
MH051-001	Earthwork	Priestown, north of the Church of St. Brigid and the Sacred Heart	Circular mound (diam. 15m, H 6m) surrounded by bank. Since destroyed.
ME045-025	Church	Baytown, on a cul de sac off the Ashbourne Road	Undifferentiated nave and chancel (int. L 17m, int. W 5.2m) with opposing doors towards W end of nave.
ME051-009	Enclosure possible	Baytown, west of the Hollystown Road	No description available.

³ Descriptions taken from Michael J. Moore (1986) 'Archaeological Inventory of County Meath' OPW

Chapter 4 Vision

4.1 Introduction

The purpose of this chapter is to outline the fundamental principles that will guide the development of Kilbride over the lifetime of this local area plan and to develop an overall vision for the future development of the village. The Meath County Development Plan 2007 – 2013 contains the vision statement for the sustainable planning and development of the county which is:

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

The overall vision for the county is that of an integrated approach to sustainable development, encompassing social, economic and environmental factors. This is reflected in the approach taken by the County Development Plan in terms of policies relating to:

- economic development which support the expansion of employment sources but in the context of environmental protection;
- social development which support the proximate provision of community facilities such as school, health services and related services such as retail development; and

- environmental protection which seek to preserve features of natural and built heritage, biodiversity, watercourses and the landscape.

It is envisaged that Kilbride will develop along similar principles of development, which will emphasise an integrated approach to sustainability.

4.2 Principles of Development

The following principles of development are to guide the future expansion of Kilbride:

Community: Development should contribute to strengthening the existing community in Kilbride and assist in integrating new residents with the established community.

Compact urban form: Development should contribute to making Kilbride a compact settlement where residents can easily access services and facilities by sustainable means of transport such as walking or cycling and where a clear distinction can be made between the urban area of the village and the adjoining rural area.

Design and architecture: Development should adhere to the fundamentals of sustainable design and living, in terms of urban design, building layout and individual building/house design. A high standard of design should be evident in all new development.

Phased development: The development of the village should occur in an integrated fashion, with the development of services, community facilities and infrastructure occurring in tandem with residential development.

Movement: Development should promote a permeable urban form with interconnecting streets, cycleways and pedestrian walkways that facilitates the safe and easy movement of pedestrians, cyclists and vehicles.

Heritage: New development should protect the natural, built and archaeological heritage of Kilbride and positively contribute to the quality of the landscape in the area.

Social: The plan should provide for the protection and enhancement of social and community facilities in the area.

Economic development: The local area plan should facilitate economic development in the village so as to create a sustainable settlement and reduce the need to travel to access employment opportunities.

4.3 Vision

Kilbride will experience additional population growth and an expansion of employment generating uses, as envisaged in the settlement strategy and strategic objectives for Kilbride outlined in the Meath County Development Plan 2007 – 2013. The challenge for this local area plan is to successfully accommodate this new development into the built and social fabric of the village.

The overall vision for Kilbride is to ensure that future development will contribute to creating a village which accords with the key principles of sustainable development, i.e.

“to create a place where people want to live and work, now and in the future; a village designed to meet the diverse needs of existing and future residents, which is sensitive to and responds to its environment, contributes to a high quality of life, which is well designed, planned and built to be safe and inclusive and offer access to good services for all.”

CHAPTER 5 DEVELOPMENT STRATEGY

Chapter 5 Development Strategy

5.1 Introduction

The purpose of this chapter is to identify the preferred development strategy for Kilbride which will assist in the delivery of the overall vision for Kilbride as set out in Chapter 4.

5.2 Future Land Use Pattern

Presently, Kilbride has a dispersed form, with few cues to indicate that it is a village, rather than a rural settlement. The standard of urban and building design is therefore going to be crucial in creating a sense of urbanity in the area indicative of its village status, while at the same time preserving the rural character of the area, as required by the Meath County Development Plan 2007 – 2013. As can be seen in the map of land uses contained in Chapter 2, there is a concentration of development around the junction in the village which extends in a southerly direction towards Kilbride National School. This area is considered to have the potential to be the nucleus of Kilbride.

An area of village centre zoning (C1 zoning) is located around this nucleus, extending to the south. The village centre should seek to meet the social and community needs of the existing and future population of Kilbride whilst protecting and enhancing the character of the settlement. It is envisaged that this area will have a concentration of local retail, office and retail service facilities to meet the day to day requirements of residents. In terms of retail provision, it is expected that this

area could accommodate a small convenience outlet. Extrapolating from Table 4.3 in the Meath County Retail Strategy, the shopping provision in Kilbride would be strictly catering for local needs and would be of a convenience format. Commercial and residential development will be encouraged in this mixed use area to promote day-long activity.

To the north west of this nucleus, along the southern side of the L-1007-30 (Ratoath Road), the infill space between the commercial area and existing Cherry Tree Drive is zoned for residential use. Similarly, the area to the north west of the commercial area along the southern side of the L-1009-11 (Ashbourne Road) is zoned for residential use as far as the existing residential enclave.

The presence of the Kilbride GFC grounds, the Church of St. Brigid and the Sacred Heart, the community hall and Kilbride National School are reflected in their zoning for community uses. An expanded area around the national school is also zoned to allow for the extension of the school, if necessary, in the future.

South of the GFC grounds along the western side of the L-1007-40 (Hollystown Road) is zoned for residential use which will link to established dwellings north of the Ward River, at the junction of the L-1007-40 with the L-1008-4.

Further residential lands are identified along the eastern side of the L-1007-40 (Hollystown Road). The development of these lands and the adjoining commercial zoned lands shall be in accordance with a framework plan (Framework Plan Area 1)

to be submitted with any application to ensure a coherent and integrated approach. The framework plan shall indicate the uses proposed, buildings, road and open space layout, services provision and phasing of the development (see also Chapter 6 for the detailed framework plan requirements including land uses). Development shall proceed in a west-east basis on these lands. A community facility and childcare facility shall also be provided on these lands.

