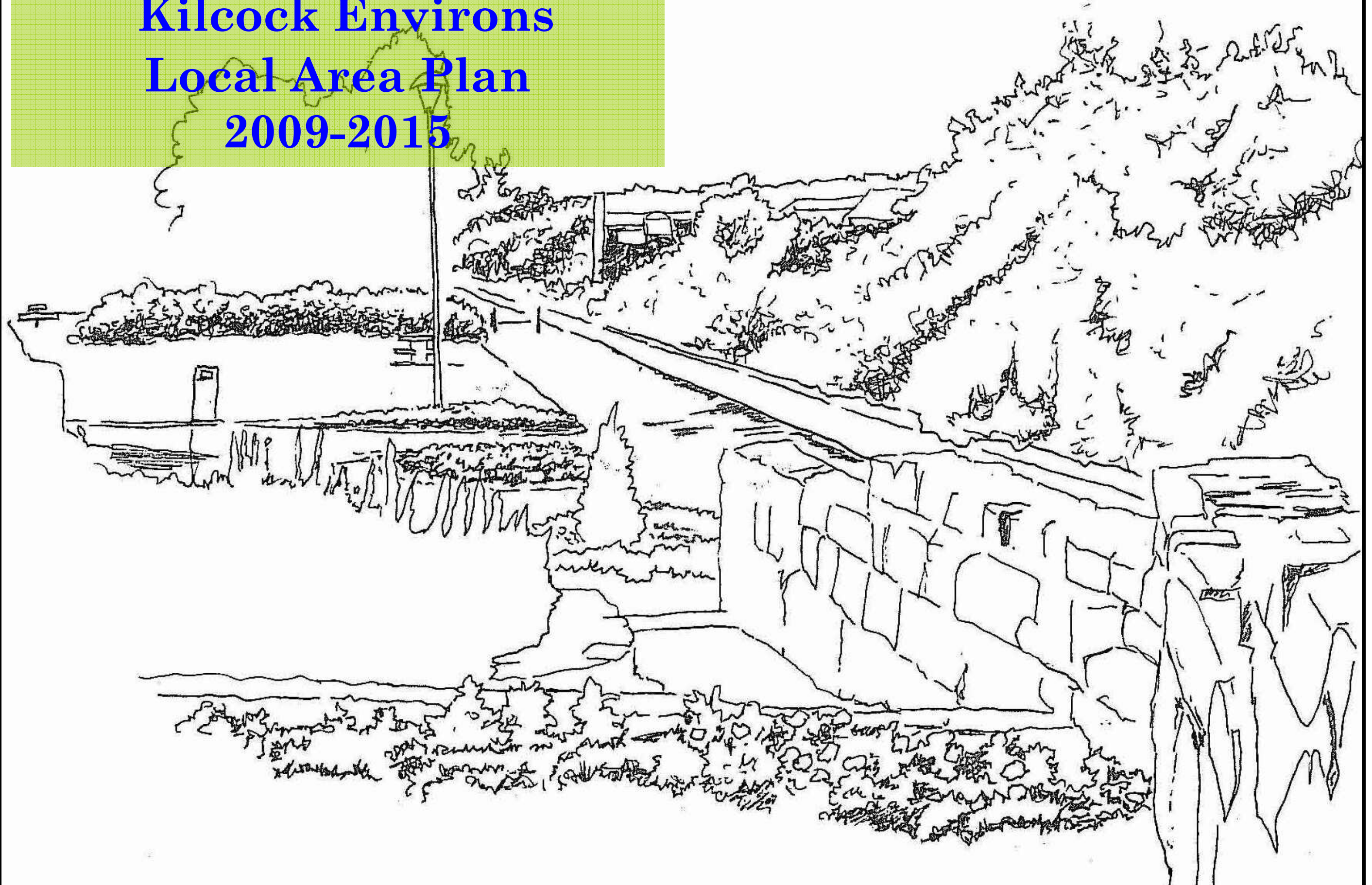


**Kilcock Environs
Local Area Plan
2009-2015**





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1. BACKGROUND

1.1 Introduction

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

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

1.2 Plan Vision

The vision for the Kilcock Environs Local Area Plan is:

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

And:

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

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

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

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

1.3 Scope Of The Kilcock Local Area Plan (LAP)

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

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

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

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

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

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

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

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

1.4 Strategic Environmental Assessment

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

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

1.5 Appropriate Assessment

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

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

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

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

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

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

Stage One: Screening —

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

Stage Two: Appropriate assessment —

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

Stage Three: Assessment of alternative solutions —

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

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

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

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

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

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



1.6 Pre Draft Public Consultation

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

Figure 1: Location Map

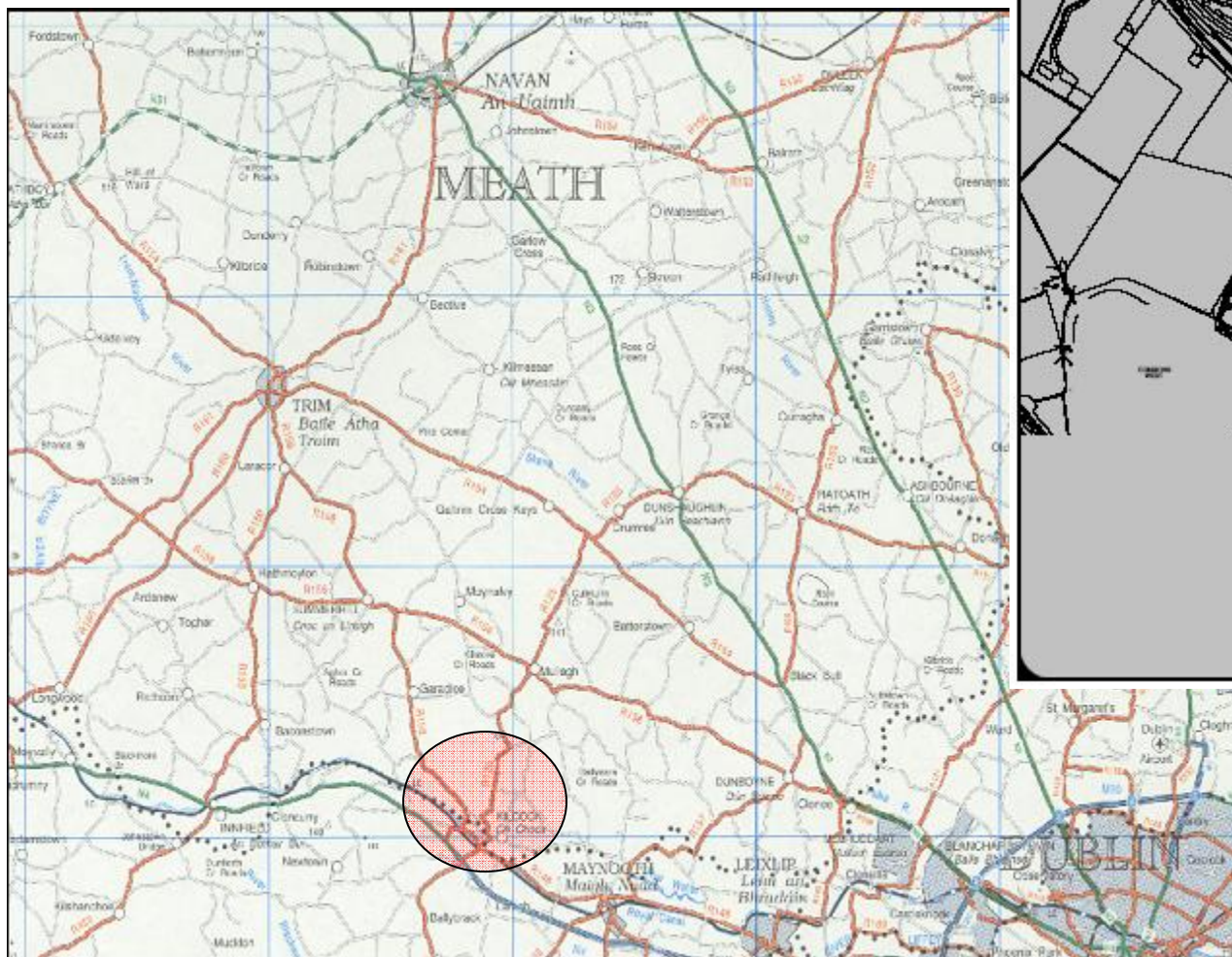
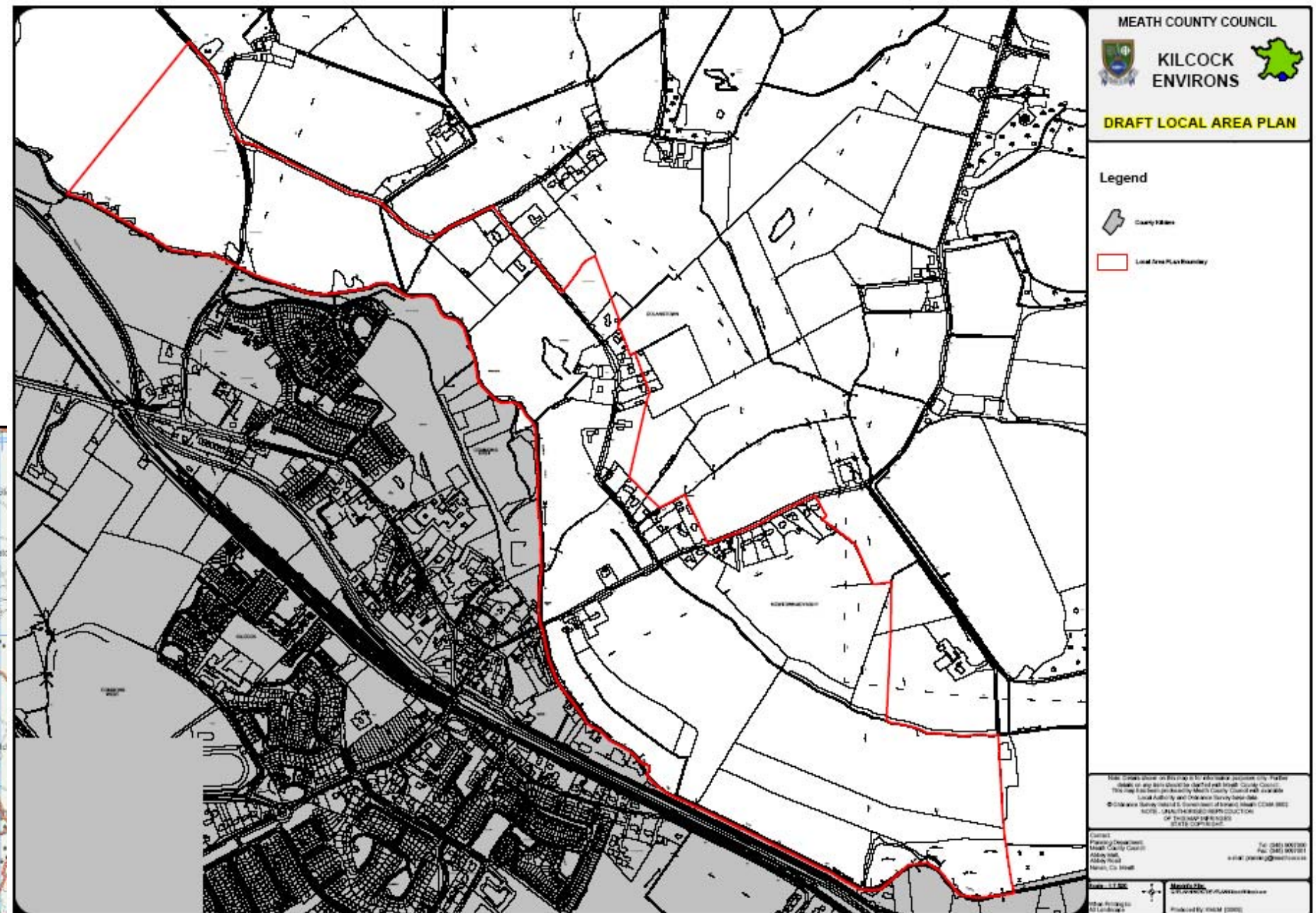


Figure 2: Kilcock Environs Study Area





1.7 Draft Local Area Plan Public Consultation

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

1.8 Public Consultation Amendments to Draft Local Area Plan

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

2. PLANNING CONTEXT

2.1 National Development Plan, 2007 – 2013

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

2.2 National Spatial Strategy, 2002 – 2020

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

2.3 The National Climate Change Strategy (2000)

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

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

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

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

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

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

2.5 Transport 21

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

2.6 Dublin Transportation Office: A Platform for Change

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

2.7 Sustainable Development - A Strategy for Ireland (1997)

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

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

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

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

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

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

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

2.9 Meath County Council County Development Plan 2007-2013

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

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

The vision statement for the County Development Plan is:

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

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

SS OBJ 1

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

SS OBJ 2

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

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

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

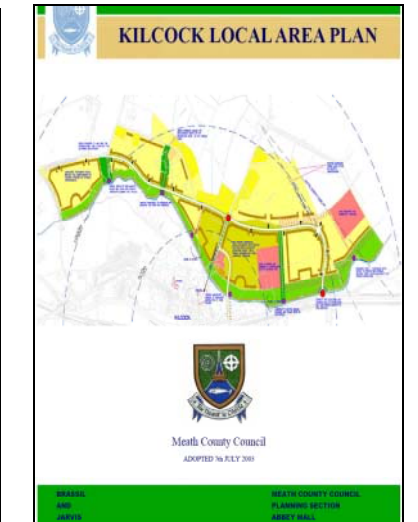
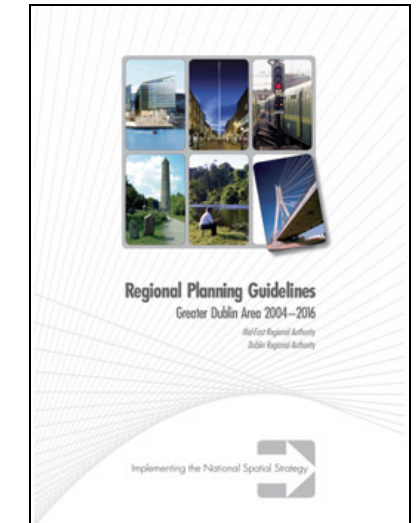
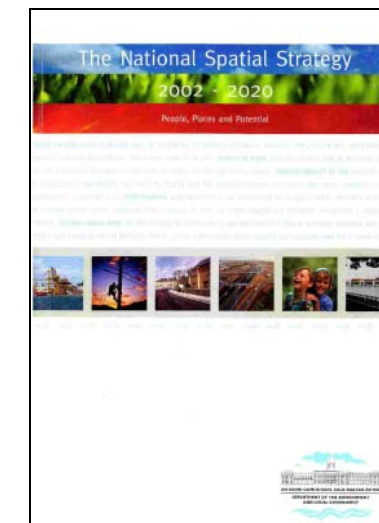
In order to provide a consistent and holistic approach to the development of Kilcock and it's Environs, this will be achieved through continued partnership with Kildare County Council in the preparation of complementary and integrated spatial planning frameworks and the delivery of necessary physical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

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

2.10 Kildare County Development Plan 2005 – 2011

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

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



transport21
progress in motion



2.11 Kilcock (Town) LAP 2009

The development strategy of Kildare County Council, as set out in the Local Area Plan, is to consolidate Kilcock as a self-sustaining town. In order for this to be achieved the Council recognises that the town must offer living and working conditions, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment. It shall be the policy of the Council to:

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

2.12 The Bristol Accord

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

2.13 DOEHLG 'Retail Planning Guidelines (2005)

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

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

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

2.14 Retail Strategy for the Greater Dublin Area 2008 – 2016

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

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

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

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

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

2.15 Le Cheile An Integrated Strategy for Meath to 2012

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

3. STUDY AREA CONTEXT

3.1 Location and Physical Context

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

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

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

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

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

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

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

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

* roads and rivers excluded from calculations

3.2 Historical Context¹

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

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

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

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

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

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

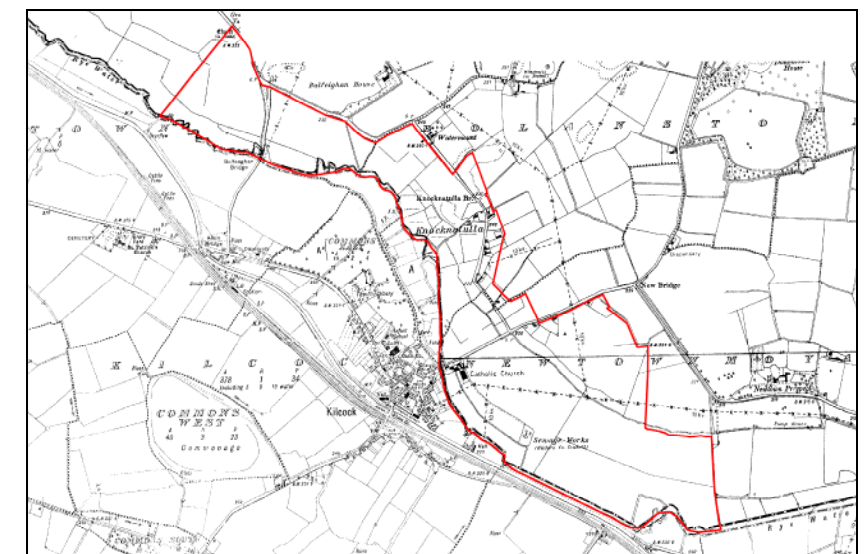


Figure 3: Kilcock Historic Map 1887-1913 Survey (with LAP lands highlighted)

3.3 Landscape Character and Visual Impact

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

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

¹ Source: Kilcock Local History Group & Kilcock Town LAP

3.4 Historical, Archaeological and Natural Heritage

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

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

The Royal Canal

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

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

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

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



Figure 4 & 5:
Royal Canal

3.5 Population

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

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

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

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

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

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

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

3.6 Future Trends

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

² Now referred to as the DOEHLG Development Applications Unit

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

3.7 Age Profile

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

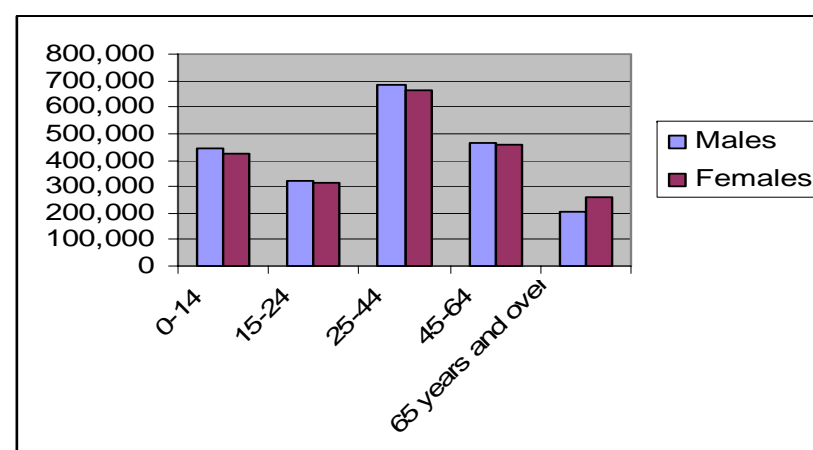
Table 3: Age Profile - State

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

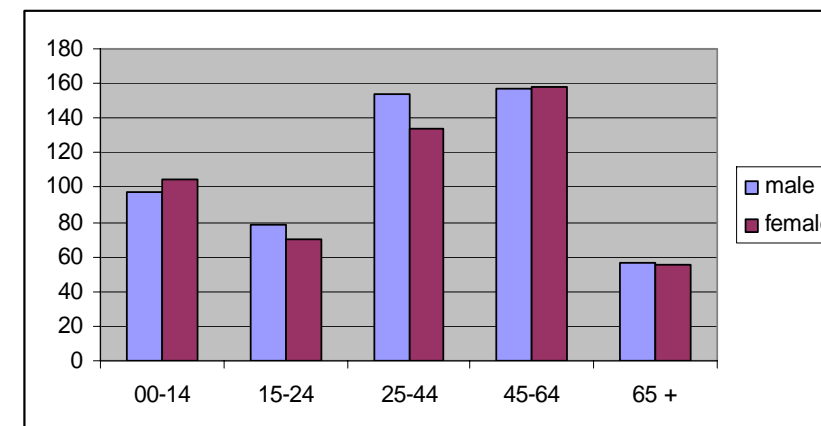
Table 4: Age Profile - Rodanstown ED

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

Graph 1: Age profile- State



Graph 2: Age profile- Rodanstown



3.8 Household Size

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

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

3.9 Employment

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

3.10 Movement and Access

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

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

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

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



Figure 6: Kilcock Train Station

3.11 Education and Institutional Uses

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

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

³ Source: Department of Education and Science

3.12 Childcare

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

3.13 Services and Utilities

3.12 (a) Water

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

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

3.12 (b) Foul Water

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

3.12 (c) Surface Water

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

3.14 Flood Risk

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

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

3.15 SWOT Analysis

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

Strengths:

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

Weaknesses:

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

Opportunities:

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

Threats:

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

SWOT ANALYSIS



4. Strategy

4.1 Plan Aim

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

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

4.2 Framework Principles

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

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

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

4.3 Policies & Objectives

4.3.1 Settlement Strategy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Settlement Policies

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

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

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

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

Settlement Objectives

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

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

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

4.4 Land Use Zoning

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

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

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

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

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

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

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

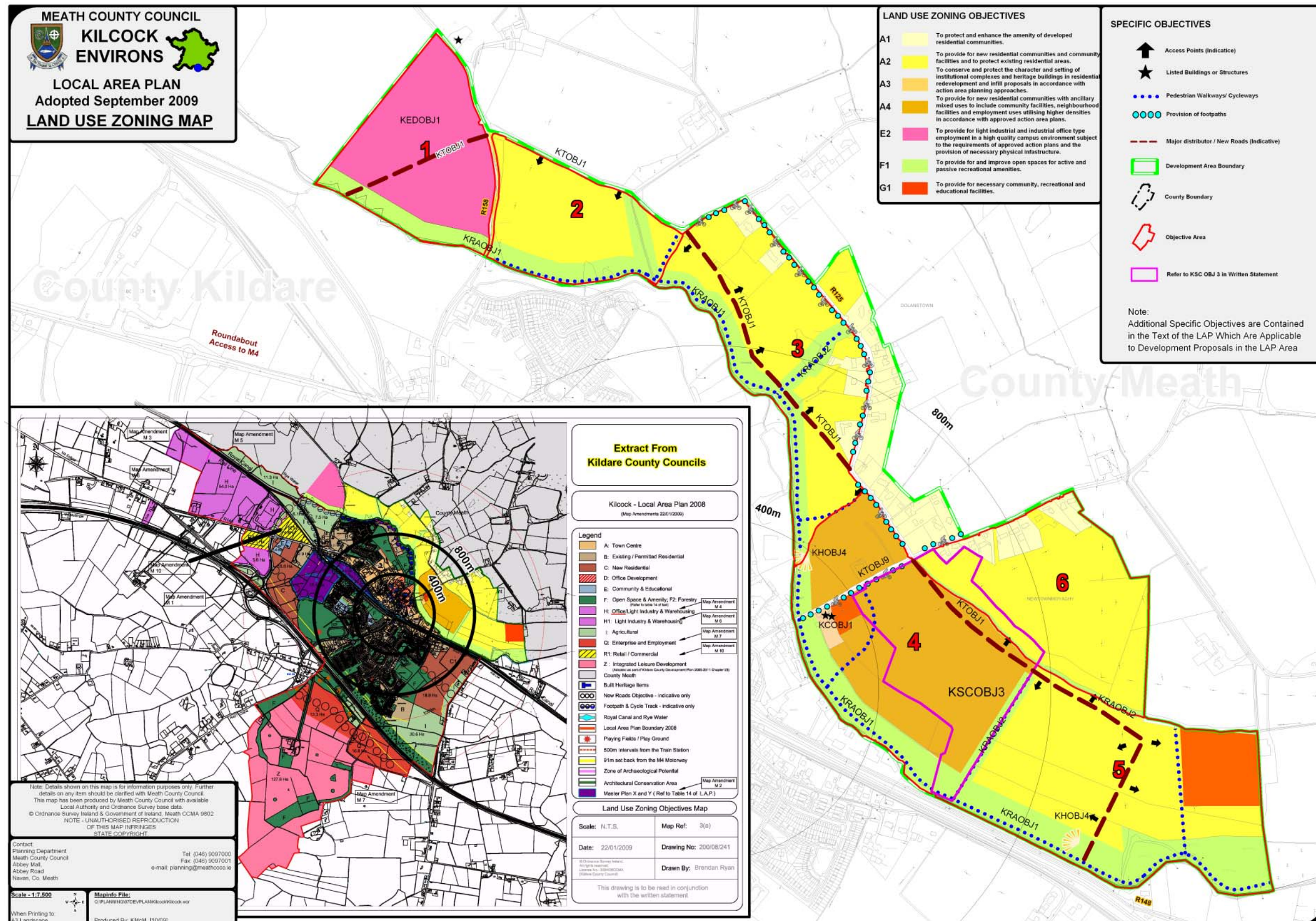


Table 5: Land Use Zoning Objectives Applicable to LAP Study Area

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

4.5 Sustainable Neighbourhoods

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

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

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

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

4.6 Residential Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

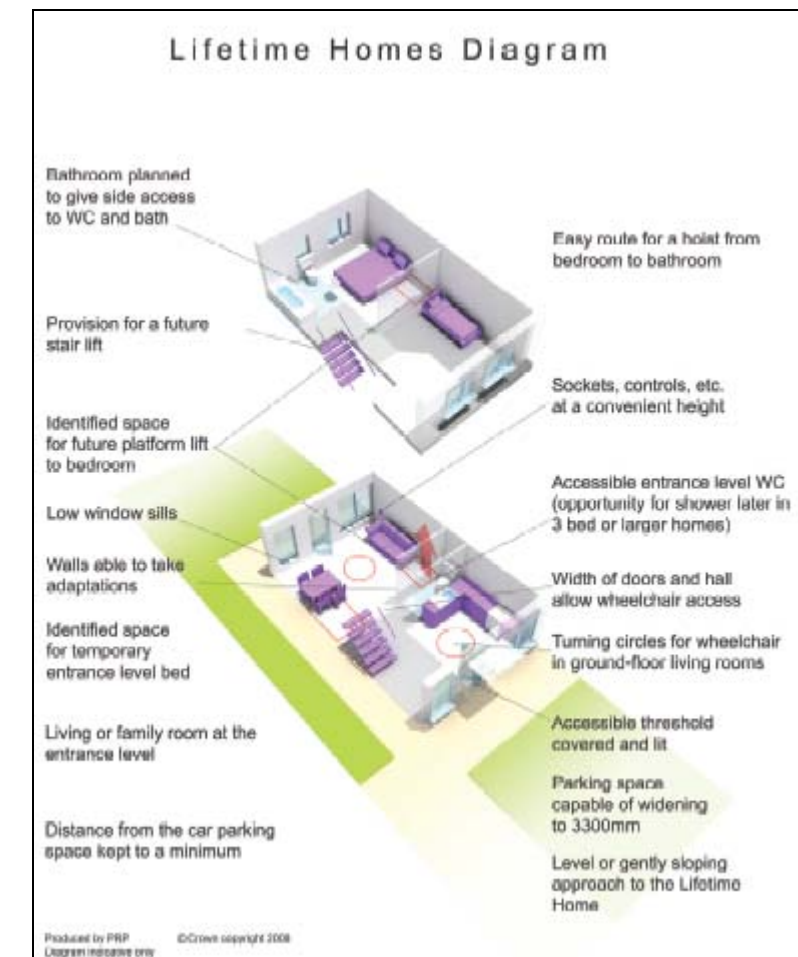
In order to ensure that public and communal open space areas are protected from encroachment by future housing development, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability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

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

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

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

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



Source: Extract from Lifetime Homes publication

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

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

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

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

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

Residential Policies

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

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

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

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

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

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

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

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

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

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

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

Specific Objectives

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

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

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

4.7 Transport

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

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

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

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

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

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

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

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

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

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

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

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

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



Transport Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

Transport Objectives

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

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

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

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

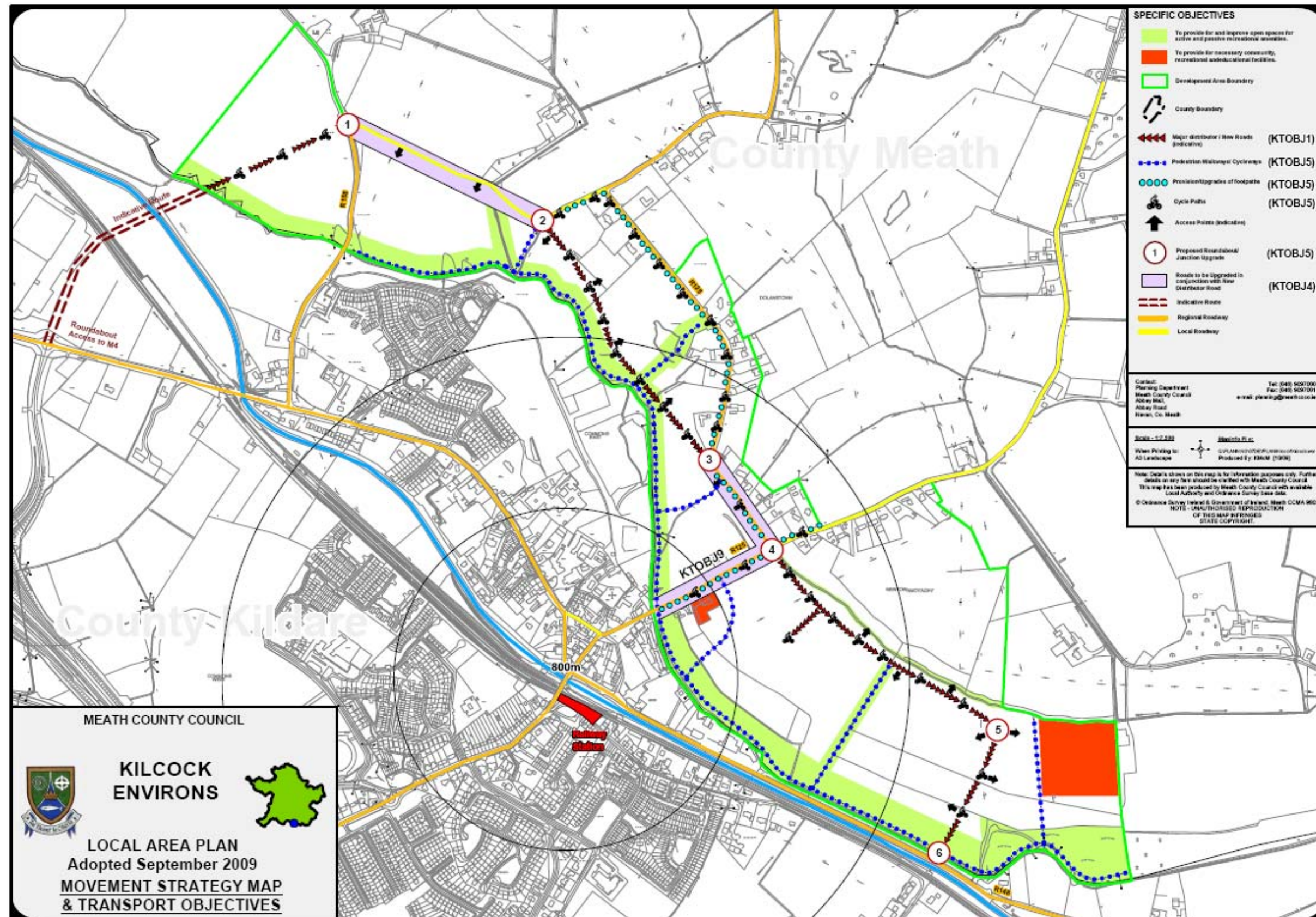
KT OBJ 5: To require footpath and cycle path provisions within the LAP area and that all new significant developments provide pedestrian and cycle facilities including secure parking for bicycles.

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

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

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

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



4.8 Economic Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- The generation, storage and collection of waste.

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

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

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

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

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

Economic Development Policies

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

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

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

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

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

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

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

Economic Objectives

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

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

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

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

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

4.9 Social and Community Facilities: General

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

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

Social and Community Policy - General

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

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

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

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

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

4.9.1 Childcare Facilities/Crèches

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

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

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

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

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

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

Childcare Policies

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

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

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

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

Childcare Objectives

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

4.9.2 Education

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

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

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

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

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

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

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

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

Education Policies

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

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

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

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

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

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

Education Objectives

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

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

4.9.3 Health Care

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

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

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

Health Care Policies

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

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

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

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

Health Care Objectives

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

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

4.10 Water Quality

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

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

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

4.11 Piped Infrastructure

4.11.1 Water Supply

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

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

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

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

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

4.11.2 Waste Water

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

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

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

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

4.11.3 Surface Water

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

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

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

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

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

Piped Infrastructure Policies

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

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

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

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

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

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

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

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

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

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

Piped Infrastructure Objectives

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

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

4.12 Flood Risk

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

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

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

The core objectives are to:

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

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

The key principles are to:

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

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

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

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

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

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

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

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



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



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



Culvert at Balfagan House

Flood Risk Policies

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

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

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

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

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

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

Flood Risk Objectives

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

4.13 Public Utilities

4.13.1 Waste Management

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

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

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

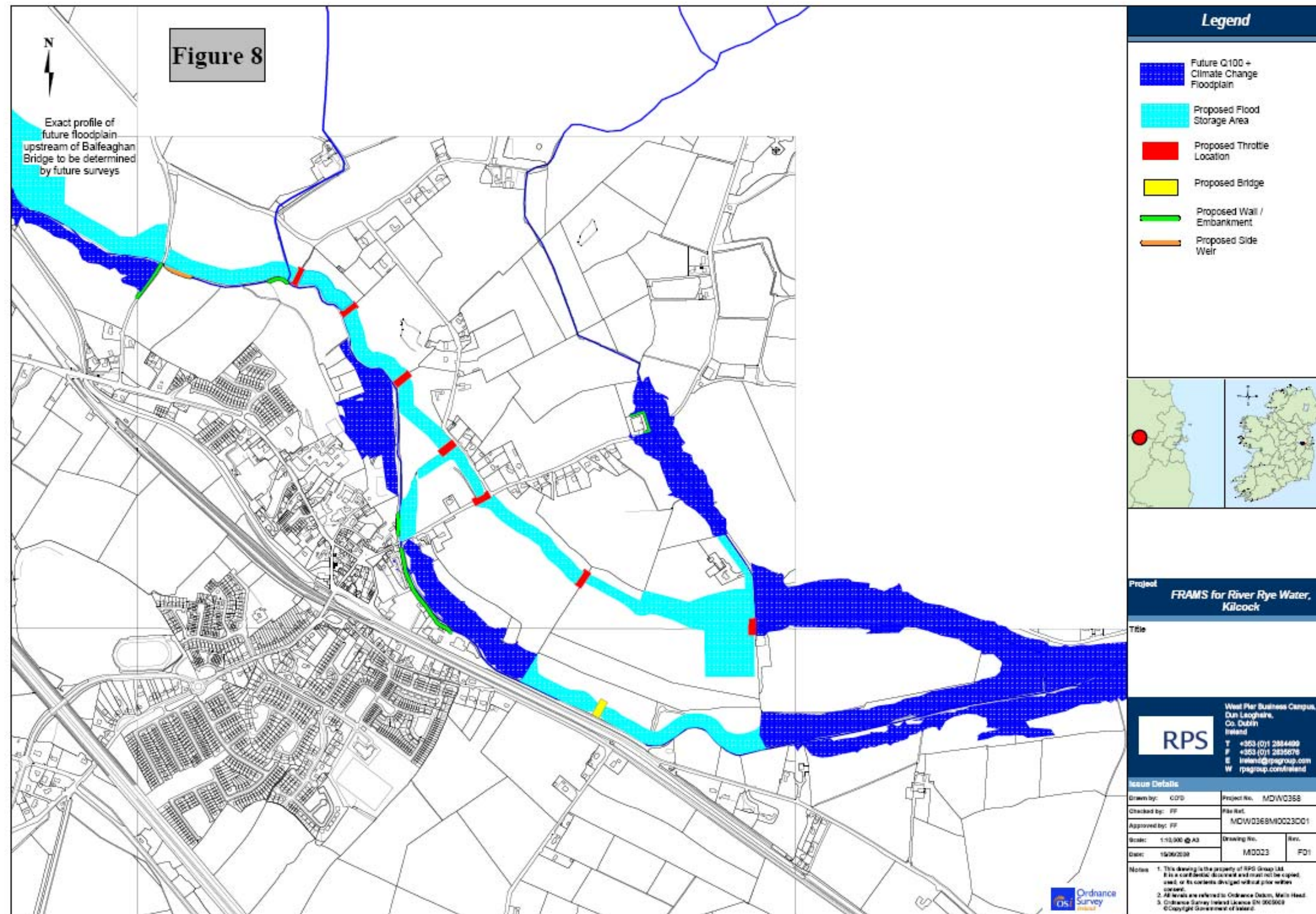
The Replacement WMP outlines policy for 2005-2010 and gives Regional Policy Objectives of the Plan. They are as follows:

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

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

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

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



Waste Management Policy

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

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

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

Waste Management Objectives

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

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

4.13.2 Telecommunications and Overhead Cables

Broad band

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

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

Broadband Policy

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

Broadband Objective

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

Telecommunications Antennae

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

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

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

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

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

Telecommunications Policy

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

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

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

Telecommunications Objectives

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



Overhead Cables/Power Supply Lines

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

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

Power Supply Lines Policy

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

Power Supply Lines Objectives

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

4.14 Recreation and Amenity

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

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

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

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

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

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

The framework principles of this Local Area Plan include:

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

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

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

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

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

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

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

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

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

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

Recreation and Amenity Policies

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

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

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

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

Recreation and Amenity Objectives

KRA OBJ 1: To develop a riverside walk and linear amenity area adjacent to the Rye Water River in accordance with a landscaping and amenity development programme that maintains a facility for vehicular access to the river for periodic cleaning purposes and provides connections for walking routes.

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

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

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

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

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

4.15 Heritage

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

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

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

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

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

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

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

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

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

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

Heritage Policies

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

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

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

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

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

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

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

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

Heritage Objectives

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

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

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

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

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

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

4.16 Conservation

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

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

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

Conservation Policies

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

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

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

Conservation Objectives

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

4.17 Tourism

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

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

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

Tourism Policies

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

4.18 Sustainable Design

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

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

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

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

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

Residential Development

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

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

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

Non-residential Development

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

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

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

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

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

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

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

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

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

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

Sustainable Design Policy

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

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



Sustainable Design Objectives

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

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

5. Urban Design Concepts

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

Movement Strategy

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

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

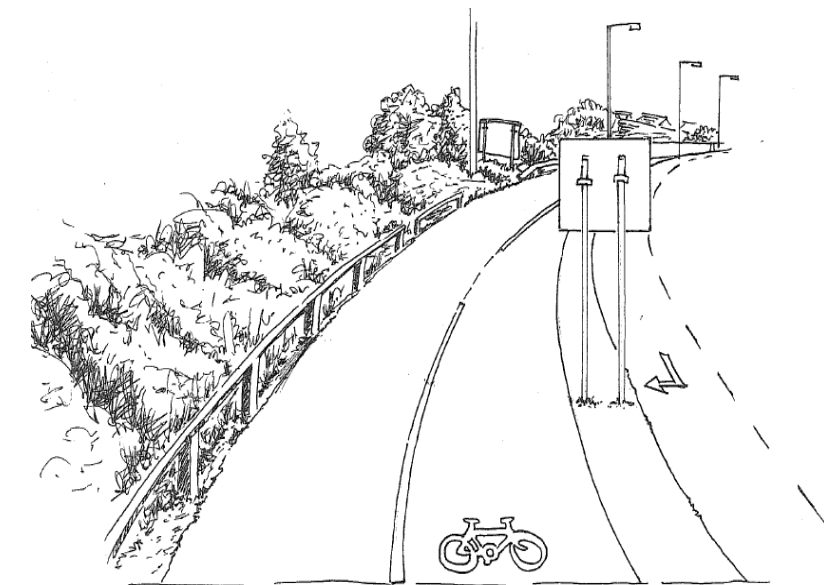
The Urban Design Concept Plan sets out indicative locations for vehicle, pedestrian and cycle movements, access points and linkages. This strategy is informed by the transport policies and objectives of this LAP set out at section 4.7. Where