Lands in Belgree are designated for employment purposes, consistent with the established uses on and adjoining these lands. It is envisaged that these lands would accommodate a campus style development to include start up and incubator business uses. The development of these lands should be carried out on a phased basis in accordance with an agreed framework plan for the entire lands (Framework Plan Area 2). The framework plan should indicate the overall building, road and footpath layout for the site, uses proposed and services arrangements (see also Chapter 6). The first phase of any development on these lands should incorporate the lands which front onto the L1007-40 (Hollystown Road) and include start up and incubator units and the roadworks and infrastructural services required to cater for the full development of the lands. In order to facilitate walking and cycling to industrial areas, footpaths and cycle ways should be clearly delineated in the overall framework plan. Footpaths and cycleways should be provided along the Hollystown Road in the vicinity of the site. Throughout the industrial lands, other footpaths should represent desire lines and should be overlooked by buildings to provide passive surveillance and security. In the interest of residential amenities, buffer zones

and screening, in the form of planting, landscaping and mounding, shall be required adjacent to residential properties.

Policies

LU POL1: To support a pattern of land use development which will strengthen the form and character of Kilbride as a rural village.

LU POL2: To support the development of local services and facilities within the village centre including small scale retail, commercial and office use.

LU POL3: To support a sustainable balance of new residential development within the village centre.

LU POL4: To support the development of small scale businesses and the creation of employment opportunities in Kilbride subject to the provision of necessary infrastructure and protection of the rural character of the area.

LU POL5: To require that the lands zoned for E2 employment uses should be developed on a phased basis in accordance with an agreed framework plan. The first phase of their development should include the lands adjoining the L1007-40 and the road works and infrastructure required to cater for the development of the entire holding. The development of these lands shall include incubator and start up units in the first phase of development.

LU POL6: In the case of the development of industrial lands adjacent to residential areas and community facilities, buffer

zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

LU POL7: To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, primarily residential property.

5.3 Urban Design and Architecture

The household projections and related policies in the Meath County Development Plan envisage a substantial level of growth in Kilbride, in comparison with the level of development to date in the village. The standard of urban and architectural design will be critical in assimilating new development into the village without detracting from the character of the area. The County Development Plan also requires that the local area plan for Kilbride address the issue of protection of the rural character of the village. As a consequence, it is the intention of Meath County Council to promote and require high standards of design in Kilbride.

5.3.1 Urban Design Approach

Urban design is concerned with the relationships of buildings to one another and to the spaces around them. The principles of good urban design include:

Character: Design should respect existing form, layout, urban grain and the natural landscape while encouraging individual character in a development and a sense of the development belonging to a distinct place with its own identity.

Enclosure: Design should establish a clear distinction between public and private spaces and public areas that are suitably supervised by adjoining buildings.

Legibility and Permeability: Design should promote places with a clear image which are easy to navigate. The latter will be aided by an interconnected street network to allow for ease of access and a greater spread of traffic movement.

Scale: Towns and buildings which, whatever their size, relate to human proportions and design should take cognisance of this.

Public Space: The design of public areas including street furniture, paving, signage and lighting, and the relationship between buildings and public spaces is as important as the design of individual buildings.

Diversity: Design should contribute to creating places with variety and choice by facilitating a mix of uses and developments.

Longevity: Design that creates streets and buildings that can be adapted to a variety of uses during their lifetime.

Hierarchy: Design should foster a clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts.

Decoration: Design should encourage visual identity and interest and discourage functional anonymity.

These principles should be evident in new development in Kilbride.

The main urban design objective of this local area plan is to create a greater sense of urbanity along the county roads within the development envelop of this plan, as a means of identifying Kilbride as a rural village and of generating a centre of activity and a recognisable place. It is an objective to create a sense of enclosure in the centre of Kilbride, therefore within the core area of the village (the commercial area, extending to the residential area along the Hollystown Road), it will be a requirement for new development to present a consistent building line along the county roads, with the set back from the road to buildings to incorporate footpaths, public lighting and on street parking. The layout of residential properties in this area, in particular, shall include for open space to be provided to the rear of houses, in order that a building line close to the road can be maintained. The area of defensible space between the building and public space of the footpath should be carefully considered and appropriate proposals for same included within planning applications.

Apart from a limited portion of on-street car parking, the bulk of car parking serving commercial areas shall be behind the building line.

The use of high quality materials and finishes in the public realm will be promoted.

Within new development areas, the predominant consideration should be the creation of a network of streets, which is permeable and legible. The use of distributor type roads,

bounded by high securing fencing or walls and with parallel subsidiary roads to serve dwellings, will not be considered acceptable. Along residential streets, dwellings should directly overlook all roads and pedestrian and cycle paths. Cul de sacs should not form a key element of a scheme layout given that they do not easily lend themselves to permeability.

Policy

UD POL1: To require a high standard of urban design for new development in Kilbride.

Objective

UD OBJ1: To promote forms of development which contribute to enhancing the urban realm and character of Kilbride.

UD OBJ2: To provide for the development of a continuous building line and active street frontage along the C1 zoned lands and a continuous building line along the eastern side of the Hollystown Road to the south of the C1 zoned lands.

UD OBJ3: To promote the development of a consistent building line in new residential areas.

UD OBJ4: To promote the use of high quality materials and finishes within the public realm.

UD OBJ5: To promote the coordinated and coherent provision of street furniture including lamp standards, litter bins, bicycle stands and signage.

5.3.2 Architectural Design Approach

A high standard of building design will be required for all types of development in Kilbride. The design approach should be representative of Kilbride as a rural village with cues for building form demonstrably taken from the traditional and vernacular built heritage in the area. New building should respond to the individual site context and take due cognisance of adjoining development.

Within residential areas, standard suburban house designs should be avoided and an individual approach should be taken to house design.

External finishes and materials will be a determining factor in the appropriateness of the building design for the area and details of these should be included with planning application, if necessary with accompanying brochures. The palette of materials proposed should emphasise local building and natural materials and finishes such as natural stone, timber, render and dark colour roof tiles. The use of inappropriate materials such as reconstituted stone, garish brick, pebble dash or roof tile colours shall not be acceptable. In addition, pastiche references to traditional building decoration such as ornate plasterwork should be avoided.

Within the commercial centre of the village, buildings should be designed to be adaptable to multiple uses in the interests of sustainability.

The design of industrial buildings, while necessitating a degree of practicality in terms of accommodating specific usage, shall also take cognisance of the rural character of this area. Non

standard designs of high quality will be encouraged. Where the façade of a building faces the road, this should represent the public face of the development and should have a high standard of architectural articulation. Any storage elements or plant should be located to the rear of buildings.

The need to base designs on a rural character and to adapt to the surrounding context should not be confused for a requirement to reproduce existing or traditional forms. High quality contemporary building design will be encouraged in Kilbride.

Policies

AD POL1: To seek a high standard of architectural design and expression for new development in Kilbride which responds to the context and setting of the village.

AD POL2: To promote innovative architectural design in the development of new and existing buildings.

Objectives

AD OBJ1: To require that all development contributes positively to the character of Kilbride village.

AD OBJ2: To require the use of appropriate external finishes and materials in all new development in Kilbride which respect and enhance the rural character of the village.

5.3.3 Design Briefs

In order to promote a high standard of high, a design brief outlining the basis for the design approach adopted in a given

application will be required for certain classes of development, namely:

- Development in excess of 4 dwellings, or where an application for less than 4 dwellings represents the first phase in a development.
- New build commercial and industrial development.
- Significant extensions to commercial and industrial premises.

Applications for a change of use, internal alternations to a structure and minor domestic extensions do not require the submission of a design brief. Applications for housing schemes with less than 4 units should demonstrate through the planning application documentation and drawings that the design takes cognisance of surrounding development and the design objectives of this local area plan.

The depth of the design brief will be influenced by the scale of the individual project involved. In general, the design brief should be used to illustrate that the design concept for the scheme/development is based on local factors, that it is appropriate to its context and that the development will positively contribute to the character of this area. The issues a design brief should address include:

1. Description of the design principles and concept of the development.
2. Illustration of the design cues for the scheme that have been taken from the local area.
3. Outline of the elements in the scheme and the overall site layout with reference to how the features listed in

Points 1 and 2 have been incorporated into the scheme.

4. Descriptive of the main architectural features of the buildings in the scheme with reference to how they relate to the factors listed in Point 1 and 2.
5. Materials and finishes to be used with relevant brochures submitted.
6. Demonstration of how the proposal complies with the overall design strategy and relevant specific urban design objectives as set out in this local area plan.

The design brief should be accompanied by relevant plans, elevations, sketches, photomontages, photographs and any such other material considered appropriate.

Objective

AD OBJ3: To require the submission of a design brief for all developments in excess of 4 houses (or where an application for less than 4 houses represents the first phase in a development), new build commercial and industrial development and significant extensions to commercial and industrial premises.

5.3.4 Shopfronts and Signage

Shopfronts make a major contribution to the visual amenities of an area. Shopfront design must respect the scale and proportions of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Generally, individually mounted lettering or hand lettering is required. Letter design should be simple and legible. If shop lights are used, the arms should be

short and the hoods of the lights treated to match with the background.

Colour schemes used should be simple and should not conflict with adjoining buildings. The choice of materials should complement the character of the building and integrate with the overall visual unity of the street scheme. Timber window frames are appropriate in traditional context and also work well when combined with stone.

External roller shutters will not normally be permitted and will normally only be considered in industrial type settings.

Inappropriate advertising signage can detract from a streetscape and from the character of the area. The Planning Authority will require a high standard of design in signage applications. Signage design should reflect the scale and façade of the building on which it is located.

While the Planning Authority is cognisant of the desire of retail and commercial multiples to adopt a standard approach to shop fronts and signage design, in the interests of promoting a high quality urban realm, the Planning Authority will encourage a site specific design for same.

Policies

SS POL1: To require the use of quality advertising signage to complement the existing character of the town. There will be a presumption against the use of plastic illuminated signage.

SS POL2: To encourage the use of hand painted fascia lettering and logos in a style and colour that harmonises with the shop and helps portray its use.

SS POL3: To encourage the use of roller shutters located behind the line of glazing of shopfronts.

Objective

SS OBJ1: To require a high standard and individual design in all shopfront proposals.

5.4 Heritage and Landscaping

The Meath County Development Plan 2007–2013 requires that this local area plan address the issue of preservation of the rural character of the village. This has been reflected in the design policy and objectives outlined previously however the overall pattern and layout of new development and the quality of landscaping used will also have a key contribution in this regard.

It is recognised that along the main roads passing through the village some removal of hedgerow and trees will be required to construct footpaths and create new entrances for access roads. However in other areas, new site layout plans should include for the preservation of natural features on the site, particularly trees and hedgerow, in the interests of both visual amenity and biodiversity.



Kilbride Church

Landscaping details including boundary treatments should be submitted with all applications save for domestic extensions, change of use applications, applications for internal or external alterations or commercial extensions where the boundary of the property remains unaltered and natural features are not affected. The depth of the landscaping details required will vary according to the type and scale of the development involved. For smaller applications, it may be sufficient to indicate proposals and plant types on the site layout plans. For larger developments, a comprehensive plan should be prepared by a qualified landscape architect, including planting schedule and timescale for planting.

The carrying out of landscaping works should be done in tandem with development where possible, or in the first planting season following completion of the development. Plant and tree species should be native to the area and the

landscaping scheme should reference the rural landscape rather than urban forms.

It has been noted previously that there are no items in Kilbride included on the Record of Protected Structures attached to the County Development Plan. Although it is not a protected structure, the Church of St. Brigid and the Sacred Heart is an attractive building with a dominant setting in the village. It is an objective to preserve the character and setting of this building, including the trees on these lands.

There are a number of archaeological monuments in the village environs. It is an objective to preserve and protect these features.

Policy

HER POL1: To protect and conserve the natural, built and archaeological heritage of Kilbride, which contribute to the character of the village and its landscape setting.

Objectives

HER OBJ1: To promote appropriate forms of development within Kilbride in order to minimize adverse visual impacts within the landscape.

HER OBJ2: To protect and enhance the setting of the Church of St. Brigid and the Sacred Heart and its associated grounds.

HER OBJ3: To ensure that all development in the vicinity of archaeological sites and monuments are sympathetic with, and do not detract from, these features.

HER OBJ4: To ensure that all development proposals affecting sites specified in the Record of Monuments and Places, Zones of Archaeological Potential and Protected Structures are referred to the Prescribed Bodies (as set out in the Planning and Development Regulations 2001, as amended) and to have regard to the advice and recommendations of the Prescribed Bodies in relation to undertaking, approving or authorising development.

HER OBJ5: To seek the preservation of existing natural features in development proposals.

HER OBJ6: To require the submission of a landscape plan for all development save for domestic extensions, change of use applications, applications for internal or external alterations or commercial extensions, where the boundary of the property remains unaltered and natural features are not affected.

HER OBJ7: To enhance the landscape setting of Kilbride through the planting of native trees and hedgerows within and surrounding the village.

HER OBJ8: To encourage the use of local materials and native trees and hedgerows where new boundaries are proposed

5.5 Density and Height

In all instances, the appropriate density of development will be determined by the physical characteristics of the site, the need to provide car parking and open space as per the standards specified in the Meath County Development Plan 2007 – 2013,

compliance with the design objectives in this plan and the proper planning and sustainable development of the area.