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

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

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

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



Footpath and cycle path, Co Meath



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

Character Areas

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



Oxley Park, Milton Keynes



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



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

Character Area 1

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

Character Area 2

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

Character Area 3

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

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



Sheltered housing, Gorey

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

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

Architectural Priority Sites

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



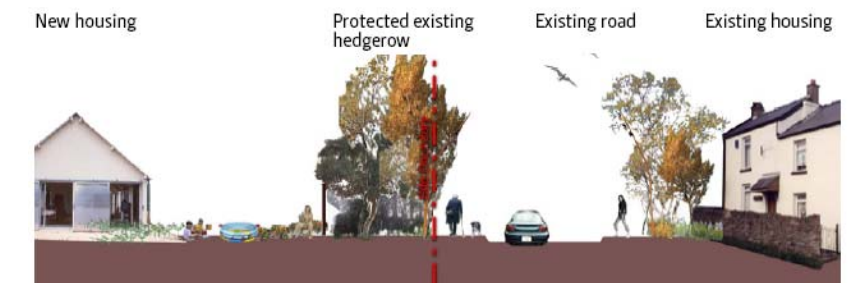
Balgaddy, Dublin



Urban Edges

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

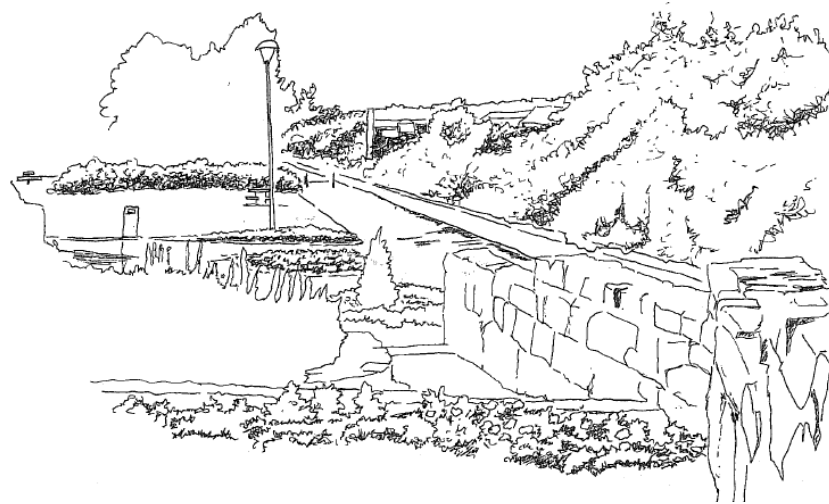
Where new development abuts established ribbon type residential buildings (predominantly located within the A1 land use zoning objective area) fronting onto the county class road network, suitable separation distances shall be retained in accordance with relevant DOEHLG design guidance documents. Existing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



Green Connectivity

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

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



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



Above: Pedestrian bridge over watercourse, Co Meath

Recycling

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

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



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



External storage to apartments at Hanover Quay, Dublin



Building Height

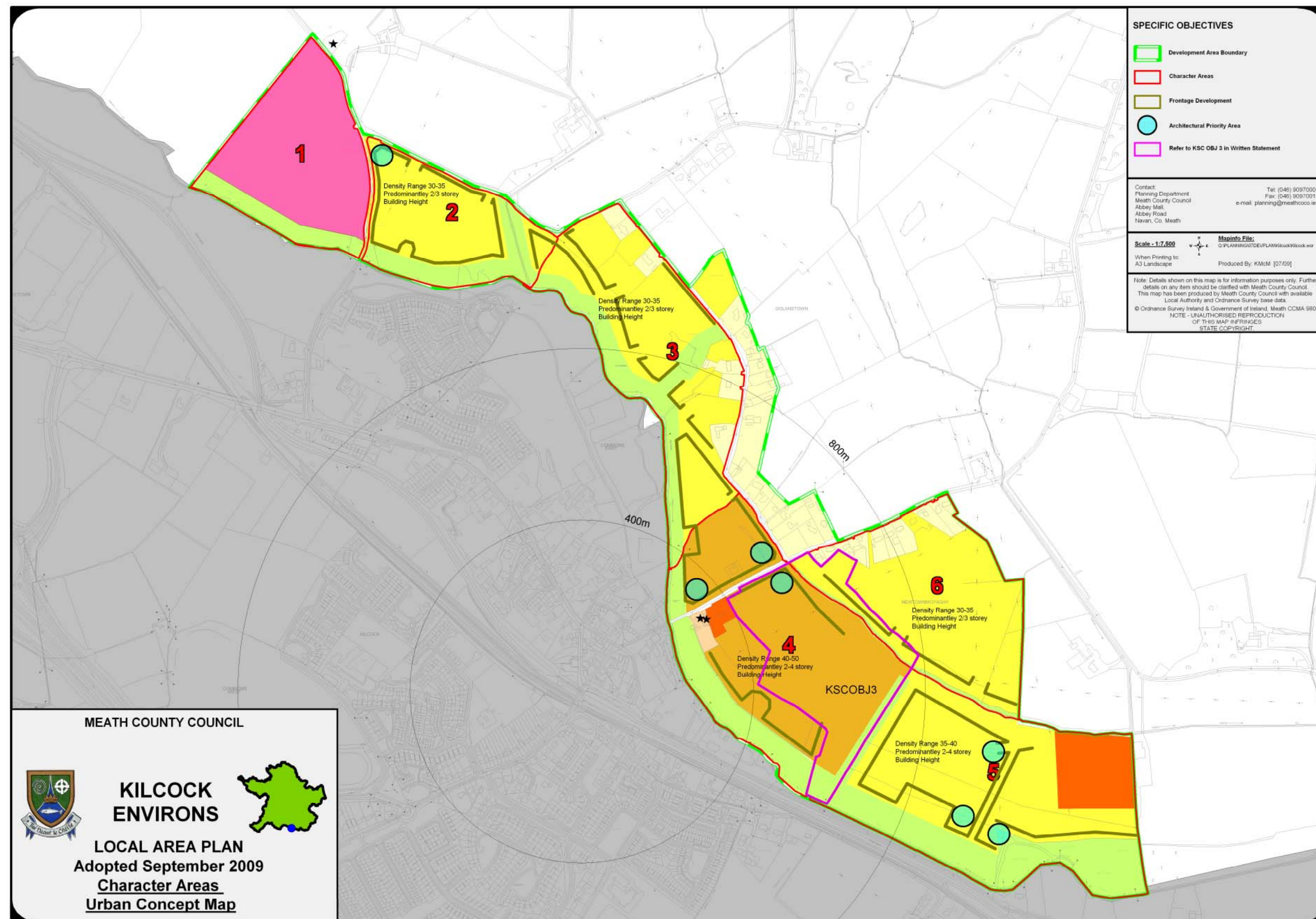
This Local Area Plan establishes building heights which range from two to four stories. Alternative building heights shall be considered at limited locations, on their merits where a suitable case is made to the satisfaction of the Planning Authority in accordance with the criteria set out at Section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

Disabled Access

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

Development Management Standards (General)

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



6. Implementation and Monitoring

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

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

Phasing

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

Contributions

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

Monitoring and Review

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

Appendix 1 Kilcock Environs Local Area Plan

Strategic Environmental Assessment Screening Reports

Strategic Environmental Assessment Screening Report

of the

Draft Kilcock Environs Local Area Plan 2009 – 2015

Prepared in conformance with Article 14a of the Planning and Development
(Strategic Environmental Assessment) Regulations, 2004

February 2009



comhairle chontae na mí
meath county council



1.0 Introduction

Meath County Council proposes to prepare a Local Area Plan (LAP) for the Environs of Kilcock, Co. Meath. As part of this process, consideration has been given to the likely environmental effects of implementing the Local Area Plan, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004.

Section 3.4 of the Strategic Environmental Assessment Guidelines states that screening (i.e. the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA) is required in the case of Local Area Plans where the population is less than 10,000 persons. As the population of Kilcock is below 10,000 persons, the purpose of this report is to determine if the Local Area Plan requires a Strategic Environmental Assessment i.e. screen the LAP. In preparing this report reference was made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of the Environment, Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 of 2004.

2.0 Policy Context

Objective SS OBJ1 of the Meath County Development Plan 2007–2013 states that Local Area Plans shall be prepared for the urban centres contained in Table 7 of the Development Plan, which include Kilcock. Objective SS OBJ 2 states:

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

According to the settlement hierarchy for County Meath set out in the County Development Plan, Kilcock Environs is categorised as a moderate growth town, with the role of these settlements envisaged as having an interacting and supporting role to their adjacent large towns. Having regard to its locational context, Kilcock is considered to be closely associated with the M4 Economic Development Corridor for the purposes of the County Development Plan (CDP) Settlement Strategy and the LAP. In this regard, Meath County Council, are keen to facilitate the realisation of the Dynamic Cluster of Maynooth, Leixlip, Celbridge and Kilcock contained in the Regional Planning Guidelines for the Greater Dublin Area. This will be achieved through continued partnership with Kildare County Council in the preparation of complimentary and integrated spatial planning frameworks and the delivery of necessary physical infrastructure for the environs of Kilcock including, inter alia, a services infrastructure for the envisaged development in the wider area.

3.0 Location and Physical Context

The study area, which comprises approximately 95ha of lands and is located in the administrative area of Meath County Council and contiguous to the County Kildare administrative boundary. The lands are separated from Kilcock by the Rye Water River and are currently accessed from the town by the County Bridge (Meath Bridge) from the town square and by Balfeaghan Bridge to the west of the Trim Road. The lands are approximately 1.2 km from the Kilcock Interchange on the M4 Motorway. The Royal Canal passes through Kilcock to the south of the LAP lands.

The LAP area comprises c.13 fields separated primarily by mature hedgerows. The lands are in agricultural use and are generally flat. There is modest undulation with a fall from north to south towards the Rye Water River. A number of small watercourses and drainage ditches traverse the LAP lands, draining to the Rye Water River.

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

Mature trees and hedgerow belts consist of a mix of mature native species and form natural visual and landscape features in the area. Three sets of power lines traverse the lands, including 2 no. 10kv lines and a 38kv line.

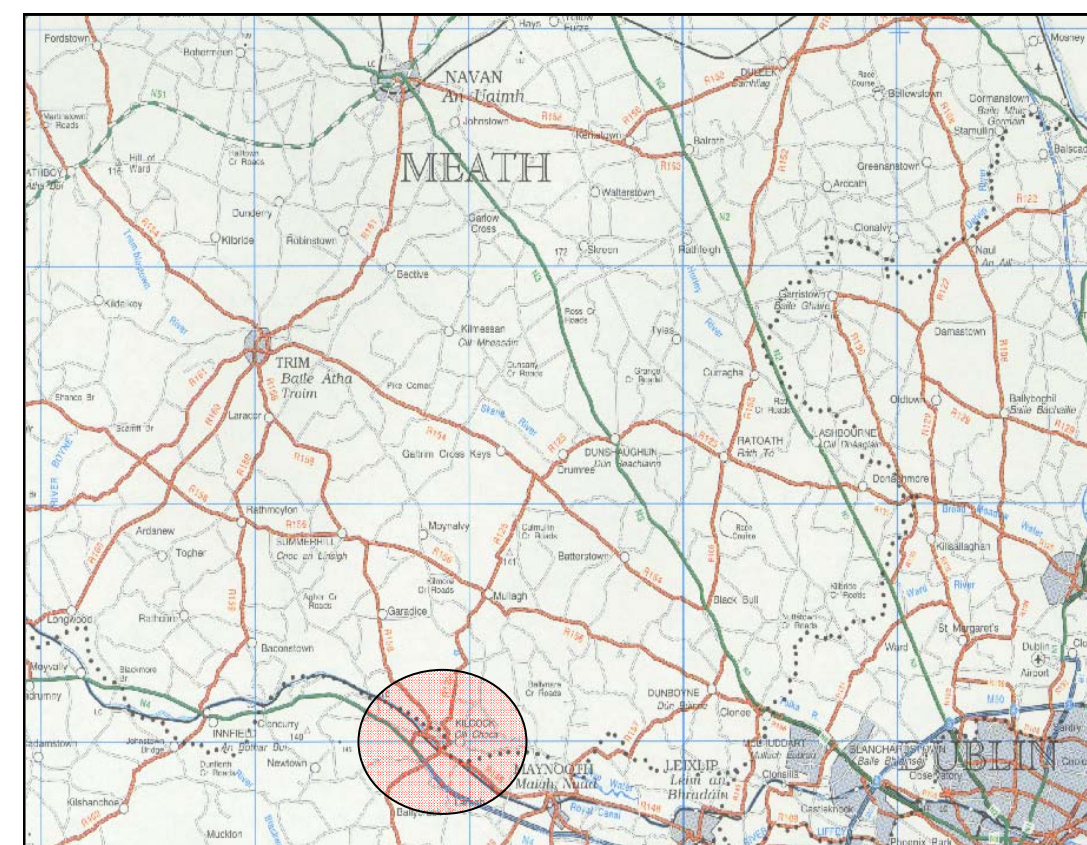


Figure 1: Location Map

4.0 Population

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

The area of the LAP is located within the Electoral District (ED) of Rodanstown within the administrative area of Meath County Council, with a population of approximately 1,068 persons. The population within the LAP area lands is negligible (the 2003 Kilcock LAP within Meath indicated a population of c.100 persons). For the purposes of this Plan and having regard to the study area location within the environs of Kilcock Town, it is considered appropriate that population trends for County Kildare and Kilcock Town are considered.

The most recent census of population taken by the Central Statistics Office CSO was taken in April 2006. Demographic trends for the study area have been analysed at region, county, town and local levels. The populations of Meath and Kildare have increased consistently over the 20 year period. County Meath recorded an increase of c.56.5% between 1986 and 2006, while County Kildare experienced a c.60.3% increase over the same period. The population of County Meath recorded in 2006 of 162,621 persons represented a 21.4% increase on the figure for 2002. The population of County Kildare increased by 13.6% between 2002 and 2006. According to the 2006 Census, the population of Kilcock Town was 4,100 persons (previously 2740 in the 2002 census), giving rise to a 49.6% increase during the last census period.

5.0 Criteria for determining the likely significant environmental impacts (Schedule 2 (A) of SEA Regulations 2004).

Annex II of the SEA Directive sets out the criteria for determining the likely significance environmental effects. The proposed LAP must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the Proposed LAP and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAP.

5.1 Characteristics of the Proposed LAP.

The proposed LAP is being prepared in accordance with the requirements of Section 2.1.9 of the Meath County Development Plan 2007-2013, Policy SS OBJ 1 & SS OBJ 2 refers and Variation no. 2. The lands the subject of this LAP are identified for development by way of their development boundary in the Meath County Development Plan 2007-2013. (Please refer to attached zoning map). The Meath County Development Plan 2007-2013 adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development Act 2000-2006. The Local Area Plan will be consistent with the principles, objectives and policies of the Meath County Development Plan and associated Environmental Report and therefore will have a strong emphasis on promoting the sustainable development of the area.

Variation no. 2 of the Meath County Development Plan 2007-2013 relates to an Order of Priority which was adopted for the release of existing residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development indicated in Table 5 and Table 6. (Please refer to attached Order of Priority Map)

Under Variation No. 2 it is stated that 56 ha have been released within Phase 1. The number of units indicated to meet household targets in Kilcock is 1150. No further lands are denoted for residential release and the development of lands is subject to the availability of water and waste water infrastructure.

5.1.1 Environmental considerations relevant to the Plan Area

There are a number of features of the built/natural environment which are subject to heritage and environmental designations in the study area as outlined below.

5.1.1.1 Conservation and Heritage

Protected structures

There are 2 no. structures in the Kilcock Environs which are registered as protected structures in the Meath County Development Plan 2007-2013 as detailed below:

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

Architectural Conservation Area

There is no Architectural Conservation Area designated in the Kilcock Environs study area .

Protected Views and Prospects:

There are no protected views or prospects which affect the subject lands, however the Kildare County Council Development Plan and Draft Kilcock Town LAP identify a view and prospect to be preserved from the Royal Canal Bridge (however views of the subject lands are very limited from this vantage point).

National Monuments:

There are no national monuments of historical site/monuments within the study area as identified in the Sites and Monument's Record for County Meath. A zone of archaeological potential is identified south of the study area (between the 'Square' and 'Meath Bridge').

NHA's, SACs, SPAs

It is noteworthy that the study lands do not include any areas designated as Natura 2000 sites. There are no Natural Heritage Area(s), Special Area(s) of Conservation, Candidate Special Areas of Conservation(s) or Special Protection Area(s) in the study lands. However a section of the Royal Canal, which runs in close proximity to part of the southern boundary of the LAP study area (and is located in County Kildare), is designated as a proposed Natural Heritage Area (pNHA).



5.2 Characteristics of the effects and of the area likely to be affected by the proposed LAP

5.2.1 The value and vulnerability of the area likely to be affected.

a) Special natural characteristics or cultural heritage

As noted above the plan area contains cultural heritage, in the form of Protected Structures. Detailed policies and objectives are prescribed in the County Development Plan 2007 which relate to the protection of the built and natural heritage. These objectives will be fully adhered to in the LAP.

While there is no identified zone of archaeological potential (zap) within the study area, given its proximity to a 'zap' area adjoining the study boundary, detailed archaeological investigation will be required at application stage to determine the extent of resource areas and any required associated buffer zones that may be necessary, and ensure their preservation.

With respect to the 2 no. protected structures, the LAP will ensure that the character and settings of these structures are retained, respected and protected. Meath County Council's Conservation Officer will be consulted with respect to any developments which would have the potential to affect the protected structures.

b) Exceeded environmental quality standards or limit value:

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the LAP implementation.

c) Intensive land use

The implementation of the LAP will give rise to intensive land use on lands that are currently agricultural in nature. The LAP Plan will ensure that the development of this area is undertaken with due cognisance to its surrounding environment and that any development and intensification will sustain and improve on existing amenity. The plan will improve the public realm through encouraging a landscaped linear park along the edge of the Royal Canal. It is not expected that existing land use in the study area will be intensified such that vulnerable areas will be significantly negatively affected.

5.2.2 The probability, duration, frequency and reversibility of the effects.

It is considered that there will be no significant negative effects on the implementation of the LAP subject to adherence with the policies and objectives of the Development Plan and best practice guidelines. However, with regard to other effects, it is considered that the probability of neutral effects and some positive effects occurring, is high. It is expected that the effects will be for the most part permanent and therefore irreversible, until such time that any new policies and/ or objective are identified in a revised LAP.

5.2.3 The Cumulative nature of the effects

The cumulative nature of the effects of the LAP on the Environment are expected to be neutral and the LAP will focus on the principles of sustainable development. In addition to residential land use zoning, significant areas are designated as open space and amenity space, including a linear park along the edge of the Rye Water River.

5.2.4 The Transboundary nature of the effects

The LAP area is located entirely within the administrative boundary of Meath County Council. While noting the lands are located adjacent to Kildare County Council Administrative area, the study area does not have any national, regional or inter-county trans boundary effects.

5.2.5 The risk to human health and the environment

There are no designated SEVERSO sites within the LAP study area. As such, the implementation of the Local Area Plan is not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. Any future development in the area will conform to the LAP, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

5.2.6 The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The Plan area comprises of approximately 95 ha. It is anticipated that c.56 ha will be utilised to accommodate residential and related development while the remainder of the lands shall be designated for a variety of supporting uses, such as open space, community and amenity uses etc.

The Draft Kilcock Environs LAP lands are situated within the 'M4 Dynamic Cluster', as identified by Meath County Council. Table 6 of the Meath County Development Plan 2007-2013 designates Kilcock Environs as a Moderate Growth Town in the Settlement Strategy within the Metropolitan area as designated by the RPG with an indicative level of residential development of approximately 1150 residential units.

The 1150 residential units identified for the Kilcock Environs, set out in Table 6 of the Meath County Development Plan 2007-2013, could result in approximately 4,500 persons calculated using an average of 3.0 persons per household (based on 2006 Census average for County Meath).

The study area consists primarily of green field sites with little or no existing development. Therefore in order to achieve the vision for the area, and timely delivery of development, the approach of the LAP will be to design and provide essential services infrastructure in the early stages of the development in order to achieve coherent and planned development.

The disposal of wastewater from the LAP lands will require the agreement of Kildare County Council for connection to the network and treatment at Leixlip Wastewater Treatment Plant. Development proposals in the LAP area will be considered premature in the absence of the delivery of such primary infrastructure.

5.2.7 Effects on areas or landscapes, which have a recognised national, Community or International protection status

As noted above, there are no landscape features within the Plan boundary which have a recognised European and international protection status.

6.0 Statutory Consultation

The specified environmental authorities that should be consulted in relation to Local Area Plans are:-

- The Environmental Protection Agency (EPA);
- The Department of the Environment, Heritage and Local Government (DoEHLG);
- The Department of Communications, Energy and Natural Resources.

7.0 Conclusion

On consideration of the relevant criteria set out in Schedule 2A of the Regulations, it is considered that the proposed LAP will not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. The Planning Authority is satisfied that the LAP will ensure that the lands will be developed in a sustainable and environmentally sound manner fully consistent with the policy and objectives prescribed in the Meath County Development Plan 2007-2013. In view of this, it is considered that a strategic environmental assessment is not required in respect of the proposed Local Area Plan. Notwithstanding this, there are a number of issues which will be considered during the preparation of the Local Area Plan and where appropriate, included in the objectives/policies of the LAP. These are outlined in the attached Appendix 1.

8.0 Recommendation:

It is not considered necessary to carry out a Strategic Environmental Assessment for the proposed Kilcock Local Area Plan.

Some of the issues to be considered in the preparation of the Kilcock Local Area Plan include the following:

- Urban Waste Water Discharge Licensing
- Waste Management
- Soil and Contamination
- Energy/Energy Conservation
- Traffic Management
- Human Health/Quality of Life
- Cultural heritage
- Landscape/Townscape
- Environmental Policies and Objectives set out in the Meath County Development Plan.
- EIA
- Bathing Water
- Flooding
- Biodiversity and Designated Sites
- Climate Change
- Water Treatment Infrastructure
- Water Quality
- Drinking Water
- Waste Management

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June 2009



comhairle chontae na mí
meath county council



1.0 Introduction

Meath County Council has prepared a Local Area Plan (LAP) for the Environs of Kilcock, Co. Meath. A number of amendments have been proposed to the draft Plan following consideration of the Plan by the elected Members of Meath County Council. As part of this process, consideration has been given to the likely environmental effects of implementing the local area plan with the amendments, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004.