This area has developed in a coarse urban grain to date and a more dense form of development, in the form of a finer urban grain, is envisaged in order to reflect the status of Kilbride as a village and in the interests of creating a more compact urban form. The overall density proposed in any given application must nonetheless be reflective of Kilbride being a rural village at the lowest tier of the settlement hierarchy in Meath and the indicative density provided in Table 6 of the County Development Plan. The design brief mentioned in Section 5.2.3 will be a valuable tool in demonstrating that the form and design of a given development is appropriate for its location.

It is proposed that residential densities of between 15-20 units per hectare should generally be achieved in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. However, lower residential densities which seek to provide a sustainable alternative to one-off rural housing will also be promoted where these units do not exceed 20% of the total new planned housing stock.

Within the village centre (C1 zoned lands) building height shall generally be two storeys in height save for feature buildings which shall not exceed 3 storeys. New dwellings shall not exceed two storeys in height. As per Section 10.1.4.10 of the Meath County Development Plan 2007 – 2013, duplex units are not permissible in villages.

Building height for industrial development should not exceed that reasonably required for the intended use of such buildings.

Objective

DEN OBJ1: To require an appropriate density of development which will contribute to a compact urban form while respecting the context and character of the area.

5.6 Residential Development

The key policy in relation to residential development is to deliver high quality living environments to serve the needs of residents. The objective will be to provide a range of residential units, which vary in size, type and tenure, within an overall scheme design, to accommodate a broad population profile including single person households, couples, households with children, older people and people with a disability.

Within this local area plan area there will be an emphasis on high quality design of schemes and development should be in accordance with the design principles outlined in previous sections. Housing developments should be designed with the aim of creating walkable neighbourhoods which facilitate easy access for all residents to the village centre and social, community and commercial facilities in Kilbride.

Access roads should be designed with the aim of creating streets and with a priority for pedestrians and cyclists. Traffic calming measures should be designed into the road layout rather than by add-on measures such as speed ramps. All

roads, footpaths and cycleways should be overlooked by houses. Footpaths and cycleways should represent the most direct means of transport around and into a development. The landscaping of large areas of public open space in particular should include traversing paths, which follow pedestrian desire lines.



Residential scheme in
Kilbride

The Department of the Environment, Heritage and Local Government have produced guidelines on residential development in urban areas. These guidelines include 'Design Standards for New Apartments' and the guidelines 'Sustainable Residential Development in Urban Areas' which is accompanied by a 'Best Practice Urban Design Manual'. Applicants should refer to these documents at the design stage particularly the urban design manual. The Planning Authority will have regard to the contents of these documents (or their replacement) in the assessment of applications for

residential development. These documents set out, in many cases, minimum standards. In the interest of providing a high standard of residential development, Meath County Council will seek developments which exceed these minimum standards. A development which relies solely on only achieving the minimum stated standard will not be considered acceptable.

Applicants should also refer to Chapter 10 of the Meath County Development Plan 2007 – 2013 (Development Management Standards and Guidelines) which discusses the fundamentals of good residential design. It should be noted Section 10.1.4.10 specifically states that duplex units are not permissible in villages.

5.6.1 Open Space in Residential Areas

Open space for amenity purposes is a key component in residential schemes, contributing towards the recreational requirements of residents and enhancing the quality of the environment.

Public open space shall be provided for in residential developments at a minimum rate of 15% of the total site area. Incidental areas of open space such as grass margins or left over areas, or any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable shall not be included within the 15% calculation. Planning applications for residential development should illustrate on a site layout plan the overall distribution of open space and the quantity of each space which contributes to attaining the 15% site area standard.

Provision of public open space should be in the form of a hierarchy of spaces with variety in the types and size of areas provided in order to cater for the active and passive recreational needs of children and adults of all ages. A minimum of 400 sq.m. of children's play area is required for a development of 40 dwellings or more, or where a development for less than 40 houses represents Phase 1 of a scheme likely to equal or exceed 40 houses. The layout should take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children.

Areas of open space should be visually and functionally accessible to the maximum number of dwellings. They should be designed so as to complement the residential layout and be informally supervised by residents. Dwellings should be oriented to face public open space and houses shall not be permitted to back onto open areas.

Proposals should be included for the drainage and landscaping of the public open space. The landscape design of open spaces, including the retention of existing features such as important stands of trees, streams or rock outcrops, must be incorporated into the initial design process. The use of hard landscaping elements such as paving, cobbled areas, etc. should play an increasingly important role in the design and presentation of open space concepts. Hard play areas such as all weather surfaces should also be taken into account when designing new proposals.

In all residentially zoned lands, no residential development shall be permitted on lands that are the subject of a deed of

dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. Minimum rear garden size shall conform to the recommendations of the Residential Density Guidelines for Local Authorities (or as otherwise updated by the Department of the Environment, Heritage and Local Government). Private open space to apartments should be as per the standards outlined in the document 'Design Standards for New Apartments' (Department of the Environment, Heritage and Local Government).

5.6.2 Housing Strategy

A Housing Strategy prepared under Part V of the Planning & Development Act, 2000, as amended, is incorporated into the Meath County Development Plan 2007-2013 (Chapter 5 refers). The Housing Strategy is a county wide strategy and therefore it's contents are applicable to Kilbride. All residential developments in excess of 4 housing units or any site for residential development in excess of 0.1 hectares on lands zoned for either residential use or mixed development including residential use is to be subject to the provision of "Social/Affordable" housing at a maximum requirement of 20%.

As per the County Housing Strategy, a ratio of 3% social housing and 17% affordable housing shall apply in Kilbride. Social and affordable housing units shall be indistinguishable from other units by virtue of design.

5.6.3 Extensions

The Planning Authority will require high quality designs for extensions that respect and integrate with the existing dwelling in terms of character, height, scale, materials used, finishes, window proportions etc.

The creation of a family flat, generically referred to as a granny flat, to be occupied by a member of the occupant family is generally acceptable, provided it is not a separate detached unit, and it is possible to provide direct access to the remainder of the house. There shall be no permanent sub division of the garden/private amenity space. The flat shall not be let or sold, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by the family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use.

Applicants are also referred to Chapter 10 (Development Management Standards and Guidelines) of the Meath County Development Plan 2007 – 2013 for further advice on the design of domestic extensions.

Policies

RES POL1: To provide for the integration of new housing into the natural and built environment in a manner that makes a positive contribution to the overall environment in the locality.

RES POL2: To encourage the development of mixed and balanced communities to avoid areas of social exclusion.

RES POL3: To achieve a mix of housing types and sizes in the consideration of individual planning applications for residential development and in development of the Council's own housing stock.

RES POL4: To ensure that the needs of pedestrians and cyclists are provided for in the design of layouts in residential areas.

RES POL5: To require that 20% of land zoned for residential development or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan.

RES POL6: To provide for residential housing typologies which are of a form and scale that is in keeping with the vernacular of the area.

Objectives

RES OBJ1: To ensure that future residential development in Kilbride complies with Table 6 of the Meath County Development Plan 2007 – 2013.

RES OBJ2: To ensure a holistic approach is taken in the design and planning of new residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services so that viable communities emerge and grow.

RES OBJ3: To deliver high quality residential development which respects and enhances the character of the village.

RES OBJ4: To provide a high standard of well designed, high quality, inclusive open space amenities within new residential areas.

RES OBJ5: To ensure that a high standard of design be incorporated into future residential developments in line with the recommendations of the 'Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities' (DoEHLG, 2008) and the accompanying 'Urban Design Manual: A best practice guide'.

RES OBJ6: To require high quality designs for extensions that respect and integrate with the existing dwelling in terms of character, height, scale, materials used, finishes, window proportions etc.

RES OBJ7: To require that public open space in residential developments shall be provided at a minimum rate of 15% of total site area. This shall include a minimum of 400 sq.m. of children's play area for developments of 40 dwellings or more, or where a development for less than 40 houses represents Phase 1 of a scheme likely to equal or exceed 40 houses.

RES OBJ8: 30% of new multi-residential developments i.e. developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year), or those who by virtue of their employment require to live in Kilbride. This will be applied for an overall development in cases whereby permission is initially sought for site development works and individual applications below this threshold are subsequently applied for.

5.7 Community and Recreational Facilities

Social infrastructure forms an indispensable element of quality development. Current community facilities in Kilbride consist of the church, community hall, GAA grounds and national school. Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area. Additional land has been zoned around the national school to allow for the extension of the school in the future.



Kilbride GFC Grounds

It is anticipated that community health services, such as doctors, dentist, pharmacy could be accommodated within the village centre area. A community facility shall also be provided within Framework Plan Area 1.

The Meath County Development Plan 2007 – 2013 reiterates the policy of the 'Childcare Facilities Guidelines' (DoEHLG, 2001), which require the provision of one childcare facility for

every 75 dwellings. This standard will be applied in Kilbride. Given the additional housing projected for the village and employment zoned lands, it is considered desirable that a childcare facility should be provided in the area within Framework Plan Area 1.

The Ward River passes through Kilbride. This feature has the potential to act as an amenity space for the village. It is identified in the zoning as a walkway and in the future, any development of adjoining lands should incorporate proposals for the walkway.

Policies

COM POL1: To support the provision of and access to a range of community and recreational facilities and amenities in Kilbride.

COM POL2: To ensure the provision of recreational, amenity, educational and community facilities in tandem with residential, commercial and other development.

COM POL3: To support and encourage local sports and community groups in the provision, expansion and development of outdoor and indoor community facilities and where appropriate encourage the input of a third party.

COM POL4: To promote the provision of significantly improved sporting and leisure facilities in Kilbride, including the possible relocation of existing village centre recreational facilities to lands adjacent to the village.

Objectives

COM OBJ1: To provide for the expansion of Kilbride National School and associated play areas.

COM OBJ2: To ensure community and recreational facilities are developed in tandem with residential and mixed use development

COM OBJ3: To support the continued operation of Kilbride GAA club.

COM OBJ4: To develop a walkway along the Ward River.

COM OBJ5: To investigate, in co-operation with relevant agencies, the possibility of maximising the shared use of existing educational and community facilities for community and non-school purposes, where possible, to promote sustainable use of such infrastructure and community cohesion.

COM OBJ6: To encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for each 75 family dwellings. The Planning Authority will encourage developers of new residential developments to provide purpose built facilities and to consult with the Meath County Childcare Committee on how best to meet the childcare needs of the area.

5.8 Infrastructure

5.8.1 Transport

Kilbride is located on the local road network, albeit with access to the N2 and N3 national routes and north of the proposed N2-N3 link road. It is an objective of this local area plan to carry out general road improvement works to the road network in Kilbride, including improvements to the junction at the Church of St. Brigid and the Sacred Heart.



The data in Chapter 2 illustrates the dependence on the private car as a mode of transport. It is the policy of Meath County Council to encourage the development of the village in a manner which will assist in the integration of land use and transport and which will facilitate more sustainable modes of transport such as walking and cycling. Existing facilities for pedestrians and cyclists in Kilbride are limited. It is an objective to provide footpaths throughout the village. Planning

applications which include the construction of access roads should also include for the provision of footpaths, cycleways and public lighting.

New development should be served by adequate car and bicycle parking facilities as per the standards set out in the Meath County Development Plan 2007 – 2013.

There is no regular public bus service through Kilbride. In order to facilitate the use of public transport, the Planning Authority will encourage the expansion of bus routes to serve the town and will seek to liaise with private operators and Bus Éireann/Dublin Bus to improve the public transport links in Kilbride.

Policies

INF POL1: To integrate land use planning and transportation planning.

INF POL2: Following the publication of the Traffic Management Guidelines issued by the Department of the Environment, Heritage & Local Government/Department of Transport/Dublin Transportation Office, it shall be part of the standard requirement for planning applications that Transport Assessments, undertaken by and at the expense of the developer, shall be carried out to assess the impacts of developments in accordance with guidelines given in the "Traffic Management Guidelines", Section 1.11. Table 1.4 lists thresholds above which a Transport Assessment is mandatory. The Transport Assessment will be assessed by the Planning Authority and any additional works required as a result of the Transport Assessment shall be funded by the developer.

INF POL3: To require developers to provide a Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand on a National Road, having regard to the "Traffic and Transport Assessment Guidelines" published by the National Roads Authority in September 2007. Where a Traffic and Transport Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the appropriate planning authority. Any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

INF POL4: To apply the car parking standards as included in the Development Management Guidelines and Standards section of Meath County Development Plan 2007-2013.

INF POL5: To promote and facilitate the development of cycling and walking facilities in Kilbride.

INF POL6: To co-operate with relevant transport bodies and authorities to support and encourage the provision of bus services in Kilbride.