Section 3.4 of the Strategic Environmental Assessment Guidelines states that screening (i.e. the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA) is required in the case of Local Area Plans where the population is less than 10,000 persons. As the population of Kilcock is below 10,000 persons, the purpose of this report is to determine if the amendments to the local area plan require a Strategic Environmental Assessment i.e. screen the local area plan. In preparing this report reference was made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of the Environment, Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 of 2004.

2.0 Policy Context

Objective SS OBJ1 of the Meath County Development Plan 2007–2013 states that local area plans shall be prepared for the urban centres contained in Table 7 of the Development Plan, which include Kilcock. Objective SS OBJ 2 states:

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

According to the settlement hierarchy for County Meath set out in the County Development Plan, Kilcock Environs is categorised as a moderate growth town, with the role of these settlements envisaged as having an interacting and supporting role to their adjacent large towns. Having regard to its locational context, Kilcock is considered to be closely associated with the M4 Economic Development Corridor for the purposes of the County Development Plan (CDP) Settlement Strategy and the LAP. In this regard, Meath County Council, are keen to facilitate the realisation of the Dynamic Cluster of Maynooth, Leixlip, Celbridge and Kilcock contained in the Regional Planning Guidelines for the Greater Dublin Area. This will be achieved through continued partnership with Kildare County Council in the preparation of complimentary and integrated spatial planning frameworks and the delivery of necessary physical infrastructure for the environs of Kilcock including, inter alia, a services infrastructure for the envisaged development in the wider area.

3.0 Location and Physical Context

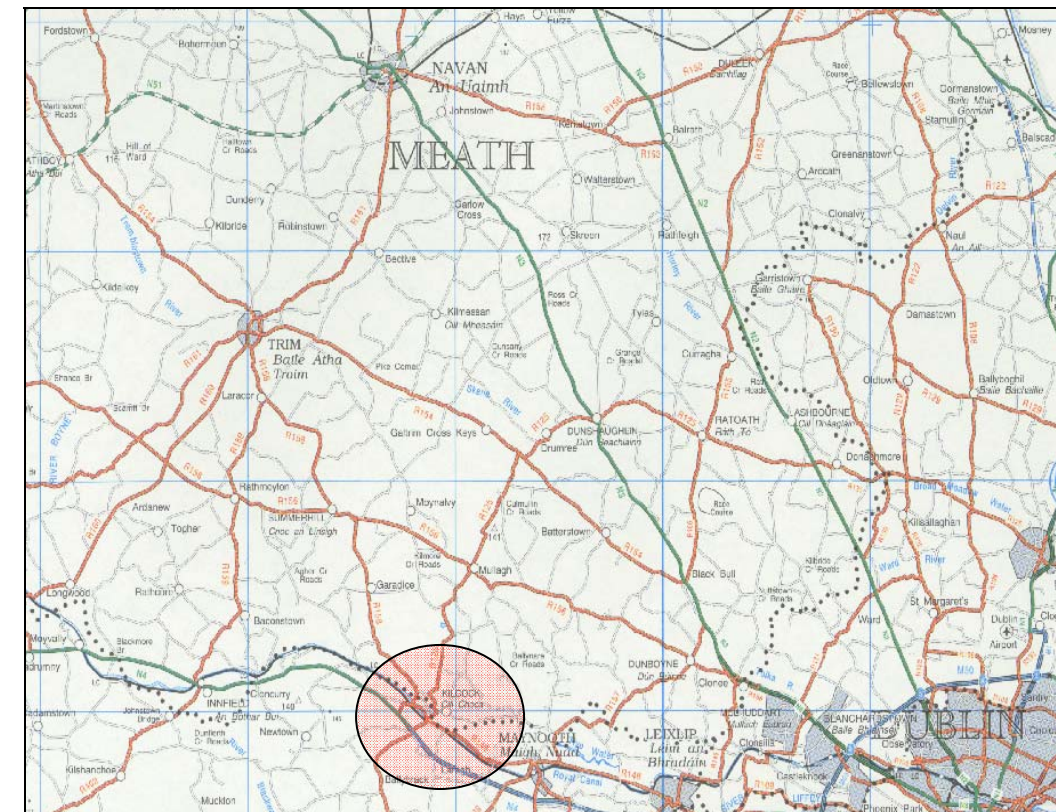
The study area, which comprises approximately 95ha of lands is located in the administrative area of Meath County Council and contiguous to the County Kildare administrative boundary. The lands are separated from Kilcock by the Rye Water River and are currently accessed from the town

by the County Bridge (Meath Bridge) from the town square and by Balfeaghan Bridge to the west of the Trim Road. The lands are approximately 1.2 km from the Kilcock Interchange on the M4 Motorway. The Royal Canal passes through Kilcock to the south of the LAP lands.

The LAP area comprises c.13 fields separated primarily by mature hedgerows. The lands are in agricultural use and are generally flat. There is modest undulation with a fall from north to south towards the Rye Water River. A number of small watercourses and drainage ditches traverse the LAP lands, draining to the Rye Water River.

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

Mature trees and hedgerow belts consist of a mix of mature native species and form natural visual and landscape features in the area. Three sets of power lines traverse the lands, including 2 no. 10kv lines and a 38kv line.





of 22.1% between 1996-2002 was the highest experienced by any Irish County over the same period. The overall population increase in the State over the same period was 8.0%. The population growth was accounted for by natural increase 6,402 persons (26.4%) and estimated net migration 17,802 (73.6%).

The area of the LAP is located within the Electoral District (ED) of Rodanstown within the administrative area of Meath County Council, with a population of approximately 1,068 persons. The population within the LAP area lands is negligible (the 2003 Kilcock LAP within Meath indicated a population of c.100 persons). For the purposes of this Plan and having regard to the study area location within the environs of Kilcock Town, it is considered appropriate that population trends for County Kildare and Kilcock Town are considered.

The most recent census of population taken by the Central Statistics Office CSO was taken in April 2006. Demographic trends for the study area have been analysed at region, county, town and local levels. The populations of Meath and Kildare have increased consistently over the 20 year period. County Meath recorded an increase of c.56.5% between 1986 and 2006, while County Kildare experienced a c.60.3% increase over the same period. The population of County Meath recorded in 2006 of 162,621 persons represented a 21.4% increase on the figure for 2002. The population of County Kildare increased by 13.6% between 2002 and 2006. According to the 2006 Census, the population of Kilcock Town was 4,100 persons (previously 2740 in the 2002 census), giving rise to a 49.6% increase during the last census period.

5.0 Criteria for determining the likely significant environmental impacts (Schedule 2 (A) of SEA Regulations 2004).

Annex II of the SEA Directive sets out the criteria for determining the likely significance environmental effects. The proposed LAP must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the Proposed LAP and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAP.

5.2 Characteristics of the Proposed LAP.

The proposed LAP was prepared in accordance with the requirements of Section 2.1.9 of the Meath County Development Plan 2007-2013 (Policy SS OBJ 1 and SS OBJ 2 and Variation No. 2 refer). The lands the subject of this LAP are identified for development by way of their development boundary in the Meath County Development Plan 2007-2013. The Meath County Development Plan 2007-2013 adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development Act 2000-2006. The local area plan and proposed amendments are consistent with the principles, objectives and policies of the Meath County Development Plan and associated Environmental Report and therefore will have a strong emphasis on promoting the sustainable development of the area.

Variation No. 2 of the Meath County Development Plan 2007-2013 relates to an Order of Priority which was adopted for the release of existing residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development indicated in Table 5 and Table 6 of the Meath County Development Plan. Under Variation No. 2 it is stated that 56 ha have been released within Phase 1. The number of units indicated to meet household targets in Kilcock is 1150. No further lands are denoted for residential release and the development of lands is subject to the availability of water and waste water infrastructure.

The draft Kilcock Environs LAP was prepared and placed on public display from 16th March 2009 to 27th April 2009 and a manager's report was prepared on the submissions received. The draft plan and manager's report were considered by the members of Meath County Council at a council meeting on 6th July 2009. As a result of this, a number of material amendments have been proposed to the draft plan. These include minor mapping and zoning alterations e.g. changes to text, minor revisions in the scale and location of some zonings. The changes to the document include the addition of policies that relate to the need to acknowledge the location of the Rye Water Valley/Carton SAC downstream of Kilcock and to ensure that proposals in the Environs LAP area do not impact on the SAC site. A copy of the proposed amendments is included in Appendix 1 to this document.

5.1.1 Environmental considerations relevant to the Plan Area

There are a number of features of the built/natural environment which are subject to heritage and environmental designations in the study area as outlined below.

5.1.1.1 Conservation and Heritage

Protected Structures

There are 2 no. structures in the Kilcock Environs which are registered as protected structures in the Meath County Development Plan 2007-2013 as detailed below:

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

Architectural Conservation Area

There is no Architectural Conservation Area designated in the Kilcock Environs study area.

Protected Views and Prospects:

There are no protected views or prospects which affect the subject lands. However, the Kildare County Council Development Plan and Draft Kilcock Town LAP identify a view and prospect to be preserved from the Royal Canal Bridge (however views of the subject lands are very limited from this vantage point).

National Monuments:

There are no national monuments of historical site/monuments within the study area as identified in the Sites and Monument's Record for County Meath. A zone of archaeological potential is identified south of the study area (between the 'Square' and 'Meath Bridge').

Natural Heritage Areas, Special Areas of Conservation, Special Protection Areas

It is noteworthy that the study lands do not include any areas designated as Natura 2000 sites. There are no Natural Heritage Area(s), Special Area(s) of Conservation, Candidate Special Areas of Conservation(s) or Special Protection Area(s) in the study lands. However a section of the Royal Canal, which runs in close proximity to part of the southern boundary of the LAP study area (and



is located in County Kildare), is designated as a proposed Natural Heritage Area (pNHA). The Rye Water Valley/Carton SAC site is located downstream of the plan area. The Rye Water flows along the southern boundary of the plan area.

5.2 Characteristics of the effects and of the area likely to be affected by the proposed LAP

5.2.1 The value and vulnerability of the area likely to be affected.

a) Special natural characteristics or cultural heritage

As noted above the plan area contains cultural heritage, in the form of Protected Structures. Detailed policies and objectives are prescribed in the County Development Plan 2007 which relate to the protection of the built and natural heritage. These objectives will be fully adhered to in the LAP.

While there is no identified zone of archaeological potential (zap) within the study area, given its proximity to a 'zap' area adjoining the study boundary, detailed archaeological investigation will be required at application stage to determine the extent of resource areas and any required associated buffer zones that may be necessary, and ensure their preservation.

With respect to the two protected structures, the LAP will ensure that the character and settings of these structures are retained, respected and protected. Meath County Council's Conservation Officer and the relevant prescribed bodies will be consulted with respect to any developments which would have the potential to affect the protected structures.

The Rye Water Valley/Carton SAC site is located downstream of the environs area with the Rye Water River passing along the southern boundary of the plan area. The amendments to the draft plan include additional policies to ensure that development in the environs area will not give rise to negative impacts on the Rye Water Valley/Carton SAC.

b) Exceeded environmental quality standards or limit value:

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the LAP implementation.

c) Intensive land use

The proposed amendments will result in a marginal increase in lands zoned for residential development and corresponding reduction in lands zoned for community uses. The implementation of the LAP as a whole will give rise to intensive land use on lands that are currently agricultural in nature. However, the LAP will ensure that the development of this area is undertaken with due cognisance to its surrounding environment and that any development and intensification will sustain and improve on existing amenity. The plan will improve the public realm through encouraging a landscaped linear park along the edge of the Royal Canal. It is not expected that existing land use in the study area will be intensified such that vulnerable areas will be significantly negatively affected. The proposed amendments include additional policies to ensure that the SAC site downstream of the Environs Area (Rye Water Valley/Carton) will be protected from negative impacts. These include that drainage proposals for the environs area take due cognisance of the SAC site and would not have any undue impact on the site and that proposals for the amenity walkway and other construction works along the Rye Water would be subject to appropriate assessment screening.

5.2.2 The probability, duration, frequency and reversibility of the effects.

It is considered that there will be no significant negative effects from the implementation of the proposed amendments subject to adherence with the policies and objectives of the Development Plan and best practice guidelines. However, with regard to other effects, it is considered that the probability of neutral effects and some positive effects occurring is high. It is expected that the effects will be for the most part permanent and therefore irreversible, until such time that any new policies and/or objective are identified in a revised LAP.

5.2.3 The cumulative nature of the effects

The cumulative nature of the effects of the proposed amendments to the LAP on the environment is expected to be neutral and the LAP will focus on the principles of sustainable development. In addition to residential land use zoning, significant areas are designated as open space and amenity space, including a linear park along the edge of the Rye Water River.

5.2.4 The transboundary nature of the effects

The LAP area is located entirely within the administrative boundary of Meath County Council. The proposed amendments do not alter the development boundary as set out in the draft LAP. While noting the lands are located adjacent to Kildare County Council Administrative area, the study area does not have any national, regional or inter-county trans boundary effects.

5.2.5 The risk to human health and the environment

There are no designated SEVERSO sites within the LAP study area. The implementation of the proposed amendments is not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. Any future development in the area will conform to the LAP in its entirety, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

5.2.6 The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The overall Plan area comprises of approximately 95 ha. It is anticipated that c.57.5 ha will be utilised to accommodate residential and related development while the remainder of the lands shall be designated for a variety of supporting uses, such as open space, community and amenity uses etc.

The Kilcock Environs are situated within the 'M4 Dynamic Cluster', as identified by Meath County Council. Table 6 of the Meath County Development Plan 2007-2013 designates Kilcock Environs as a Moderate Growth Town in the Settlement Strategy within the Metropolitan area as designated by the RPG with an indicative level of residential development of approximately 1150 residential units.

The 1150 residential units identified for the Kilcock Environs, set out in Table 6 of the Meath County Development Plan 2007-2013, could result in approximately 4,500 persons calculated using an average of 3.0 persons per household (based on 2006 Census average for County Meath).

The proposed amendments do not alter the development boundary as set out in the draft LAP. They would result in a slight increase in the intensity of development as an additional 1.5 hectares would be used for higher density residential use. However this is not considered significant in the context of the overall extent of development taking place on the environs lands with the LAP.

5.2.7 Effects on areas or landscapes, which have a recognised national, Community or International protection status

As noted above, there are no landscape features within the Plan boundary which have a recognised European and international protection status. The Rye Valley/Carton SAC site is located downstream of the environs area. The Rye Water River passes along the southern boundary of the environs lands. The proposed amendments include additional text and policies to safeguard the SAC site and ensure that development of the LAP lands will not result in any undue impacts on it.

6.0 Statutory Consultation

The specified environmental authorities that should be consulted in relation to Local Area Plans are:-

- The Environmental Protection Agency (EPA);
- The Department of the Environment, Heritage and Local Government (DoEHLG);
- The Department of Communications, Energy and Natural Resources.

7.0 Conclusion

On consideration of the relevant criteria set out in Schedule 2A of the Regulations, it is considered that the proposed amendments will not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. The Planning Authority is satisfied that the LAP with the amendments will ensure that the lands will be developed in a sustainable and environmentally sound manner fully consistent with the policy and objectives prescribed in the Meath County Development Plan 2007-2013. In view of this, it is considered that a strategic environmental assessment is not required in respect of the proposed local area plan amendments.

8.0 Recommendation:

It is not considered necessary to carry out a Strategic Environmental Assessment for the proposed amendments to the Draft Kilcock Environs Local Area Plan.

Appendix 2 Kilcock Environs Local Area Plan

Appropriate Assessment Screening Reports

Appropriate Assessment Screening Report

of the

Draft Kilcock Environs Local Area Plan 2009 – 2015

Prepared in conformance with Article 6(3) of Council Directive 92/43/EEC of 21 May 1992
on the conservation of natural habitats and of wild fauna and flora, as amended

March 2009

1.0 Introduction

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

The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site, the competent authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

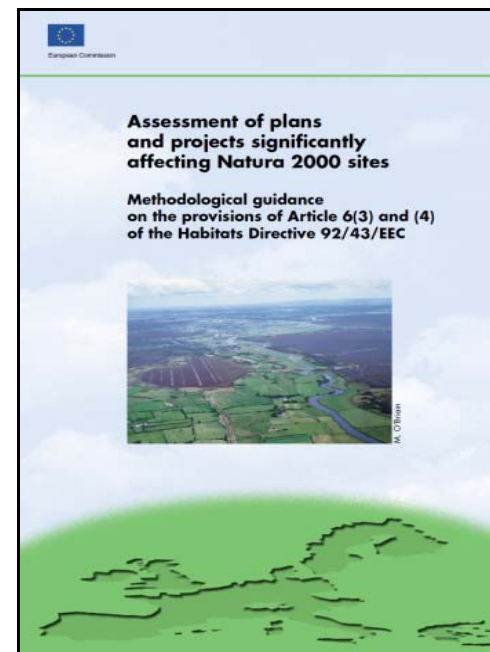
If the assessment concludes that the plan or project will have a negative impact on the site, it may only proceed and be carried out for imperative reasons of overriding public interest as outlined in the Directive and the member state concerned shall take all compensatory measures to ensure that the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

Meath County Council are preparing a Local Area Plan for the Kilcock Environs as required by the Meath County Development Plan 2007 – 2013, the parent policy document to the Local Area Plan.

The Draft Kilcock Environs Local Area Plan 2009-2015 has been screened to ascertain if the Plan should be subject to an

appropriate assessment as outlined in the Habitats Directive. The screening has had regard to the European Commission's guidance document entitled "Assessment of plans and projects significantly affecting Natura 2000 sites, methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC". In line with the suggested assessment methodology put forward by the Commission, a screening matrix and a finding of no significant effects matrix have been completed.

The screening process has found that the Draft Kilcock Environs Local Area Plan 2009-2015 does not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site.



2.0 Overview of Proposed Local Area Plan

The environs of Kilcock which are located in County Meath are designated in the Meath County Development Plan 2007 – 2013 as being a Moderate Growth Town. It is an objective of the County Development Plan to prepare a local area plan for the Kilcock Environs.

The draft Local Area Plan has been prepared in order to set out a comprehensive framework for the proper planning and sustainable development of the Kilcock Environs over the period of 2009 to 2015.

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 that “*a local area plan shall be consistent with the objectives of the development plan.*” The Local Area Plan is therefore a subsidiary document to the Meath County Development Plan 2007–2013 and compliance with the policies and objectives in the County Development Plan is required for development in the Kilcock Environs.

The draft LAP envisages that the Kilcock Environs area will accommodate regional and local population growth, complemented by necessary localised community, education and commercial supports, through a Plan led approach that will also integrate with and complement the current and future expansion of Kilcock Town.

In accordance with Settlement Strategy Strategic Objective 1 of the County Development Plan, Variation No 2 was adopted on 14th February 2008. This variation relates to the criteria for the release of residential zoned lands and indicates the number of

residential units to be catered for during the Development Plan period and post 2013. The Planning Authority have projected the number of additional households that could be accommodated in each urban centre up to and including 2019, primarily for infrastructural planning needs. The last three columns in Table 6 (as per table below) indicate the extent of remaining residential zoned lands in each urban centre, the appropriate minimum density being pursued in each centre and the potential yield per hectare of this land bank, if serviced and released for development. This is not to infer that all of these lands will be serviced and released for development over the course of the Development Plan or that the indicative minimum densities units per hectare will be applied to all lands in each development centres

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

Table 1: Extract from Table 6: MCC County Development Plan

Variation No 2 indicates that in order to ensure the delivery of the distributor road in the study area, all lands immediately abutting this road need to be released for development. The phasing map for Kilcock has been revised and now excludes all those lands identified as open space and community facilities and also excludes the permitted distributor road. On that basis, and having regard to the permissible number of units in Kilcock

it is proposed that Phase One (2007-2013) release 56 hectares. The release of these lands will be linked to the availability of potable water and waste water capacity which in the case of Kilcock is sourced from Kildare County Council.

Table 6 of the Meath County Development Plan 2007-2013 identifies the provision of 1,150 residential units for the Kilcock Environs LAP area, which could result in a population increase of approximately 4,500 persons, calculated using a current average of 3.0 persons per household (based on 2006 Census average for County Meath). Therefore, based on these figures, population capacity of the LAP area is estimated to be a maximum of 4,500 persons, within the life of the LAP (subject to availability of infrastructure).

The Local Area Plan is comprised of a written statement which is divided into 6 sections, namely:

1. Background
2. Planning Context
3. Study Area Context
4. Strategy
5. Urban Design Concepts
6. Implementation and Monitoring

The Plan is also accompanied by land use zoning and objectives maps.