Objectives

INF OBJ1: To carry out improvements to the junction at the Church of St. Brigid and the Sacred Heart.

INF OBJ2: To provide footpaths throughout the village.

INF OBJ3: To carry out general road improvements in Kilbride.

INF OBJ4: To require that all new significant developments provide pedestrian and cycle facilities including secure parking for cycles.

INF OBJ5: To seek the removal of traffic from the centre of Kilbride in the longer term.

5.8.2 Water Services

Kilbride is served by both public water supply and wastewater services.

The water supply is sourced from the East Meath Scheme. There are capacity constraints associated with the supply and any future development will be dependant on resolution of this issue. The development of the Dunshaughlin water supply scheme will "free up" water from the East Meath scheme for the Ratoath area. It may also be possible to serve some areas around Ratoath directly from the Dunshaughlin scheme. While this will further reduce the demand on the supply from East Meath it may not result in a direct improvement in the supply to Kilbride. There are proposals for improvements works to the water supply network in this area and augmentation of water supply in the form of the East Meath, Drogheda and South Louth Water Improvement Scheme, however these are subject to approval and funding from the Department of the Environment, Heritage and Local Government and funding from Meath County Council.

There are two wastewater pumping stations in Kilbride. One of these serves a small housing estate (Cherry Tree Drive). The other main station pumps wastewater to Meath County Council public sewers from Ashbourne, Ratoath and Kilbride which

discharge to the Fingal County Council 9C sewer. The Fingal County Council 9C sewer subsequently discharges to the Ringsend waste water treatment works for treatment. There is a Phase 2 upgrade of the Ashbourne/Ratoath/Kilbride Sewerage Scheme currently underway which involves upgrade and expansion of the existing sewer network and upgrade of main pumping station at Kilbride. This scheme is expected to be complete and operational around mid 2009. Existing pumps at the main station in Kilbride will be replaced shortly with larger units as part of the second phase of this scheme. The current allocation to Kilbride in the waste water treatment system is 72 p.e.

As it stands at the present therefore, there are capacity constraints associated with both of the water and wastewater systems in Kilbride, which will have implications for future development in the village. The allocation of increased capacity to Kilbride will have impacts on resources available to other, larger towns in the area. Any revisions made to the allocation of services capacity will be reflective of Kilbride's status in the County Meath settlement hierarchy.

Water is a scarce resource. In order to conserve water supply, all applications for major development should be accompanied by a water management and conservation plan, as per the Meath County Council Water By-Laws 2007, Part 3. This should outline how details of best practice in water conservation will be applied to the development, including water mains and internal plumbing and how water usage, leaks or excessive consumption may be identified and remedied. Plumbing systems and all fittings used in the supply of water are to be of a type designed to achieve water

conservation. Measures such as grey water recycling, rain water harvesting should be investigated and included where possible and within residential developments in particular, rain water harvesting in the form of the use of rainwater collection butts should be provided for.

Policies

INF POL5: To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the sustainable structure identified in this plan and as finances permit.

INF POL6: To promote public awareness and involvement in water conservation measures by households, businesses and industries.

INF POL7: To implement the Water Conservation Programme, in order to conserve valuable resources by reducing wastage.

INF POL8: To utilise the existing water supply in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.

INF POL9: To ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended.

INF POL10: To continue the development and upgrading of the waste water system servicing Kilbride to ensure that an adequate treatment capacity is available for the sustainable development of Kilbride as finances permit.

INF POL11: To ensure that all new developments are provided with satisfactory foul water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

Objective

INF OBJ6: To require the submission of a Water Conservation and Management Plan for all major new developments in accordance with Meath County Council Water Bye-Laws 2007 Part 3 Water Conservation.

INF OBJ7: To consider and examine, over the lifetime of the Local Area Plan, the relocation of the existing pumping station in Kilbride.

5.8.3 Surface Water Management

Rainfall on a greenfield site is either absorbed into the ground or runs off slowly to the nearest watercourse. When development occurs, much of the area becomes impermeable with runoff being piped to the nearest watercourse or storm drain. Thus both the volume and the rate of runoff can dramatically increase, which may lead to flooding or increased overflows from combined sewers, neither of which is acceptable. It is the policy of the Council to prevent flooding caused by poorly drained runoff. In order to do this, Sustainable Urban Drainage Systems (SuDS) will be incorporated into developments in order to reduce and

ultimately prevent flooding. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. Proposals for development within the Kilbride Local Area Plan area should include surface water management proposals that are in accordance with the principles of SuDS.

The Department of the Environment, Heritage and Local Government (DoEHLG) has recently produced draft guidelines on "The Planning System and Flood Risk Management." It is the intention of Meath County Council to adhere to the principles outlined in the draft Guidelines pending publication of finalised guidelines. The Guidelines advise that flood risk is taken into account at all stages during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

New development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. A flood study shall be required for all developments impacting on flood risk areas to identify potential loss of flood plain storage and how it would be offset in order to prevent impacts on the river flood regime and to show that the development would not give rise to flooding on the development site or any surrounding lands.

According to OPW records, (source www.floodmaps.ie), flooding has been recorded in Kilbride with the description stating "blocked drains and floods every year after heavy rain". The pre draft submission from the OPW stated that some of the lands around Kilbride would benefit from Arterial Drainage Works.

A flood risk assessment and management study is currently being carried out by Fingal County Council and Meath County Council. This study was initiated in 2008 and has a 2 year timeframe. The Ward River is within the study area. The study objectives include:

- To identify and map the existing and potential future flood hazard and risk areas within the study area.
- To build the strategic information base necessary for making informed decisions in relation to managing flood risk
- To identify viable structural and non-structural measures and options for managing the flood risks for localised high-risk areas and within the catchment as a whole.
- To prepare a Flood Risk Management Plan for the study area, and associating Strategic Environmental Assessment, that sets out the measures and policies, including guidance on appropriate future development, that should be pursued by the local authorities, the OPW and other stakeholders to achieve the most cost effective and sustainable management of flood risk within the study area taking account of the effects of climate change and complying with the requirements of the Water Framework Directive.

The Planning Authority will have regard to the findings of this study in the carrying out of its functions in the development management process.

Policies

INF POL12: To require that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

INF POL13: To control development in the natural flood plain of rivers and to take account of any guidelines regarding flooding issued by the DoEHLG or OPW in the assessment of planning applications.

INF POL14: To implement the recommendations of the draft guidelines "The Planning System and Flood Risk Management" (DoEHLG, 2008), or their replacement, in the carrying out of development management functions.

INF POL 15: To ensure that all new developments have and are provided with satisfactory surface water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

Objective

INF OBJ8: To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to prevent impacts on the river flood regime and to show that the development would not give rise to flooding on the development site or any surrounding lands.

INF OBJ9: To require all large scale developments to provide "Sustainable Urban Drainage Systems" (SuDS) as part of their development proposals. Compliance with the recommendations contained in Technical Guidance Document,

Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances.

INF OBJ10: To ensure that development on newly zoned land is kept at an appropriate distance from stream and river banks and adequate protection measures put in place to protect the ecological value and water quality of watercourses.

5.8.4 Waste Management

Development will generate demand for domestic and commercial waste disposal and collection services. The construction phases of developments will also produce significant volumes of waste. Developers are obliged to submit a construction and waste management plan prior to the commencement of any proposed construction activities. All waste material generated during both the construction and operational phases of development must only be collected by appropriately licensed waste contractors and disposed of in licensed waste facilities.

Waste storage facilities should be provided for all forms of development. All non-residential developments must have suitable and adequate internal and external storage space for segregated waste. Bin storage areas should be provided to the front of terraced dwellings. These areas should be screened and the design should be integrated with the dwelling.

Meath County Council will encourage the provision of suitably located bring banks to cater for recycling within the village.

The Planning Authority believes that litter greatly reduces the appeal of a town and discourages people from making return

trips. If necessary, private enterprises shall place public litter bins outside their premises. Any such litter bins shall be in keeping with the character of the area by means of appropriate design and styling to be agreed with the Planning Authority.

Policies

INF POL16: To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plan.

INF POL17: To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the county.

INF POL18: To encourage the people of Kilbride to enjoy a litter free environment through a partnership approach for the benefit of all who live, work and visit Kilbride.

INF POL19: To require the provision of public litter bins where, in the opinion of the Planning Authority, there is a risk that a development would result in increased levels of litter on the public road or street.

Objective

INF OBJ11: To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new and extended shopping centre developments and commercial neighbourhood

centres, educational, sports and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by the Local Authority or its agents.

5.8.5 Telecommunications

High speed broadband is an important asset in order to attract inward investment into Ireland. It is the intention of the Planning Authority to encourage the roll out of broadband services in the county and in this regard, it shall be an objective that all planning applications for significant new development shall provide for the delivery of broadband infrastructure in line with each phase of development.

Satellite dishes and telecommunications apparatus, if badly sited, can be visually obtrusive and affect the character and appearance of townscapes. It is important to ensure that future telecommunications and related development does not have a detrimental impact on the appearance or character of the village. The erection of domestic antennae and satellite dishes is controlled by the Planning and Development Regulations, 2001 (as amended).

Policies

INF POL20: To have regard to the following in considering proposals for the development of telecommunications masts, antennae and ancillary equipment:

- (a) The visual impact of the proposed equipment on the natural, built and historic environment.
- (b) The removal or modification of features of architectural / archaeological importance.

- (c) The impact any such development may have on protected structures or their setting.
- (d) The potential for co-location of equipment on existing masts.
- (e) The Department of the Environment and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996).

INF POL21: To locate service cables, wires and piping, including electricity, telephone and television underground, where possible, and that existing overhead cables and associated equipment should progressively be located underground with future capacity considered and appropriate ducting put in place.

INF POL22: To implement the broadband strategy for Meath County Council as it relates to Kilbride by supporting the roll out of broadband infrastructure in Kilbride to serve the needs of business and residents.

Objective

INF OBJ12: To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

5.8.6 Energy

The Planning Authority support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources. New technologies have enabled the development of

sustainable energy sources. These include wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc.

The Planning and Development Regulations 2007 and 2008 exempted a range of micro renewable technologies from the need to apply for planning permission. On top of this the Council will seek to promote all appropriate technologies through the development management process. Developments should strive to attain high standards of energy efficiency and environmental sustainability, including bioclimatic site design, water conservation, ventilation, energy efficient strategies for housing design, daylight analysis, and high insulation standards.

Policies

In respect of energy, it is the policy of Meath County Council:

INF POL23: To promote energy efficient solutions to fulfil the energy requirements of development. In deciding applications of medium to large scale residential, commercial and industrial development the Council will require that all benign energy technologies are explored towards the achievement of increased sustainable energy use.

INF POL24: To support and facilitate the development of enhanced electricity supplies and associated networks to serve the existing and projected residential, commercial, industrial and social needs for Kilbride.

INF POL25: To locate service cables, wires and piping, including electricity, telephone and television underground,

where possible, and that existing overhead cables and associated equipment should be progressively be located underground with future capacity considered and appropriate ducting put in place.

CHAPTER 6 LAND USE ZONING

Chapter 6 Land Use Zoning

6.1 Land Use Categories

The purpose of land-use zoning objectives is to indicate the Planning Authority’s intentions for lands located within the development boundary of Kilbride. The land use zoning categories used in this local area plan are the same as those contained in the Meath County Development Plan 2007–2013. The categories in place in Kilbride are indicated opposite.

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

The development management standards and guidelines applicable to this local area plan are those set in the Meath County Development Plan 2007 – 2013, being the parent document to this plan.

Use Zone	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
A5	To provide for low density residential development in accordance with an approved framework plans and individual dwelling design.
B1	To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.

6.2 Framework Plans

There are 2 Framework Plan areas designated in this local area plan (see zoning objectives map). The Planning Authority considers framework plans as an effective means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner. The preparation of framework plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability.

Each framework plan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details:

- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.
- To make provision, where appropriate for educational facilities.

6.2.1 Framework Plan Areas

Two framework plan areas are designated in this local area plan. The location of these and the specific requirements for them are outlined below. These specific requirements are in addition to the details outlined above.

6.2.2 Framework Plan Area 1

This framework plan area includes mixed and residential zoned lands in the centre of Kilbride, extending south along the eastern side of the Hollystown Road. They represent part of the village central area and a significant portion of the new residential area. This framework plan shall specifically show:

- The delivery of a connecting street linking the Ashbourne Road and the Hollystown Road. This street

shall include a footpath and cycleway and shall also link to the residential area north of the school,

- The overall building, open space and road layout across these lands, taking into account the urban design objectives of this plan.
- The distribution of uses on the lands. A mix of uses shall be provided on the lands included in this framework plan area including residential, community and recreational facilities. It is intended that the majority of commercial uses will be provided on the C1 zoned lands.
- The services provision.
- Phasing of the development of the lands which shall occur on a west-east basis.
- Full landscaping plan prepared by a qualified landscape architect.