The draft Local Area Plan contains general policies relating to the protection of natural heritage and the need for adequate proposals for infrastructure and services to support development. These include:

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

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

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

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

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

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

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

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

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

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

- That the optimum solutions are provided for water supply, wastewater conveyance and surface water management for the entire lands
- The locations, sizes and design capacities of strategic mains serving the entire lands with spurs off for serving individual landholdings.
- Identify how water supply will be brought from this scheme to serve the development lands and the actual installation of the infrastructure necessary to provide water supply to serve the development lands
- How the waste water will be conveyed from the development lands to discharge into the Lower Liffey Valley Sewerage Scheme

- How the surface water from the entire County Meath lands in the Kilcock Environs will be managed

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

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

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

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

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

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

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

KH POL 6: To promote best practice guidance for integrating biodiversity into new development such as the 'Green City Guidelines- Advice for the Protection and Enhancement of Biodiversity in Medium to High Density Urban Developments. 2008'.

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

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

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

There are no policies in the draft Local Area Plan which directly relate to Natura 2000 sites as the plan does not concern the management of any Natura 2000 site and there are no such sites

within or abutting the plan area. The policies of the Meath County Development Plan 2007 – 2013 in relation to Natura 2000 sites include:

HER POL 3: To require any planning application that proposes development within or adjacent to the area designated as a cSAC, SPA or pNHA illustrated on Map 8.3 to be accompanied by an ecological impact assessment, assessing the impact of the proposal on these areas with conservation designations. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Section of the Department of Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority.

HER POL 8: To maintain, and where possible enhance, the conservation value of the cSACs, as identified by the Minister for the DoEHLG, and any other sites that may be proposed for designation during the lifetime of this Plan.

HER POL 9: To have regard to the views and guidance of the National Parks and Wildlife Service of the DoEHLG in respect of proposed development where there is a possibility that such development may have an impact on candidate or designated Special Areas of Conservation.

HER POL 10: To permit development on a designated SAC or those proposed to be designated over the period of this plan, only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of DoEHLG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

HER POL 11: To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and/or disturbance of species.

HER POL 12: To have regard to the views and guidance of the National Parks and Wildlife Service of the DoEHLG in respect of proposed developments where there is a possibility that such development may have an impact on candidate or designated Special Areas of Conservation.

HER POL 13: To permit development on a designated SPA or those proposed to be designated over the period of this plan, only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of DoEHLG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

The County Development Plan is the primary planning policy document for this area and its policies are also applicable within the Kilcock Environs.

It should be noted that Kildare County Council has prepared a Development Plan for Kilcock (the 2002 Development Plan). This is now under review. A draft Kilcock Local Area Plan has been produced and at the time of writing, public consultation on proposed amendments to this Draft Plan has been completed.

2.0 Overview of Applicable Natura 2000 Site

There are no Natura 2000 sites within the boundary of the Local Area Plan.

The closest Natura 2000 site to the Kilcock Environs LAP area is the Rye Water Valley/Carton SAC, located north of Maynooth and approximately 7 kilometers away (measured directly from point to point). Its location is shown in Figure 1. The following summary of the site is taken from the National Parks and Wildlife Service website (www.npws.ie).

Site Name: Rye Water Valley/Carton

Site Code: 001398

Description: This site is located between Leixlip and Maynooth. It extends along the Rye Water, a tributary of the River Liffey. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest.

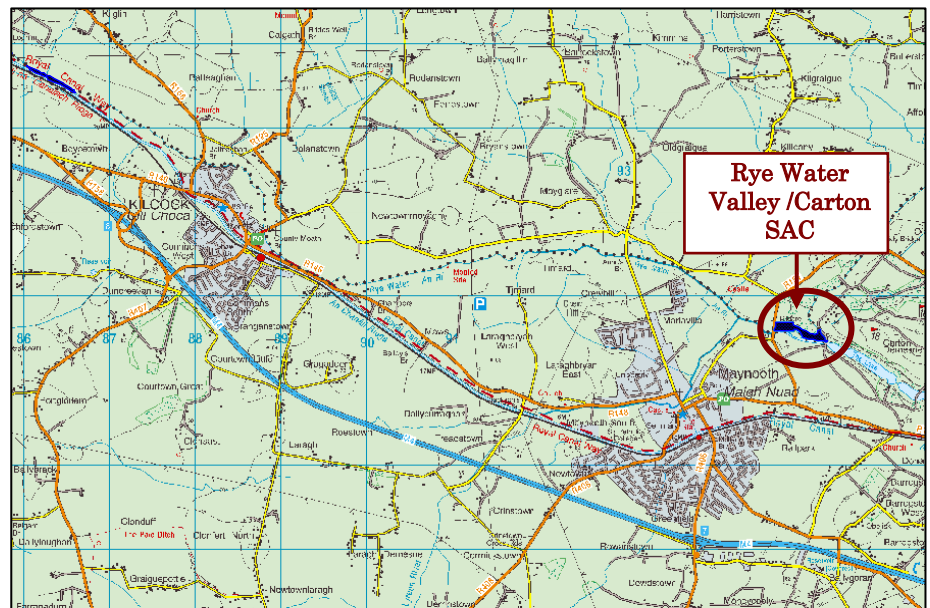


Figure 1: Location of Rye Water Valley/Carton SAC

The report 'The Status of EU Protected Habitats and Species in Ireland' (National Parks and Wildlife Service, 2008) assesses the current conservation status of protected species and habitats. With regard to the habitats and species recorded within the Rye Water Valley/Carton Special Area of Conservation, it found that in a national context, the overall conservation status for petrifying spring habitat is bad (see details below). The overall national conservation status for the semi-aquatic snail, *Vertigo angustior*, which occurs in marsh vegetation near Louisa Bridge in the SAC is listed as poor. The overall national conservation status of the semi-aquatic snail, *Vertigo moulinsiana*, which also occurs near Louisa Bridge is rated as bad. The Rye Water is a spawning ground for salmon which has an overall national conservation status of bad. The White Clawed Crayfish, which has been recorded at Leixlip, has an overall national conservation status of poor.

PETRIFYING SPRINGS with tufa formation (<i>Cratoneurion</i>) (7220)	
Range	Good
Area	Good
Structure & Function	Bad
Future prospects	Bad
OVERALL	BAD

NARROW-MOUTHED WHORL SNAIL <i>Vertigo angustior</i> (1014)	
Range	Good
Population	Poor
Habitat	Poor
Future prospects	Poor
OVERALL	POOR

DEMOULIN'S WHORL SNAIL <i>Vertigo moulinsiana</i> (1016)	
Range	Bad
Population	Bad
Habitat	Poor
Future prospects	Bad
OVERALL	BAD

ATLANTIC SALMON <i>Salmo salar</i> (1106)	
Range	Good
Population	Bad
Habitat	Poor
Future prospects	Poor
OVERALL	BAD

WHITE-CLAWED CRAYFISH <i>Austropotamobius pallipes</i> (1092)	
Range	Poor
Population	Poor
Habitat	Poor
Future prospects	Poor
OVERALL	POOR

The Environmental Protection Agency manages a spatial data service called EPA ENVision. This is an internet based map viewer which gives state authorities and the public at large access to environmental data for the whole of Ireland. According to this, water quality in the Rye Water River was recorded as 'moderate status' north of Kilcock and 'poor status' east of Kilcock. Water quality varies from 'good' to 'poor' status around Maynooth.

Water supply for the Kilcock Environs is taken from the Kildare County Council water supply. This originates in Dublin City Council's Water Treatment Plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghan Reservoir and interconnecting pipework. The Ballymore Eustace treatment plant sources water from the Poulaphouca Reservoir which is an SPA. A summary of this site, which has been taken from the National Parks and Wildlife Service website, is provided below.

Site Name: Poulaphouca Reservoir SPA

Site Code: 004063

Description: Poulaphouca Reservoir SPA, located in the western foothills of the Wicklow Mountains, was created in 1944 by damming of the River Liffey for the purpose of generating

electricity from hydropower. The reservoir covers an area of approximately 20 square kilometres and is the largest inland water body in the Mideast and south-east regions. The principal interest of the site is the Greylag Goose population, which is of international importance. A range of other wildfowl species also occurs, including Whooper Swan, a species that is listed on Annex I of the E.U. Birds Directive. The site is also notable as a winter roost for gulls, especially Lesser Black-backed Gull.

According to the 'Water Quality in Ireland 2001-2003' report (EPA, 2005), water quality in the Poulaphouca Reservoir was measured as mesotrophic.

BirdWatch Ireland and the RSPB NI have agreed a list of priority bird species for conservation action on the island of Ireland. Greylag Goose and Whooper Swan are categorised on the list of amber species, i.e. of medium conservation concern (source www.birdwatchireland.ie). According to BirdLife International (Birds in the European Union: a status assessment 2004), Greylag Goose and Whooper Swan have favourable conservation status.

3.0 Screening Matrix

Assessment criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site.

The Kilcock Environs Local Area Plan 2009-2015 has been drafted to provide a framework for the proper planning and sustainable development of this area over the lifetime of the plan. The Plan provides for the future growth of the Environs

area in a coherent and integrated manner taking into account the need to provide adequate infrastructural arrangements for all new development. It is therefore considered unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects).

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- size and scale:

No projects which would give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, arising from the size or scale of the project, shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

- land-take:

The draft Kilcock Environs Local Area Plan encompasses an area of approximately 95 hectares. The Plan area will accommodate regional and local population growth, complemented by necessary localised community, education and commercial supports. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from land take shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

- distance from the Natura 2000 site or key features of the site:

The closest Natura 2000 site is approximately 7 kilometres from the Kilcock Environs. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of

any Natura 2000 sites having regard to their conservation objectives, arising from distance to the sites shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects)

- resource requirements (water abstraction etc.):

Kilcock's water supply is taken from Dublin City Council's Water Treatment Plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghan Reservoir and interconnecting pipework. Kildare County Council have completed the North East Kildare Water Supply Scheme and currently, Meath County Council have an agreement for an allocation of 8,000 p.e. which is capable of serving the entire LAP Study area. In terms of waste water treatment, Kilcock forms part of the Lower Liffey Valley Catchment area, which serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The Waste Water Treatment Plant at Leixlip which serves Kilcock, is due to be upgraded to provide a treatment capacity of c. 150,000PE.

The draft Local Area Plan does not propose to make alterations to the water supply or waste water treatment systems serving Kilcock. Any such development would be subject to an appropriate assessment in the form of an Environmental Impact Assessment. The allocation of capacity in water services to serve the Kilcock Environs will be as per agreement with Kildare County Council.

- emissions (disposal to land, water or air):

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from their emissions (disposal to land, water or air), shall be permitted on

the basis of this LAP (either individually or in combination with other plans or projects).

- excavation requirements:

The policy provisions included in the Plan and the parent Meath County Development Plan 2007 – 2013 ensure that no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from excavation requirements shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- transportation requirements:

The transportation policies of the draft Local Area Plan (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from transportation requirements shall be permitted on the basis of this Plan.

- duration of construction, operation, decommissioning, etc.:

The Draft Kilcock Environs Local Area Plan shall be adopted in mid 2009 and will remain in effect until 2015. The duration of the plan is irrelevant and not applicable to the ongoing protection of any Natura 2000 site. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from duration of construction, operation, decommissioning etc., shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- other:

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives, arising from other considerations, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Describe any likely changes to the site arising as a result of:

- reduction of habitat area:

No projects giving rise to a reduction of habitat areas in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- disturbance to key species:

No projects giving rise to significant disturbance of key species in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- habitat or species fragmentation:

No projects giving rise to habitat or species fragmentation in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- reduction in species density:

No projects giving rise to a reduction in species density in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- changes in key indicators of conservation value (water quality etc.):

No projects giving rise to significant changes in key indicators of conservation value in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- climate change.

No projects likely to give rise to significant change in the climatological conditions experienced in any Natura 2000 site shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- interference with the key relationships that define the structure of the site:

No projects giving rise to significant interference with the key relationships that define the structure of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- interference with key relationships that define the function of the site.

No projects giving rise to significant interference with the key relationships that define the function of any Natura 2000 site, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- loss:

N/A

- fragmentation:

N/A

- disruption:

N/A

- disturbance:

N/A

- change to key elements of the site (e.g. water quality etc.):

N/A

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known:

N/A

4.0 Finding of No Significant Effects Report Matrix

Name of project or plan

Draft Kilcock Environs Local Area Plan 2009-2015

Name and location of Natura 2000 site

There are no Natura 2000 sites within or adjoining the Local Area Plan boundary. The closest Natura 2000 site is Rye Water Valley/Carton SAC, which is situated approximately 7 kilometres from the Local Area Plan lands.

Description of the project or plan

The draft Local Area Plan has been prepared in order to set out a comprehensive framework for the proper planning and sustainable development of Kilcock Environs over the period of 2009 to 2015. The environs of Kilcock which are located in County Meath are designated in the Meath County Development Plan 2007–2013 as being a Moderate Growth Town. It is an objective of the County Development Plan to prepare a local area plan for the Kilcock Environs.

The draft Local Area Plan is based on the household projections contained in the Meath County Development Plan and allows for additional supporting community, amenity and local commercial development.

Is the project or plan directly connected with or necessary to the management of the site (provide details)?

The Draft Plan is not directly connected with or necessary to the management of any Natura 2000 site but rather the future planning and development of Kilcock Environs. The Plan does however contain robust and thorough provisions to protect and enhance the natural heritage of the plan area.

Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?

There is a currently Development Plan for Kilcock town which has been prepared by Kildare County Council. A draft Local Area Plan for the town, to supersede the Development Plan, is in the process of being adopted by Kildare County Council.

The Local Area Plan for Kilcock Environs has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall

not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

The assessment of significance of effects

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

Explain why these effects are not considered significant.

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

In addition, it should be noted that any developments permitted in accordance with this plan also have a legal duty to conform with the relevant statutory and regulatory provisions enacted for the prevention of environmental pollution and degradation or other effects likely to significantly and adversely affect the integrity of Natura 2000 sites having regard to their conservation objectives.

List of agencies consulted: provide contact name and telephone or e-mail address.

At the time of writing Irish legislation does not prescribe statutory consultees for the purpose of consultation on the appropriate assessment of land use development plans. However Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government states the Department should be consulted.

As part of the Strategic Environmental Assessment of the Draft Kilcock Environs Local Area Plan 2009–2015, consultation occurred with the following prescribed bodies - stating that a submission or observation in relation to the Strategic Environmental Assessment process could be made to the Planning Authorities:

Department of the Environment, Heritage and Local Government (DEHLG), Dún Scéine, Harcourt Lane, Dublin 2.
Tel: 01 833 3190

Department of Communications, Energy and Natural Resources (DCMNR), Leeson Lane, Dublin 2. Tel: 01 678 3084

Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork.
Tel: 021 487 5540

Response to consultation.

The response from the Coordination Unit, Department of Communications, Energy and Natural Resources (dated 5th March 2009) states that in terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should

not be compromised as a result of this Local Area Plan. It is the view of the Department that any future development proposed on foot of the Local Area Plan should be considered premature until suitable sanitary services infrastructure, including treatment plant infrastructure, is in place to take and treat satisfactorily the anticipated increased loadings (both organic and hydraulic) that are expected as a result of the population increases projected in the Local Area Plan.

The response from the Department of the Environment, Heritage and Local Government dated 5th March 2009 recommends that the Local Area Plan should include a natural heritage section, should ensure that the Local Area Plan does not adversely impact on designated sites or protected species and should ensure that the Local Area Plan and any resulting development proposals take into account the need to protect, retain and enhance biodiversity generally as per the National Biodiversity Plan. The Local Area Plan should be screened for appropriate assessment. Reference is made to other designated sites such as natural Heritage Areas and protected species. The response details the importance of habitats such as hedgerows, trees, wetland areas for biodiversity and the need to ensure that development on foot of the Local Area Plan will protect these. Ground and surface waters should be protected from pollution. The Local Authority should ensure that adequate sewage treatment facilities and water supplies are in place prior to any development and the impact that any proposed water abstraction scheme would have on the natural heritage should be fully assessed.

Data collected to carry out the assessment

Who carried out the assessment?

Meath County Council.

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

A desktop study was completed utilizing existing information from the relevant state authorities.

Where can the full results of the assessment be accessed and viewed?

The full results of the assessment can be accessed and viewed in this document which is available for public inspection at the offices of Meath County Council's Planning Department, Abbey Road, Navan, Co. Meath.

Appropriate Assessment Screening Report

of the

Draft Kilcock Environs Local Area Plan 2009 – 2015

Prepared in conformance with Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as amended

June 2009



comhairle chontae na mí
meath county council

1.0 Introduction

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

The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site, the competent authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

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

Meath County Council are preparing a Local Area Plan for the Kilcock Environs. As part of this process, the Draft Kilcock Environs Local Area Plan and proposed amendments to the Draft Plan have been screened to ascertain if the Plan should be subject to an appropriate assessment as outlined in the Habitats Directive. The screening has had regard to the European Commission's guidance document entitled "Assessment of plans

and projects significantly affecting Natura 2000 sites, methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC".

2.0 Overview of Proposed Local Area Plan

The Kilcock Environs Local Area Plan has been prepared to in order to set out a comprehensive framework for the proper planning and sustainable development of the Kilcock Environs over the period of 2009 to 2015. The draft LAP envisages that the Kilcock Environs area will accommodate regional and local population growth, complemented by necessary localised community, education and commercial supports, through a planned approach that will also integrate with and complement the current and future expansion of Kilcock Town.

The Local Area Plan is comprised of a written statement which is divided into 6 sections, namely:

1. Background.
2. Planning Context.
3. Study Area Context.
4. Strategy.
5. Urban Design Concepts.
6. Implementation and Monitoring.

The Plan is also accompanied by land use zoning and objectives maps.

A number of amendments have been proposed to the draft LAP. These include minor mapping alterations which revise the scale and location of some zonings. The changes to the document include the addition of text and policies that relate to the need to acknowledge the location of the Rye Water Valley/Carton SAC downstream of Kilcock and to ensure that proposals in the Environs LAP area do not impact on the SAC site, an additional

policy in respect of provision of educational facilities, clarification on open space requirements for residential developments and an updating of progress made in completing a flood risk assessment management study for the wider area of which the Environs are part.

2.1 Overview of Other Relevant Plans

A local area plan has been prepared for Kilcock town by Kildare County Council (plan adopted on 27th April 2009). This provides for the full range of land uses appropriate to consolidate Kilcock as a self sustaining town. The zoning map for the proposed Kilcock Environs LAP (included in Appendix 1) illustrates the full zoned extent of Kilcock town and the Environs area.

3.0 Overview of Applicable Natura 2000 Site

3.1 Consideration of Potential Natura 2000 Sites

Mapping data has been consulted to ascertain the location of Natura 2000 sites geographically close to the plan area. Meath County Council GIS information was used to check for sites within the County. There are no Natura 2000 sites within or adjoining the Kilcock Environs area. The following are the closest sites to the LAP area (see Figure 1 below for location of sites):

- Rye Water Valley/Carton SAC (site code 001398): This site is located between Leixlip and Maynooth, approximately 7 kilometres from the LAP lands. It extends along the Rye Water, a tributary of the River Liffey. According to the site synopsis published on www.npws.ie, the main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral,

petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest. The Rye Water River flows along the southern boundary of the Kilcock Environs LAP area upstream of this SAC site.

- River Boyne and River Blackwater SAC (site code 002299): According to the site synopsis published on www.npws.ie, this site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey. Neither the River Boyne nor the River Blackwater is used as a water supply source or for disposal of treated wastewater for the Kilcock Environs area. The Environs area is also not linked to either of these rivers by any other water body or drainage patterns. In light of this and given the distance involved between the LAP lands and this site, it is not considered that this site requires any further study.

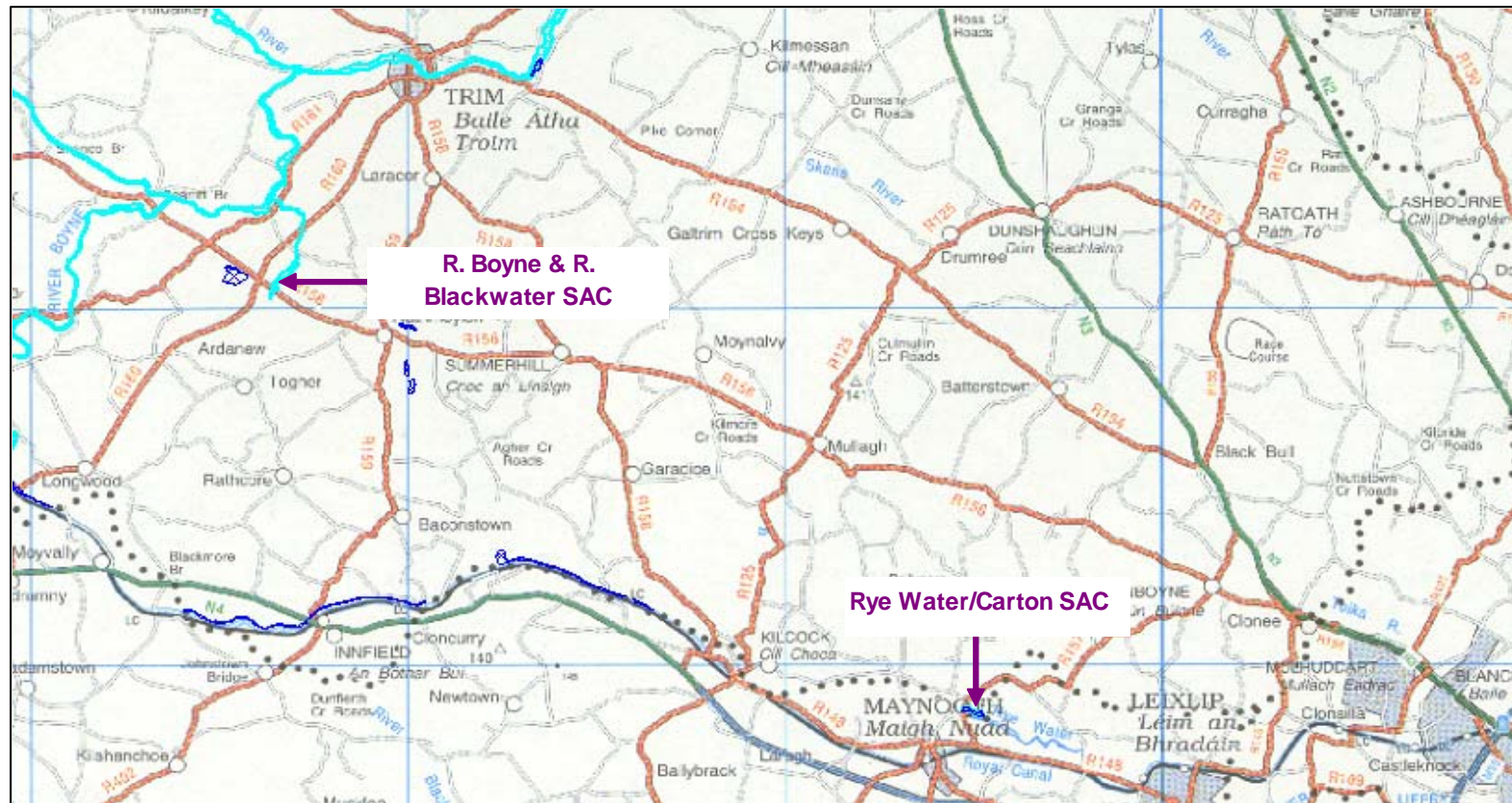


Figure 1: Location of Natura 2000 Sites within County Meath (note that other sites illustrated in dark blue on the map refer to Natural Heritage Areas).

Map information on the National Parks and Wildlife Service website (www.npws.ie) was used to check for sites in adjoining counties. The following are the sites in closest proximity to Kilcock Environs (illustrated in Figure 2).

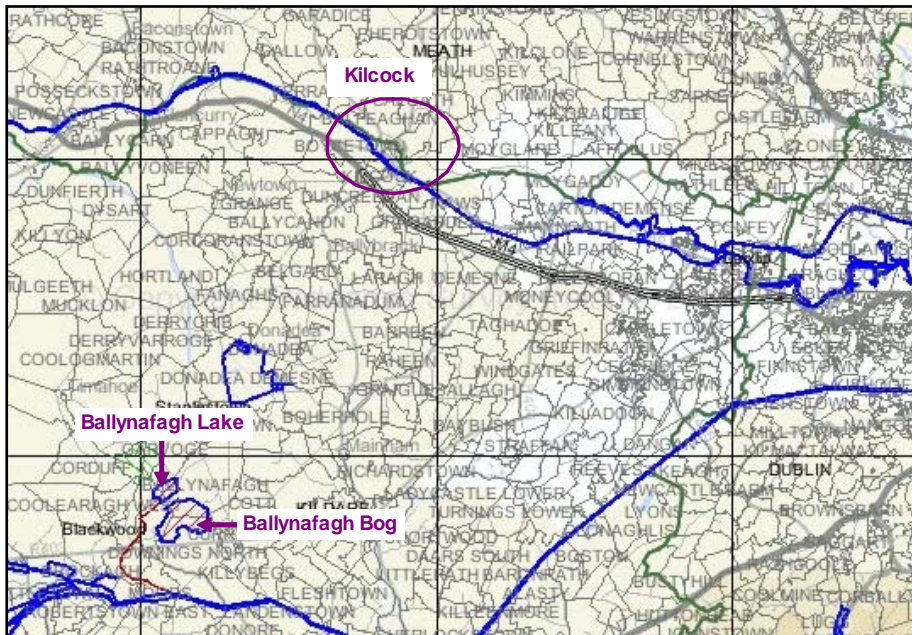


Figure 2: Location of Natura 2000 sites in proximity to Kilcock Environs

- Ballynafagh Lake SAC (site code 001387): According to the site synopsis published on www.npws.ie, Ballynafagh Lake is located about 2 km north-west of Prosperous in Co. Kildare. It is a shallow alkaline lake with patches of emergent vegetation in the middle as well as around the shore. Although originally a reservoir, Ballynafagh Lake has developed a very natural vegetation with some

interesting plant communities, including alkaline fen, a habitat that is listed on Annex I of the E.U. Habitats Directive. The site supports a high diversity of molluscan species, with some rare species recorded, including *Vertigo moulinsiana*, a species that is listed on Annex II of the E.U. Habitats Directive. The site is also of ornithological importance. Given the nature of the site and that there is no direct or indirect link between it and the Kilcock Environs area, it is not considered that this site requires any further study.

- Ballynafagh Bog SAC (site code 000391): According to the site synopsis published on www.npws.ie, this site is a raised bog situated about 1 km west of Prosperous in County Kildare. The area is directly underlain by muddy, fossiliferous limestones, interbedded with calcareous shales. The subsoils are predominantly clay-rich tills. All are of low permeability. The site is within the territory of a breeding pair of Merlin, a species listed on Annex I of the EU Birds Directive. Several pairs of Curlew and Snipe breed on the bog. Scrub species such as Stonechat, Redpoll and Long-tailed Tit occur on the cutaway. Raised bogs are a rare habitat in Europe, and in Ireland continue to be under threat. Ballynafagh Bog, although damaged, is of added interest as the most easterly site with a high proportion of intact raised bog habitat remaining in Ireland. Given the nature of the site and that there is no direct or indirect link between it and the Kilcock Environs area, it is not considered that this site requires any further study.

Natura 2000 sites can also be affected by virtue of the resources requirements demanded by land use plans. The water services requirements of the Kilcock Environs LAP area were examined

on this basis. Water supply for the Kilcock Environs is taken from the Kildare County Council water supply network. The North East Kildare Regional water supply scheme was commissioned in 2007. This scheme included the construction of a new 4.5 ml (4,500 m³) reservoir at Ballycaghan near Kilcock. The water supply for Kilcock Environs originates from the water treatment plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghan Reservoir and interconnecting pipework. At present, Meath County Council have an agreement for an allocation of approximately 8,000 P.E. which is capable of serving the entire LAP area. The Kilcock Environs area does not therefore have an independent water supply source with capacity in water services provided through an agreement with Kildare County Council. Development as per this LAP must be in accordance with the capacity agreement and would not lead to augmentation works to the supply system.

In respect of wastewater treatment, Kilcock forms part of the Lower Liffey Valley Catchment area, which also serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The waste water treatment plant at Leixlip, which serves Kilcock, currently has capacity to serve 80,000 population equivalent (p.e). The plant is currently being expanded to serve a total p.e of 150,000 with this expansion due to be completed in 2011.¹ There will be capacity in the Lower Liffey Valley Sewerage Scheme, when complete, to service the entire County Meath lands in the Kilcock Environs.

The development of the Kilcock Environs LAP lands can be catered for within through agreed capacity limits in water supply and waste water treatment facilities. The issue of water

services for the LAP lands is not considered to be a factor which would impact upon any Natura 2000 sites.

3.2 Rye Water Valley/Carlton SAC Site

As mentioned previously, the Rye Water Valley/Carlton SAC site is located downstream of the Kilcock Environs area. The full site synopsis as available on the National Parks and Wildlife Service website is included in Appendix 2 to this document. A conservation management plan has not been finalised as yet for the site. A draft conservation plan was prepared to cover the period 1998-2003. This specified a number of management objectives for the site including:

- To maintain, and where possible, enhance the ecological value of the Priority Habitat, Petrifying Springs with Tufa formation (Cratoneurion)(<1%).
- To maintain, and where possible, increase the ecological value of other semi-natural habitats within the site, namely Dry Mixed Woodland (50%), Rivers and Streams (5%), Lakes and Ponds (5%), Scrub (5%), Lowland Dry Grassland (5%), Reedbeds and other swamps (3%), Freshwater Marsh (2%), Wet Mixed Woodland (<1%), Amenity Woodland (>1%) and Canals (<1%).
- To maintain, and where possible increase, the populations of the Annex I Bird species, the Kingfisher (*Alcedo atthis*) and other importance bird species within the site, namely Blackcap (*Sylvia atricapilla*) and Long-eared Owl (*Asio otus*).
- To maintain, and where possible increase, the populations of the Annex II species found within the site, namely the Otter (*Lutra lutra*), Atlantic Salmon (*Salmo salar*), White-clawed Crayfish (*Austropotamobius*

¹ Source: Draft Leixlip Local Area Plan (2009) Kildare County Council

pallipes), Brook Lamprey (*Lampetra planeri*) and the Snail species *Veritgo angustior* and *Vertigo moulinsiana*.

- To maintain, and where possible increase, the populations of the Annex II plant species Shining Sicklemoss (*Drepanocladus vernicosus*), the legally protected plant, Hairy St. John's-wort (*Hypericum hirsutum*) and the Red Data Book species, Blue Fleabane (*Erigeron acer*) and Green Figwort (*Scrophularia umbrosa*).
- To alter the site boundary to exclude the relevant areas from the cSAC.
- To initiate effective liaison between NPW and relevant authorities and interested parties (e.g. Landowners, Kildare and Meath County Councils, Carton estate, Intel, ERFB, Iarnrod Éireann, Dúchas – Waterways, Environmental Protection Agency, Leixlip and District Angling Club, REPS planners, the public etc.) on the management of the site.

Contact was also made with the National Parks and Wildlife Service to ascertain if any up to date conservation objectives are available. The following general objectives were supplied:

Objective 1: To maintain the Annex I habitat for which the cSAC has been selected at favourable conservation status: Petrifying springs with tufa formation (Cratoneurion).

Objective 2: To maintain the Annex II species for which the cSAC has been selected at favourable conservation status: *Vertigo angustior*; *Vertigo moulinsiana*.

Objective 3: To maintain the extent, species richness and biodiversity of the entire site.

Objective 4: To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

4.0 Screening Matrix

Assessment criteria

1. Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site.
 - The Rye Water River passes along the southern boundary of the LAP area, upstream of the SAC site. The quantity and quality of surface water flows from the Environs lands into the Rye Water must remain satisfactory and at a level which does not impact on the Natura 2000 site downstream.
 - The plan includes proposals for amenity walkways and recreational space along the Rye Water. The Kilcock Town LAP also includes for similar proposals along the Rye and Royal Canal. These works must not lead to impacts downstream at the SAC site.
2. Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- size and scale:	The LAP encompasses approximately 95 hectares. The size and scale of the LAP lands alone is not considered likely to give rise to impacts on the SAC site.
- land-take:	The SAC site is not within the LAP area and therefore the overall land take of the site is unaffected.
- distance from the	The site is approximately 7 kilometres

Appropriate Assessment Screening Draft Kilcock Environs LAP

Natura 2000 site or key features of the site:	away from the LAP area. There would not be any impacts expected by virtue of distance.
- resource requirements (water abstraction etc.):	The SAC site is not the source of resources such as water supply to the Environs area and therefore there would not be any impacts on the site associated with resource requirements in the LAP area.
- emissions (disposal to land, water or air):	Surface water from the Environs area flows into the Rye Water River upstream of the SAC site. The LAP requires that all developments incorporate SuDS proposals which would reduce surface water run-off to greenfield rates. In addition, the LAP requires that a Water Services Provision Strategic Framework Plan be prepared for the entire LAP area to ensure that the optimum solutions are provided for water supply, wastewater conveyance and surface water management for the entire lands. The proposed amendments (Policy KRF OBJ1) note that a Flood Risk Assessment Management Study (FRAMS) has been carried out in conjunction with the OPW and Kildare County Council with regard to flood management issues and alleviation measures for the area. As per this policy, development in the Environs area will be required to

	<p>adhere to the recommendations of this study.</p> <p>The proposed amendments to the draft LAP contain an additional policy (policy KH POL 7) which states “To ensure that development within the Kilcock Environs area will not negatively impact upon the Rye Water Valley/Cartron Special Area of Conservation.” The proposed amendments to the draft LAP require that surface water management proposals take due cognisance of the presence of the Rye Water Valley/Cartron Special Area of Conservation down stream of the Environs Area and demonstrate that the proposals would not have any undue impact on the site (policy KI POL 10 and objective KI OBJ 1).</p> <p>As a result, it is not considered that significant impacts will occur on the site as a result of emissions from the LAP lands.</p>
- excavation requirements:	The SAC site is not within the LAP area so would not be subject to excavation works on foot of this LAP.
- transportation requirements:	No impacts likely.
- duration of construction, operation,	No impacts likely.

decommissioning, etc.:	
- other:	The LAP proposes that lands alongside the Rye Water River be used for amenity purposes. The proposed amendments require that plans for the amenity walkway be subject to appropriate assessment screening and be accompanied by an ecological impact assessment to safeguard against any impacts of this nature (objective KH OBJ 5). It is not therefore considered that any significant impacts will be generated.

3. Describe any likely changes to the site arising as a result of:

- reduction of habitat area:	The SAC site is not situated within the LAP area and therefore the extent of the habitat area will not be reduced.
- disturbance to key species:	Potential disturbance could arise from works for amenity features alongside the river or alteration in river flow owing to surface water management. However the policies of the plan and amendments control for this (e.g. objective KH OBJ5 requires appropriate assessment screening for the amenity walkway, policy KH

	OBJ 6 prohibits development that would result in a significant deterioration of habitats and/or disturbance of species, policy KI POL 10 requires that the provision of water services and surface water management in the Environs area shall not have any undue impact on the SAC site). Consequently no significant impacts are considered likely.
- habitat or species fragmentation:	None considered likely.
- reduction in species density:	None considered likely.
- changes in key indicators of conservation value (water quality etc.):	The policies of the plan and amendments (e.g. KFR POL2, KFR POL3, KRF POL4, KRF POL5) are clear in the need to protect floodplains along the river and require definite proposals for surface water management for development in the Environs area. Similarly, lands adjacent to the Rye Water are designated for open space with limited development permissible as a result. KFR POL 8 states that, in general, a 10 metre strip will be kept on either side of the river. Proposed policy KH

	POL 7 requires that development within the Kilcock Environs area will not negatively impact upon the Rye Water Valley/Carlton Special Area of Conservation and proposed Policy KH OBJ 5 requires the submission of ecological impact assessments to demonstrate this. It is therefore not considered that impacts will result relating to water quality issues.
- climate change.	None considered likely.

4. Describe any likely impacts on the Natura 2000 site as a whole in terms of:

- interference with the key relationships that define the structure of the site:	The main potential risk from the development of the LAP lands for the site is considered to be related to the water quality of the Rye Water River as it flows through the Environs. Owing to the pattern of uses proposed alongside the river (open space) and consequently limited development opportunities and the policies in place in respect of surface water management, it is not considered that
- interference with key relationships that define the function of the site.	

	development as per the Environs LAP would significantly impact on the SAC site.
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5. Provide indicators of significance as a result of the identification of effects set out above in terms of:

- loss:	It is not considered that the LAP would give rise to loss of habitat area in the SAC site.
- fragmentation:	No significant fragmentation considered likely.
- disruption:	No significant disruption.
- disturbance:	No significant disturbance likely.
- change to key elements of the site (e.g. water quality etc.):	Water quality has been identified as a key issue. Significant impacts are not envisaged owing to the distribution of land uses and specific policies of the LAP with proposed amendments.

6. Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known:

Taking into account all of the above, it is not considered that there are likely to be significant impacts on the SAC site as a result of the Kilcock Environs LAP with proposed amendments.

Finding of No Significant Effects Report Matrix

Name of project or plan

Kilcock Environs Local Area Plan.

Name and location of Natura 2000 site

Rye Water/Carton Special Area of Conservation.

Description of the project or plan

The Kilcock Environs Local Area Plan is a land use plan relating to the Environs area of Kilcock situated in County Meath. In tandem with the Meath County Development Plan 2007 – 2013, it will provide the local level planning context for development in the area. The plan consists of written text and a number of maps illustrating land use zoning, transport, urban design and other objectives.

Is the project or plan directly connected with or necessary to the management of the site (provide details)?

No.

Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?

A Local Area Plan for Kilcock Town has recently been adopted by Kildare County Council.

The assessment of significance of effects

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.

The main potential for impacts on the site arising from this area is considered to be the water quality and flow of the Rye Water River which passes through Kilcock upstream of the site. This river forms the southern boundary of the Environs LAP area and is demarcated by open space zoning in the plan with the

objective of providing an amenity walkway along the lands. Controlling surface water run off from development sites to the river and impacts on the flood plain of the river and ensuring that any construction of the amenity walkway does not lead to any pollution are identified as the principal related factors. A Local Area Plan has been prepared for Kilcock Town Council by Kildare County Council. The plan contains objectives to develop the riverside and Royal Canal to include linear parks, seating arrangements, pedestrian and cycle routes and pedestrian crossings.

Explain why these effects are not considered significant.

There are policies and objectives in the Kilcock Environs LAP which safeguard water quality and flow. These relate to specific issues such as surface water management and flood risk; the requirement for the submission of ecological impact assessments to demonstrate that water services and the provision of the amenity walkway and other related works will not have any impact on the SAC site; the requirement to screen proposals for the amenity walkway for appropriate assessment; and more general policies which are to ensure that development in the Environs area will not negatively impact upon the SAC site. In respect of the Kilcock Town LAP, the plan notes that pedestrian crossings over the Rye Water River and Royal Canal shall be designed so that there is minimum impact on either the river or the canal. The plan also contains a specific objective (Ref. NH 1) to protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value, general policies to protect natural heritage and policies to protect riparian corridors.

Taking into account the above, it is not considered that any significant impacts will result on the site taking.

List of agencies consulted: provide contact name and telephone or e-mail address.

At the time of writing Irish legislation does not prescribe statutory consultees for the purpose of consultation on the appropriate assessment of land use development plans. However Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government states the Department should be consulted.

As part of the Strategic Environmental Assessment of the Draft Kilcock Environs Local Area Plan 2009–2015, consultation occurred with the following prescribed bodies - stating that a submission or observation in relation to the Strategic Environmental Assessment process could be made to the Planning Authorities:

Department of the Environment, Heritage and Local Government (DEHLG), Dún Scéine, Harcourt Lane, Dublin 2.
Tel: 01 833 3190

Department of Communications, Energy and Natural Resources (DCMNR), Leeson Lane, Dublin 2. Tel: 01 678 3084
Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork.
Tel: 021 487 5540

Response to consultation.

The response from the Coordination Unit, Department of Communications, Energy and Natural Resources (dated 5th March 2009) states that in terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should

not be compromised as a result of this Local Area Plan. It is the view of the Department that any future development proposed on foot of the Local Area Plan should be considered premature until suitable sanitary services infrastructure, including treatment plant infrastructure, is in place to take and treat satisfactorily the anticipated increased loadings (both organic and hydraulic) that are expected as a result of the population increases projected in the Local Area Plan.

The response from the Department of the Environment, Heritage and Local Government dated 5th March 2009 recommends that the Local Area Plan should include a natural heritage section, should ensure that the Local Area Plan does not adversely impact on designated sites or protected species and should ensure that the Local Area Plan and any resulting development proposals take into account the need to protect, retain and enhance biodiversity generally as per the National Biodiversity Plan. The Local Area Plan should be screened for appropriate assessment. Reference is made to other designated sites such as natural Heritage Areas and protected species. The response details the importance of habitats such as hedgerows, trees, wetland areas for biodiversity and the need to ensure that development on foot of the Local Area Plan will protect these. Ground and surface waters should be protected from pollution. The Local Authority should ensure that adequate sewage treatment facilities and water supplies are in place prior to any development and the impact that any proposed water abstraction scheme would have on the natural heritage should be fully assessed.

Two further submissions were received from the Department following display of the draft LAP. The first of these was from the spatial planning unit. It addressed spatial planning issues and the SEA and AA screening. It advised that further

explanatory statements should be provided to illustrate how there would be no effects on the Rye Water Valley/Carton SAC downstream from these lands. The Department advise that when constructing amenity walkways etc. along the Rye Water river, they should be subject to appropriate assessment screening and if necessary a stage 2 AA. It also queried whether the Kildare LAP has been taken into account in considering cumulative or in combination impacts.