Objective

FP OBJ1: To provide a mix of uses on the lands included in Framework Plan Area 1.

6.2.3 Framework Plan Area 2

This framework plan area consists of lands for industrial use to the south of Kilbride, including established industrial premises. The framework plan shall specifically show:

- Proposed uses on the lands.
- Overall building, road, footpath and cycleway layout for the site.
- Buffer zones around adjoining residential properties.
- Services arrangements.

- Provision of footpaths and cycleways along all roads adjoining the lands.
- The phasing of development on these lands with the first phase incorporating lands which front onto the Hollystown Road. The first phase of development shall also include all infrastructural works necessary to support the full development of these lands and start up and incubator units.
- Full landscaping plan prepared by a qualified landscape architect.
- Provision of a pedestrian bridge across the Ward River.

6.3 Matrix of Uses

Use Classes	A1	A2	C1	E2	F1	G1
A.T.M. (In Commercial Premises)	A	A	A	X	X	X
Abattoir	X	X	X	X	X	X
Adverts	O	O	O	O	X	X
Outdoor Advertising Structures	X	X	O	O	O	X
Agri - Business	X	X	O	X	X	X
Amusement Arcade	X	X	X	X	X	X
B & B	A	A	A	X	X	X
Bank / Financial Institution	X	O	X	X	X	X
Betting Office	X	O	O	X	X	X
Bring Banks	A	A	A	O	O	O
Car Park (Commercial)	X	X	O	O	X	X
Caravan Park	X	X	X	X	O	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X
Cash & Carry	X	X	O	X	X	X
Casual Trading	X	X	O	X	X	X
Cemetery	X	X	X	X	X	A
Church	X	O	A	X	O	A
Cinema	X	X	O	X	X	A
Community Facility / Centre	O	A	A	X	O	A
Conference Centre	X	O	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X
Crèche / Childcare Facility	O	A	A	O	X	A
Cultural Facility / Use	O	O	A	X	O	A
Dance Hall / Night Club	X	X	O	X	X	X
Doctors / Dentists	O	O	A	X	X	O
Drive Through Restaurants	X	X	O	X	X	X

Use Classes	A1	A2	C1	E2	F1	G1
Education	O	O	A	X	X	A
Energy Installation	X	X	X	O	X	X
Enterprise Centre	X	O	O	A	X	X
Fuel Depot - Domestic	X	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X
Funeral Home	X	O	O	X	X	A
Garden Centre	X	X	O	X	X	X
Guest House	O	A	A	X	X	X
Halting Site/Group Housing	O	A	O	X	X	O
Health Centre	O	O	A	X	X	A
Heavy Goods Vehicle Car Park	X	X	X	X	X	X
Home Based Economic Activities	O	O	O	X	X	X
Hospital	X	O	A	X	X	A
Hostel	X	O	A	X	X	X
Hotel / Motel	X	O	A	X	X	X
Industry – General	X	X	X	O	X	X
Industry – Light	X	O	O	A	X	X
Leisure / Recreation	X	O	O	X	O	A
Library	X	A	A	X	X	A
Motor Sales / Repair	X	X	O	X	X	X
Offices <100m2	X	O	A	X	X	O
Offices 100 to 1000 m2	X	X	A	A	X	X
Offices >1000m2	X	X	A	A	X	X
Open Space	A	A	A	X	A	A
Park and Ride	X	X	O	A	X	X
Petrol Station	O	O	O	X	X	X
Plant & Tool Hire	X	X	O	X	X	X
Public House	X	O	A	X	X	X

Use Classes	A1	A2	C1	E2	F1	G1
Public Services	A	A	A	A	A	A
Civic & Amenity Recycling Facility	X	X	X	O	X	A
Refuse Transfer Station	X	X	X	X	X	X
Residential	A	A	A	X	X	X
Residential Institution	O	O	O	X	X	O
Restaurant / Café	X	X	A	O	X	O
Retail Warehouse	X	X	X	X	X	X
Retirement Home	O	A	O	X	X	A
Science & Technology Based Enterprise	X	X	O	A	X	X
Shop - Local **	O	A	A	O	X	X
Shop - Major	X	X	O	X	X	X
Shopping Centre	X	X	X	X	X	X
Sports Facilities	O	O	O	X	A	A
Take-Away	X	X	O	X	X	X
Telecommunication Structures	X	X	O	A	O	O
Third Level Educational Institution	X	X	O	O	X	A
Tourism Complex	X	X	A	X	A	A
Transport Depot	X	X	X	X	X	X
Veterinary Surgery	O*	O*	O	X	X	X
Warehouse	X	X	X	O	X	X
Water Services ***	A	A	A	A	A	A
Wholesale Warehousing	X	X	O	X	X	X

* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.

** A local shop is defined as a convenience retail unit of not more than 200 sq.m. in gross floor area.

*** Refers to public utility installations.

CHAPTER 7 PHASING AND IMPLEMENTATION

Chapter 7 Implementation and Monitoring

7.1 Introduction

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

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

7.2 Planning Applications

The objectives of this local area plan will largely be achieved through the implementation of planning applications which are granted permission under Section 34 of the Planning and Development Act 2000 (as amended). Such applications will be assessed by the Planning Authority in terms of their overall consistency with the development strategy and objectives outlined in this local area plan, with the policies and objectives of the Meath County Development Plan 2007 – 2013 and with the overall proper planning and sustainable development of the area.

7.3 Phasing

It is an objective of the Planning Authority to promote the implementation of the local area plan in a rational and sequential approach that is in keeping with the proposed development strategy and to ensure that essential facilities (such as water, road infrastructure, sewerage etc) are secured and in place concurrent with proposed development projects. In particular, the provision of varying land uses across the local area plan area will be monitored to ensure that the village develops as a balanced settlement.

The Local Authority reserves the right to refuse development on the grounds of incomplete infrastructure provision, including social infrastructure. Within individual planning applications, it may be necessary for the Planning Authority to impose conditions relating to the phasing in which development is carried out, in order to ensure the delivery of

key social or physical infrastructural facilities early in the development process and in tandem with residential development.

7.4 Contributions

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

7.5 Monitoring and Review

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

Policy

IMP POL1: To promote the development of Kilbride in an integrated manner and to ensure that a balance of uses, necessary to sustain the local community, is achieved within the plan area.