The second submission addressed conservation and architectural heritage issues. General advice was provided on incorporating a suitable approach and policies for architectural heritage in the LAP. The submission outlined the opinion of the Department that the draft LAP has the potential to impact downstream on the Rye Water Valley Carton SAC and should therefore be subject to appropriate assessment. The combination or cumulative impact should also be assessed particularly in combination with the Kildare County Council LAP for Kilcock. It is stated that there is also potential to impact negatively on the hedgerow and watercourse biodiversity. If bat species or otters are present, the LAP could impact negatively on these species which are strictly protected by the Habitats Directive.

A submission was received from the Environmental Protection Agency following display of the draft LAP. The submission:

- Noted Meath County Council's position in respect of the need for Strategic Environmental Assessment of the Local Area Plan.
- Advised of the criteria which should be taken into account in determining whether or not the plan would be likely to have a significant effect on the environment and that a copy of the decision regarding SEA screening should be made available for public inspection at Meath

County Council offices and referred to the environmental authorities already consulted.

- Outlined a number of issues which should be considered during the preparation of the plan.
- Detailed previous correspondence from the EPA regarding other LAPs. The Authority noted their view that there exists the possibility for significant cumulative environmental effects due to the proximity of, and interaction between, the many LAPs being prepared in Meath. Previous correspondence on this matter was also highlighted.
- Advised of the EPA's online interactive GIS map viewer, ENVision, as a source of environmental information and data.
- Listed a number of documents to which account should be taken where appropriate.
- Advised that in proposing and amending the Plan, and any related amendments or variations thereof, adequate and appropriate infrastructure should be in place or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan. The submission refers to the responsibilities and obligations of Meath County Council in relation to national and EU environmental legislation and states that the Plan should provide for the inclusion, where appropriate, of the policies and recommendations of the Meath County Development Plan 2007 – 2013 (and associated SEA and Appropriate Assessment) and the Regional Planning Guidelines.
- Advised of the requirement to give notice to other statutory bodies.

Data collected to carry out the assessment

Who carried out the assessment?

Meath County Council.

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

A desktop study was completed utilizing existing information from the relevant state authorities.

Where can the full results of the assessment be accessed and viewed?

The full results of the assessment can be accessed and viewed in this document which is available for public inspection at the offices of Meath County Council's Planning Department, Abbey Road, Navan, Co. Meath.

Meath County Council KILCOCK ENVIRONS

AMENDMENT TO THE DRAFT LOCAL AREA PLAN LAND USE ZONING MAP

Land Use Zoning Objectives

- A1: To protect and enhance the amenity of developed residential communities.
- A2: To provide for new residential communities and community facilities and to protect existing residential areas.
- A3: To conserve and protect the character and setting of institutional complexes and heritage buildings in residential development and built proposals in accordance with action area planning objectives.
- A4: To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilizing higher densities in accordance with approved action area plans.
- E2: To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved action plans and the provision of necessary physical infrastructure.
- F1: To provide for and improve open spaces for active and passive recreational uses.
- G1: To provide for necessary community, recreational and educational facilities.

SPECIFIC OBJECTIVES

- Access Points (Indicated)
- Listed Buildings or Structures
- Pedestrian Walkways/Cycleways
- Provision of Footpaths
- Major Distributor / New Roads (Indicated)
- Development Area Boundary
- County Boundary
- Objective Area
- Amendments to the Draft Local Area Plan
- Refer to KSC OBJ 3 in Written Statement

Extract From Kildare County Councils

Kilcock - Local Area Plan 2008

Legend

- A: Town Centre
- B: Existing / Potential Residential
- C: New Residential
- D: Office Development
- E: Community & Educational
- F: Open Space & Amenity / E: Facility
- G: Other Land Use / Industry & Warehousing
- H: Light Industry & Warehousing
- I: Agricultural
- J: Employment and Employment
- K: Other Land Use / Commercial
- L: Integrated Land Use Development
- M: Other Land Use / Other
- N: Other Land Use / Other
- O: Other Land Use / Other
- P: Other Land Use / Other
- Q: Other Land Use / Other
- R: Other Land Use / Other
- S: Other Land Use / Other
- T: Other Land Use / Other
- U: Other Land Use / Other
- V: Other Land Use / Other
- W: Other Land Use / Other
- X: Other Land Use / Other
- Y: Other Land Use / Other
- Z: Other Land Use / Other

Land Use Zoning Objectives Map

Proposed Zoning A4 Previously Zoned G1 Insert KSC OBJ 3

Insert KSC OBJ 3

Scale: 1:50,000

Map Date: 2008/08/08

Drawing No: 000000041

Date: 2008/08/08

Drawn By: [Name]

Scale: 1:50,000

Map Date: 2008/08/08

Drawing No: 000000041

Date: 2008/08/08

Drawn By: [Name]

APPENDIX 2 – RYE WATER VALLEY/CARTON SAC SITE SYNOPSIS

SITE SYNOPSIS

SITE CODE: RYE WATER VALLEY/CARTON

SITE CODE: 001398

This site is located between Leixlip and Maynooth. It extends along the Rye Water, a tributary of the R. Liffey.

The Rye Water in Carton Estate is dammed at intervals, creating a series of lakes. Reed Grass (*Glyceria maxima*) is frequent around the lakes, along with Yellow Flag (*Iris pseudacorus*), Reed Canary-grass (*Phalaris arundinacea*), Bulrush (*Typha latifolia*), Water Forget-me-not (*Myosotis scorpioides*), Marsh Marigold (*Caltha palustris*) and Starwort (*Callitriche* spp.). Along the remainder of the site the river has recently been dredged and much of the Reed fringe removed.

To the north-west of Carton Bridge a small clump of Willows (*Salix* spp.), with Dogwood (*Cornus* sp.) some Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*) and Elder (*Sambucus nigra*) occurs. The ground flora found here includes Golden Saxifrage (*Chrysosplenium oppositifolium*), Meadowsweet (*Filipendula ulmaria*), Common Valerian (*Valeriana officinalis*), Wavy Bittercress (*Cardamine flexuosa*) and Bittersweet (*Solanum dulcamara*).

The woods on Carton Estate are mostly old demesne woods with both deciduous and coniferous species. Conifers, including some Yew (*Taxus baccata*) are dominant, with Beech (*Fagus sylvatica*), Oak (*Quercus* sp.), Sycamore (*Acer pseudoplatanus*), Ash and Hazel (*Corylus avellana*) also occurring. The ground

flora is dominated by Ivy (*Hedera helix*) with such species as Hedge Woundwort (*Stachys sylvatica*), Wood Speedwell (*Veronica montana*), Woodruff (*Galium odoratum*), Wood Avens (*Geum urbanum*), Common Dog-violet (*Viola riviniana*), Wild Angelica (*Angelica sylvestris*), Ramsons (*Allium ursinum*), Ground-ivy (*Glechoma hederacea*) and Ivy Broomrape (*Orobanche hederæ*) also occurring.

Hairy St. John's-wort (*Hypericum hirsutum*), a species legally protected under the Flora Protection Order (1987), occurs in Carton Estate; there is an old record from the estate for the similarly protected, Hairy Violet (*Viola hirta*), but this has not been recorded from here in recent years. Another species listed in the Red Data Book, Green Figwort (*Scrophularia umbrosa*), occurs on the site in several locations by the Rye Water. The woods at Carton Demesne are the site of a rare Myxomycete fungus, *Diderma deplanatum*.

Within the woods, Blackcap, Woodcock and Long-eared Owl have been recorded. Little Grebe, Coot, Moorhen, Tufted Duck, Teal and Kingfisher, the latter a species listed on Annex I of the EU Birds Directive, occur on and about the lake.

The marsh, mineral spring and seepage area found at Louisa Bridge supports a good diversity of plant species, including Stoneworts, Arrowgrass (*Triglochin palustris*), Purple Moorgrass (*Molinea caerulea*), Sedges (*Carex* spp.), Common Butterwort (*Pinguicula vulgaris*), Marsh Lousewort (*Pedicularis palustris*), Grass-of-parnassus (*Parnassia palustris*) and Cuckooflower (*Cardamine pratensis*). The mineral spring found at the site is of a type considered to be rare in Europe and is a habitat listed on Annex I of the EU Habitats Directive. The Red Data Book species Blue Fleabane (*Erigeron acer*) is found

growing on a wall at Louisa Bridge. The Rye Water is a spawning ground for Trout and Salmon, and the rare, White-clawed Crayfish (*Austropotamobius pallipes*) has been recorded at Leixlip. The latter two species are listed on Annex II of the EU Habitats Directive. The semi-aquatic snails *Vertigo angustior* and *V. moulinsiana* occur in marsh vegetation near Louisa Bridge; both are rare in Ireland and Europe and are listed on Annex II of the EU Habitats Directive. The scarce Dragonfly, *Orthetrum coerulescens*, has been recorded at Louisa Bridge.

The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest.

Appendix 3 Kilcock Environs Local Area Plan

List of Persons who made Submissions during the consultation phases in the preparation of the Local Area Plan

Persons who made written submissions during the pre draft consultation period of the Kilcock Environs Local Area Plan

1. Deidre Maher on behalf of George Carolan, Planning and Building Unit, Department of Education and Science, Portlaise Road, Tullamore Co. Offaly.
2. National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.
3. Fenton Simons Associates, Architects, Planners Development Consultants on behalf of Maplewood Developments, Moritz House, Old Court Centre, Firhouse Dublin 24.
4. Teresa Halloran, Development Applications Unit, Department of the Environment Heritage and Local Government.
5. Deidre Maher on behalf of George Carolan Planning and Building Unit, Department of Education and Science, Portlaise Road, Tullamore, Co. Offaly.
6. Declan Brassil and Company Ltd Chartered Planning Consultants on behalf of William and Mary Coonan, Watermount, Kilcock, Co. Kildare.
7. John Spain Associates Planning and Development Consultants on behalf of Czar Construction Limited, Century Business Park, Dublin Road, Cavan.
8. John Spain Associates Planning and Development Consultants on behalf of M&M Construction Limited, Ardfield House, Old Lucan Road, Co. Dublin.
9. Stephen Little and Associates Chartered Town Planning and Development Consultants on behalf of Dorville Homes, South Dock House, Hanover Quay, Dublin 2 and JLR Partnership, c/o Trevor Reily, The Mount, Kilcock, Co. Kildare.
10. Brian Meehan and Associates Planning Consultants on behalf of Blackhall Green Homes Ltd.
11. Declan Brassil and Company Ltd on behalf of McGarrell Reilly Group, Iveagh Court, 5-8 Harcourt Street, Dublin 2.
12. Douglas Hyde & Associates on behalf of Menolly Developments, 4 The Mall, Main Street, Lucan, Co. Dublin.
13. Department of Communications, Energy and Natural Resources, Elm House, Earlsvale Road, Cavan.

Persons who made written submissions during the consultation period of the draft Kilcock Environs Local Area Plan.

1. National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.
2. Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Inniscarra, Co. Cork.
3. Forward Planning Section, Department of Education and Science.
4. Fenton Simons Associates on behalf of Maplewood Developments, Mortiz House, Old Court Centre, Firhouse, Dublin 24.
5. Stephen Little and Associates on behalf of Dorville Homes, South Dock House, Hanover Quay, Dublin 2.
6. Declan Brassil & Company Ltd. on behalf of McGarrell Reilly Group, Iveagh Court, 5-8 Harcourt Street, Dublin 2.
7. John Spain Associates on behalf of Czar Construction Limited, Century Business Park, Dublin Road, Cavan.
8. Douglas Hyde and Associates on behalf of Menolly Developments.
9. Spatial Policy Section, Department of the Environment, Heritage and Local Government, Custom House, Dublin 1.
10. Health and Safety Authority, Metropolitan Building, James Joyce Street, Dublin 1.
11. Development Applications Unit, Department of the Environment, Heritage and Local Government, Dún Scéine, Harcourt Lane, Dublin 2.
12. An Taisce, Tailor's Hall, Back Lane, Dublin 8.

**Persons who made written submissions during the consultation period for the proposed amendments to the draft
Kilcock Environs Local Area Plan**

1. National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.
2. Department of Education and Science.
3. Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork.
4. An Taisce, Tailor's Hall, Back Lane, Dublin 8.

Appendix 4 Kilcock Environs Local Area Plan

Zoning Matrix



Land Use Zoning

LAND USE OBJECTIVE	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
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with an approved framework plan
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan
A5	To provide for low density residential development in accordance with an approved framework plan 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.
B2	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
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.
E3	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
F1	To provide for and improve open spaces for active and passive recreational amenities
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty

Explanatory Notes

In A1 zones, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight, aspect and so on in new proposals.

The A2 and A4 zones are intended to be the main areas for new residential development. In the case of A4 zones, the layout of such schemes would be determined by the preparation of framework plans which will dispense with the field by field planning approach which has become common place throughout this county. It is envisaged however that before development should proceed in A4 zones which envisage higher residential densities, framework plans will be required to be carried out by the applicant under the Planning Authority's direction, to set an overall context for a given proposal. The requirements of a Framework Plan are outlined at the end of this Section. It is envisaged that in the interest of sustainability that the larger tracts of A2 and A4 zoned lands could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

In A3 zones, the Planning Authority will be particularly concerned with the conservation of heritage buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. Again it will be important that applications for proposals in such zones are determined in a framework plan context.

In A5 zones where lower densities are envisaged, it will be encouraged that given development proposals will be set in a framework plan context, developed by the applicant under the direction of the Planning Authority with special cognisance being afforded to the setting and visual qualities of the subject lands.

In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

In B1, B2 and B3 zones, it is intended to accommodate the majority of new commercial and retail uses in towns and villages. In particular, B2 zones have been identified to accommodate new retailing functions such as shopping centres and malls. B3 zones apply in some cases to new development areas where it is intended to secure the provision of local shopping facilities but not major centres.

The objective of B4 zones is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal in the form of a Framework Plan. The preparation of the individual Local Area Plans shall ensure that suitable sites with good access to strategic transportation routes are identified commensurate with the needs of the settlement.

C1 zones have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.



D1 zones have been identified to provide for tourism type uses such as accommodation, entertainment, and temporary accommodation in the vicinity of tourism areas such as the Royal Canal.

E1 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provide employment opportunities. Non industrial uses are limited to prevent land use conflicts.

E2 zones provide for light industrial and industrial office type development in a high quality campus environment subject to the requirements of approved framework plans addressing issues such as built form and general overall layout, transportation, integration with surrounding uses and the range of uses to be accommodated and the provision of necessary physical infrastructure.

The main difference between the two land use objectives relates to the nature of the manufacturing process whereby light industrial is defined in the Planning & Development Regulations 2001 - 2007, as amended, as

“the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”

The areas identified for “E2” land use in the individual Written Statement and Detailed Objectives for Towns and Villages were primarily new areas that had not been previously developed whereas the areas identified for “E1” land use tended to be existing industrial estates or extensions to same.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E1 land use zoning objective under the following conditions:

- The preparation of a Framework Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development;
- That all processes being operated in the vicinity of the site, similarly zoned E1, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 - 2007, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable mobility management plan which is to the satisfaction of the Planning Authority and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe. No office shall be permitted on E1 zoned lands where the primary use of the office (or service) is provided principally to visiting members of the public e.g. solicitors, health clinic, accountants, etc.

E3 zones have been identified for “park and ride” type facilities near existing and or future public transport corridors.

F1, G1 and H1 zones are self-explanatory and relate to community and amenity uses or designations. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

Appendix 5 Kilcock Environs Local Area Plan

Development Management Standards



POLICY POL RES DEN 1

The Planning Authority is committed to the promotion of higher densities in suitable locations in accordance with the Residential Density Guidelines for Planning Authorities*. In respect of Large Growth Towns, Moderate Growth Towns and Small Growth Towns which are located on well established, existing or proposed public transport routes or nodes with additional capacity, it shall therefore be the policy of Meath County Council, subject to good design and in the absence of onerous site constraints, to facilitate residential densities in excess of 35 residential units per hectare, particularly in town centre locations. In all other instances, in the county's smaller towns and villages, maximum densities of 35 units per hectare shall be applicable, and in general densities and house types shall be compatible with established densities and housing character in the area.

*The residential density guidelines have been superseded by the **Sustainable Residential Development In Urban Areas Guidelines for Planning Authorities December 2008 (and Urban Design Manual –Best Practice Guidelines)** and any reference to the former Guidelines in this Plan should be regarded in this context.

Qualitative Criteria

(i) Pedestrian and vehicular movement within housing areas should be convenient, safe and pleasant. Within larger housing areas, a clear hierarchy of spaces and roads should be apparent. Movement through estates should be guided by the principles of security, with opportunities for crime and anti social behaviour minimised.

(ii) Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of the elderly and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.

(iii) Every effort should be made to eliminate through traffic (rat-runs); however provision should be made for public transport, pedestrian and cycle network through-routes. Long straight roads should be avoided where feasible to keep vehicular speeds to the minimum. Where long straight roads are unavoidable, provision should be made for traffic management proposals. Where shared surfaces are proposed, vehicle design speeds should be at or near walking pace. This shall be achieved by design features such as curves, ramps, pinch points and other features where appropriate.

(iv) In housing developments containing 15 or more units, a mix of house types and sizes should be provided. Variety in design, within a unified concept, is desirable. This may be achieved through scale and massing, roof profiles, materials and decorative details. In smaller schemes, i.e. less than 15 units, uniformity in design and finishes may be desirable and necessary.

(v) Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. They should be visually and functionally accessible to the maximum number of dwellings. The landscape design of open spaces, including the retention of existing features such as an important stand of trees, stream or rock outcrop, must be incorporated into the initial design process. Where such features are being retained, they should be situated in open space to ensure their visual setting and protection. The

design and layout of the network of public open spaces should take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children. Narrow tracts of open space, which are difficult to manage, are not acceptable.

(vi) Privacy, defined as freedom from undue observation, is an essential factor in residential layout. Privacy can be ensured by attention to the alignment of new residential buildings and their relationship to each other. Good design in housing layouts, the configuration of houses and their relationship to each other, to open spaces and roads, should aim to provide layouts with adequate private open space and screening so as to achieve freedom from observation.

Qualitative Standards- General

(i) New development will be encouraged to optimise usage of orientation and natural sun lighting with single aspect housing being discouraged and multiple aspects being considered an advantage in apartment type development.

(ii) Parking requirements will normally be of the order of one or two spaces per dwelling, depending on dwelling size, access to public transport and accessibility to town centre facilities. Curtilage parking will not necessarily be mandatory with grouped parking an option subject to ensuring a high degree of passive surveillance. Underground parking will also be an option subject to acceptable access, circulation and parking space dimension standards, provision of good ventilation and standards of personal safety. Proper provision must always be made in all layouts for access by fire appliances and refuse freighters.

Houses

(i) 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 Planning Authorities*

(ii) A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings,

(iii) Screen walls, 2.0 metres in height and constructed in accordance with I.S. 325 shall be provided where the boundaries of the house sites abut roads, pedestrian ways or open spaces, and where the areas of private open space are below the minimum standards outlined above. The walls shall be capped and rendered or other decorative finish consistent with the design/finish of the house design.

(iv) A minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end terrace houses. This area shall be equally divided between the dwellings so separated. Where garages are provided as single storey annexes to houses, the above separation distance may be reduced, providing a direct through access from front to rear of the dwelling is maintained.

(v) Public open space shall be provided for in residential development at a minimum rate of 15% of total site area. In areas, which the Planning Authority have decided that a framework plan should be prepared, public open space shall be provided at a minimum rate of 15% of total site area. Where residential developments are close to existing facilities or natural



amenities or where in the opinion of the Planning Authority that it would be in the interest of the proper planning and sustainable development of the area, the Planning Authority may require a financial contribution towards the provision of public open space or recreational facilities in the wider area in lieu of public open space within the development.

(vi) 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 assessing new proposals.

Apartments

Planning applications for the development of apartments are subject to the guidelines and standards set out below. The Planning Authority is aware that in areas of multiple occupancy developments, there are a greater number of people. This can adversely affect the amenities of the area - increased traffic generated coupled with car-parking requirements, lack of commitment to (public and private) open space maintenance (particularly when residents may not be the home owners), increased noise, nuisance and general disturbance. The subdivision of existing dwelling houses into apartments/flats will not generally be permitted within residential estates designed and developed for single family occupancy.

(i) Apartment development should have a high quality of building design and site layout and have due regard to the character of the adjoining streetscape or landscape. They will not normally be permitted on sites surrounded by or gaining access through family occupied suburban housing estate development. They may be acceptable within housing developments when planned or constructed as part of such development but will only be permitted where a satisfactory degree of separation from standard suburban housing, in terms of design, height and layout is achieved to the satisfaction of the Planning Authority.

(ii) The Planning Authority will have regard to the principles as outlined in the Department of the Environment, Heritage and Local Government (1999) publication on 'Residential Density – Guidelines for Planning Authorities' or any replacement guidelines in considering the density and layout of housing estates. Housing densities should be appropriate to the location of the development and have regard to pattern and scale of adjoining development.

(iii) The maximum heights of apartment developments in residential zones or in areas with a suburban residential character will be determined on a site by site basis by the Planning Authority. A significant consideration will be the manner in which the adequacy of the site area allows the building to be sited, such that they will not adversely interfere with the scale, amenities or visual quality of existing development. To this end, it will be necessary to have adequate open space in addition to parking space and tree screening so that a satisfactory transition from the scale of any neighbouring buildings of lower height may be achieved.

(iv). In the case of apartment blocks, particular attention must be paid to the location of communal open space for the residents. This open space should not be unduly overshadowed by the blocks and be laid out in such a fashion to provide for ease of maintenance. Secluded sunny areas and shade should be provided by a careful choice of planting. Public open space shall be provided at a minimum provision of 15% of the total gross area of the site. Fuel and bin storage areas shall be provided.

(v). Car parking should be broken up by planting and located where they do not obtrude onto the layout and yet provide for reasonable convenience of users. Only minor areas of car parking, primarily for visitors, will be permitted between the block and the road boundary. Car parking space will be calculated on the basis of 1.5 – 2.0 spaces per residential unit. Where development is likely to involve significant letting, an innovative car-parking layout should be proposed to accommodate increased car parking within the curtilage of the site above the standards outlined above. Visitor car parking will be calculated on the basis of 1 space per 2 apartments.

(vi). The Planning Authority will closely monitor internal space standards. The Planning Authority will generally seek apartment units considerably larger than minimum standards set out in the Department of the Environment Standards for Residential Development in Designated Areas.

Family Flat Extensions

The creation of a family flat, generically referred to as granny flats, 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 subdivision 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.

Extensions

In assessing an application for a house extension, the Planning Authority will have regard to the following:-

- The Department of the Environment, Heritage and Local Government (1999) publication on 'Residential Density – Guidelines for Planning Authorities' or any replacement guidelines in considering the existing site density and remaining private open space.
- High quality designs for extensions will be required that respect and integrate with the existing dwelling in terms of height, scale, materials used, finishes, window proportions etc.
- Pitched roofs will be required except on some single storey rear extensions. Flat roof extensions visible from public areas will not normally be permitted.
- Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy.
- Effect on front building line - extensions will not generally be allowed to break the existing front building line. However a porch extension which does not significantly break the front building line will normally be permitted. In terrace and semi-detached situations, extensions which significantly protrude beyond the front building line and/or along the full front of the house will not be permitted.



- In the case of a single storey extension to the side of a house, the extension should be set back at least 150mm from the front wall of the existing house to give a more satisfactory external appearance.
- In some circumstances a gap of 1m is to be retained between the extension and the neighbouring dwellings so as to prevent dwellings which were intended to be detached from becoming a terrace.
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof. Box dormers should be avoided.
- Front dormers should normally be set back at least three-tile courses from the eaves line and should be clad in a material matching the existing roof.
- Proposed side extensions must retain side access to the rear of the property where possible.
- Ability to provide adequate car parking within the curtilage of the dwelling house.
- On unsewered sites, where an extension increases the potential occupancy of a house, the adequacy of the sewage treatment and disposal facilities should be demonstrated by the applicant. It may be necessary with significant extensions to relocate / upgrade an existing septic tank or proprietary system and percolation area to comply with public health requirements

Conversion of Existing Houses in Existing Residential Schemes

Conversions of houses and apartments to other uses will not normally be permitted. The conversion of part of a dwelling to a medical or dental surgery will normally be permitted where the dwelling remains as the main residence of the practitioner. The conversion of houses to apartments in predominantly single family dwellings will not normally be permitted as such conversions would lead to a deterioration in the residential amenities of these areas. However, in the subdivision of large houses and houses on primary traffic routes in the town centre may be permitted under certain circumstances, where such factors as the extent of open space within the site boundaries, tree planting, car parking spaces, etc. would permit satisfactory conversions. Design considerations include that the internal space accords with the Department of the Environment Standards for Residential Development in Designated Areas. Individual units should be self contained with their own bathroom facilities and refuse bin storage areas and washing/drying facilities which are accessible to the occupants of that unit.

Home Based Economic Activity

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

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

- The anticipated level of traffic generation, and;
- The generation, storage and collection of waste.

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

Childcare Facilities

The provision of childcare facilities is subject to the Child Care Act and the Child Care (Pre School Services) Regulations of 1996. The Planning Authority recognises the need for properly run and conveniently located childcare facilities throughout the County. It is the policy of Meath County Council to implement the Childcare Facilities: Guidelines for Planning Authorities (DoEHLG June 2001). Applications for childcare facilities in a residential area will be assessed on the basis of their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance. In general, the factors to be considered in determining a planning application for a childcare facility are as follows:

- (i) Compliance with the Child Care (Pre School Services) (No 2) Regulations 2006 and Child Care (Pre School Services) (No 2) (Amendment) Regulations 2006;
- (ii) The suitability of the site and building;
- (iii) The size and nature of the facility proposed (i.e. sessional or full day care);
- (iv) The effects on the amenities of neighbouring residents;
- (v) The availability of easy access to public transport and the availability of safe and convenient arrangements for dropping off and collecting of children and for staff car parking;
- (vi) The adequacy of the local traffic circulation system and the prevailing local traffic conditions;
- (vii) The adequacy of outdoor play areas, separated from car parking and service areas;
- (viii) Ease of access for all.

Large detached properties, at/near the entrance to housing estates, with off street parking, provide the most suitable properties for conversion. Alternative sites may be considered subject to proposals adhering to proper planning criteria.

The Planning Authority will consider proposals for purpose built or converted childcare facilities within residential estates, where they are suitably located and are of a scale appropriate to the area. Where a large housing development is proposed, i.e. 75 or more dwelling units, the Planning Authority may require the designation of an appropriate house or the provision of a purpose built unit for childcare facilities and in deciding whether to do so shall have regard to the existing level of childcare provision in the area.



Parking in Front Gardens

The cumulative effect of removal of front garden walls and railings damages the appearance of suburban streets and roads. Consequently, proposals for off street parking need to be balanced against loss of amenity. Where permitted, drive-ins should:

- Not have outward opening gates;
- Have a vehicular entrance not wider than 3 metres;
- Have an area of hard standing (parking space of 2.5 m x 5 m);
- Retain the balance as garden;
- Have gates, walls and railings made good.

Where adjoining householders intend to construct drive-ins, a more efficient use of garden space can be achieved by the use of a shared vehicular entrance to serve both houses. Alterations necessary to the footpath will be carried out by Meath County Council at the applicant's expense or by the applicant at the applicant's own expense under the supervision of Meath County Council.

Height Control of Residential Development

Three storey duplex units will not be permitted in villages and graigs. The Planning Authority will generally permit three storey duplex apartments in large growth towns, moderate growth towns, small growth towns and key villages only where, it is considered that the siting, layout, design and finishes used will not negatively impact on the character and the amenity of the surrounding area.

Services

In general, applications for housing development on unserviced and unzoned lands within the Development Plan boundary will be regarded as premature. Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. All sewerage systems should conform with the proper planning and sustainable development of the area and public health standards. Individual and/or group schemes will be required to connect up to the public sewerage scheme when it is provided. For guidance on services associated with residential developments, refer to Recommendations for Site Development Works for Housing Areas, by the Department of the Environment, Heritage & Local Government (1998).

Art Work

Proposals for medium to large scale housing developments shall provide a monument/art feature or similar.

Screen Walls and Boundaries

Screen walls, 2.0 metres in height and constructed in accordance with I.S. 325 shall be provided are site parameters, except in the case of prominent street frontages such as the spinal road serving the LAP study area. Walls shall be capped and rendered or other decorative finish consistent with the design/finish of the house. A uniform treatment for the boundaries of individual sites shall be implemented throughout a residential development. In general front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design. Open plan front gardens will only be acceptable in innovative layouts and where a high level of safety is achieved. Open plan gardens will be discouraged on main access roads.

Parking Provision

Car parking spaces will be calculated on the basis of one/two spaces per dwelling unit depending on dwelling size, access to public transport and local facilities. These may be provided on site or on street. Appropriately designed on-street car parking will be encouraged so as to facilitate increases in residential densities at appropriate locations. This parking may be provided as a shared parking area or bay, which may be integrated into the overall development, or provided on-street where road widths are developed to adequate standards. In general, no more than 10-15 spaces will be provided in a shared parking cluster, in the interest of visual amenity. Within group parking areas, consideration will be given to the visibility of residents cars (from their homes if possible), convenience, and the need to soften the impact of group parking by landscaping. In some older residential areas, small front gardens and original features such as railings are characteristic of the overall development scheme, and in such areas on site car parking in front gardens/patios may not be permitted. Proposals for off street parking need to be balanced against loss of amenity (visual and physical) and will be considered in light of traffic flows and car parking in the vicinity.

Names of Residential Developments

The names of residential developments and roads shall reflect local place names, particularly townlands or local names which reflect the landscape, its features, culture and/or history, within which developments are located, including names of historical persons who have some association with the area. The Planning Authority shall approve the names chosen prior to the launching of any advertising campaign for a development. Name plates should be fixed to walls and buildings where they can be clearly seen. In order to assist the public and postal authorities, all houses within housing estates or in comprehensive street developments shall be provided with numbers and/ or names, which, where feasible, shall be visible from the adjoining roadway. Street nameplates should be erected on all estate roads at a location that is clearly visible to the motorist. Ideally, they should be placed at junctions to be of maximum assistance to the navigating motorist, cyclist or pedestrian.

Maintenance & Management

Section 34 (4)(i) of the Planning & Development Acts 2000-2006, provides for the inclusion of conditions attached to a planning permission regarding the maintenance or management of a proposed development. This includes the establishment of a management company or the appointment of a person or body or persons to carry out such management or maintenance. Provisions for estate management should be put in place in order to maintain the amenity, quality and visual quality of a development once the development is complete. Details of the management company, inclusive of the framework of the management company, must be agreed with the Local Authority prior to the commencement of development. There are a number of elements in good management practice, which should be adhered to, some of which are identified below:

- Establish a management agency, with a board, including representatives of the residents, to oversee estate management;
- Develop policies in relation to the maintenance of common areas, lighting, security, cleaning, etc.;
- Develop policies in relation to the overall appearance of the development;



- Formulate a code of conduct for all residents in relation to issues such as noise levels, parking, conduct of business from home, etc., and;
- Identify costs such as estate management and levy each household appropriately.

SHOPPING & OFFICE DEVELOPMENT: General

Suburban shopping and office development is subject to control to avoid erosion of demand for town centre floorspace. Developers should bear in mind that:

- Infill development should reflect the architectural character of its surroundings in terms of height, massing, materials and design.
- In cases where car parking is permitted, a reasonably attractive layout incorporating screening will be required.

Office Development

The Planning Authority will encourage over counter office development to be located in the town/village centres. The use of vacant or under utilised upper floors for office development will be encouraged by the Planning Authority. Outside of the town/village centres, applications for office development will normally only be considered within the industrial and business parks, on industrially zoned lands or on appropriately identified 'Gateway' sites. All new office developments outside of the town/village centres will be required to provide a minimum of 10% open space. Where offices are proposed on lands zoned for industry, such development will be required to provide a minimum of 10% open space in addition to a minimum of 3m strip of landscaped open space along all roads.

Retail Development

Having regard to the recommendations of documents such as the Retail Planning Guidelines for Planning Authorities published by the Department of Environment and Local Government (2000) and the Retail Planning Strategy for the Greater Dublin Area' produced by DTZ Pidea Consulting (2001), it is generally the objective of the Planning Authority to encourage central locations for new retailing activity and consider the needs of residential neighbourhoods in catering for local shopping needs.

Nursing Homes

In general, these facilities should be integrated wherever possible into the established residential areas of the urban settlements, where the residents can expect reasonable access to local services. In determining planning applications for change of use of a residential dwelling or other building to nursing/elderly care home, the following factors should be considered:

- Compliance with the standards as laid down in Statutory Instrument No. 226 of 1993 i.e. Nursing Homes (Care and Welfare) Regulations, 1993;
- The affect on the amenities of adjoining properties;
- Adequacy of off street car parking;
- Suitable private open space;
- Proximity to local services and facilities, and;
- The size and scale of the facility proposed – the scale must be appropriate to the area.

CAR PARKING STANDARDS

Land Use - Residential	Car Parking Requirement
Dwellings	2 per conventional dwelling
Flats/Apartments	1.25 per 1 & 2 bedroom unit 2 per 3 - 4 bedroom unit In all cases, 1 visitor space per 4 apartments
Hotel Accommodation (excluding bars, functions rooms, etc.)	1 per bedroom
B&B/Guesthouse	1 per bedroom
Motel Accommodation	1 per bedroom
Hostel Accommodation	1 per bedroom or 1 per 10 beds
Self-Catering Accommodation	1 per unit
Institutions	1 per employee
Land Use - Employment	
Manufacturing Industry	1 per 50 sq.m. gross floor area
Warehousing	1 per 100 sq.m. gross floor area
Offices	1 per 25 sq.m. gross floor area
Land Use - Commercial	
Shops/Shopping Centres and Retail Warehousing	1 per 20 sq.m. gross floor area
Cash and Carry	1 per 50 sq.m. gross floor area
Banks	1 per 20 sq.m. gross floor area
Restaurants	1 per 5 sq.m dining area
Bars, Lounges, Function Rooms incl. such spaces in hotels	1 per 4 sq.m. of public area
Night Club/Dance Hall	1 per 4 sq.m. of public area
Service Garages	To be determined by the Planning Authority
Retail Outlets within Service Garages	1 per 10 sq. m of net floor area
Land Use - Health and Education Facilities	
Hospitals	1 per bed
Surgeries	2 per consulting room
Nursing Homes	1 per 3 beds and one space per employee
Schools	3 per classroom
Colleges	To be determined by the Planning Authority
Land Use - Community Facilities	
Churches	1 per 4 seats
Libraries	1 per 20 sq.m. gross floor area
Cultural Buildings	To be determined by the Planning Authority
Crèches	1 per employee & dedicated set down area 1 per 5 children
Cinemas/Theatre	1 per 3 seats
Funeral Homes	1 per 5 sq. m. gross floor area
Community Centres/Halls	1 per 5 sq. m. gross floor area
Land Use - Sports Facilities	
Sport Clubs-including swimming pools tennis courts etc.	2 per court, 5 per 100 sq.m.
Golf/Pitch & Putt courses	3 per hole
Golf driving ranges	1 per 2m of base line/per trap
Bowling Alleys	5 per lane
Stadia	1 per 3 seats



Notes

1. In the case of any specific uses not listed in the above table, the Planning Authority will specify its requirements in relation to parking.
2. The above car parking standards shall be applied at the discretion of the Planning Authority in the County's rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement structure of Meath.
3. That the non-residential car parking standards are set down as "maxima" standards.
 - Parking facilities for mobility impaired drivers and their vehicles shall be provided at the general rate of 2 per 100 spaces, such spaces shall be proximate to the entry points of the proposed buildings.
 - The parking standards shall be proximate to the entry points of the proposed buildings.
 - The parking standards for residential development will be reviewed in town centre locations
 - and where innovative design principles are adopted. In such cases grouped parking will be encouraged.

Loading and Unloading

In addition to the general car parking requirements, service parking spaces may be required for cars or other vehicles necessary in the operation of the business or a particular building, e.g. delivery and collection of goods. In all major developments of an industrial/commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements:

Each required space shall be not less than 3.7m in width, 6m in length and 4.3 m in height exclusive of drive and manoeuvring space and located entirely on the site being served.

- Loading spaces may be enclosed within a structure and must be enclosed if located within 15m of the curtilage of the building where the use involves regular night operation.
- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.
- The maximum width of driveway openings at the street boundary shall be 6 metres and the minimum width shall be 3.7 metres.
- Loading facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. They shall not be reduced in total extent after their provision and all reasonable precautions shall be taken by the owner or sponsor of particular uses to assure availability of required facilities to the delivery and pick-up vehicles that they are designed to serve. However, the Planning Authority may modify the requirements of loading and unloading facilities in any specific case where it appears that it would be in the interest of the proper planning and sustainable development of the areas to do so.

Heavy Vehicles

The indiscriminate parking of heavy commercial vehicles or machinery in residential areas detracts greatly from the amenities of these areas. It is the intention of the Planning Authority to protect and improve residential amenities in all areas of its towns. The Planning Authority will co-operate with all other bodies that exercise control over this type of parking, to eliminate the nuisance created.

Cycle Parking

Secure cycle parking facilities shall be provided in new office, residential, retail and employment generating developments. Bicycle racks shall be provided in all cases where the Planning Authority deems bicycle parking necessary. Such facilities should be within 25 metres of a destination for short-term parking, (shops) and 50 metres for long term parking (school, college, and office). Where stands cannot be provided on site, a contribution will be required towards the provision of public cycle stands by the Local Authority at the rate of €100 per space required. The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.

All long-term (more than three hours) cycle racks shall be protected from the weather. From a security viewpoint cycle racks should not be located in out-of-the-way locations. All cycle facilities in multi-storey car parks shall be at ground floor level and completely segregated from vehicle traffic. Cyclists should also have designated entry and exit routes at the car park. Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well posted. Weather protected facilities should be considered where appropriate. In addition, parking should be placed within a populated, well-supervised area, and monitored by CCTV where possible.

PETROL SERVICE STATIONS

New petrol filling stations and refurbished existing stations will be required to have a high quality of overall design and architectural layout to ensure an attractive environment, which integrates with and complements or enhances its surroundings. Proposals for petrol filling stations shall comply with the requirements of the Foras Forbatha document RT 181 Geometric Design Guidelines (Intersections at Grade) (1986) and the document Design Manual for Roads and Bridges National Roads Authority (2000) as well as the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979-2006. Ancillary retail uses may be permitted but having regard to the impact of excessively scaled retail uses on established urban retailing areas and the considerations of public and traffic safety, it will be a requirement that any retailing component shall not exceed 100 square metres of retailing area. In assessing individual planning applications for new or refurbishment to existing petrol service stations, the following standards shall apply, where appropriate:

Design & Layout

- A minimum frontage of 30 metres shall be provided inside a 60 km/h speed limit zone and this frontage must be kept clear of any structure (apart from boundary fence) for a depth of not less than 4.5 metres from the roadside boundary of the site.
- Every new petrol filling station must be laid out in such a manner that vehicles are re-fuelled, and can wait to be re-fuelled, clear of the adjoining roadway. The means of access should be designed to give best visibility.
- The layout of new or redeveloped petrol filling stations shall permit safe access for delivery tankers (cab plus trailer) up to 15.25 metres in length, and an adequate off road area shall



be provided for parking these vehicles safely without obstructing access to pumps while fuel is being delivered to petrol filling stations.

- The scale of buildings contained in a petrol filling station shall be related to the scale, character and form of adjoining structures to ensure an attractive development that integrates with and complements its surroundings.
- Car washing and vacuuming facilities are to be sited so as not to interfere with residential amenities or other adjoining sensitive land uses.
- Landscaping, including trees or shrub planting and suitable screening, shall be required to protect the amenities of the surrounding area and enhance the appearance of the development. A comprehensive landscaping scheme shall be prepared by a fully qualified landscape architect and submitted as part of the planning application.
- The surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the Planning Authority. A petrol interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the storage and removal of refuse and waste material.

Location

- Such facilities will generally be required to locate within the 60 km/h and 50 km/h speed limit areas and they shall not be permitted where the amenities of nearby properties will be affected and or obstruction of traffic flows would arise.
- Petrol service stations will not generally be permitted adjoining residential areas, unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.
- Hours of operation will be limited in residential areas.

Advertisements

- Standard corporate designing will have to be modified as required by local circumstances.
- Signs should be limited in number and design and located so as to generally form part of the buildings or other structures on the site.
- The placing of signs of any description on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures whether temporary or permanent shall be placed on the forecourt which would interfere with the sight lines of motorists entering/egressing the site.
- A proliferation of illuminated and non-illuminated signs, flags and bunting will not be permitted as this leads to clutter and detracts from the visual amenities of the area.

Lighting

Forecourt lighting including canopy lighting should be limited to that which is necessary for the safe operation of a petrol filling station. The use of high level and powerful lighting should be avoided where possible and should not interfere with the amenities of adjoining premises or cause glare, hazard or confusion to public road users. All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard.

ADVERTISING

The Planning Authority recognise the role of well located and sympathetically designed advertising, whether attached to a building or free standing, to contribute to the character and vitality of commercial areas, particularly at night. However, whether by design, scale, location,

proliferation or ancillary issues such as manner of lighting, advertising has the capacity to seriously injure the visual qualities of an area and on occasion, pose a hazard to motorists through distraction.

The Planning Authority will seek the removal of such advertisements and permit only advertisements which are used sensitively and sympathetically and which enhance the appearance and vitality of an area. It will be an objective of the Planning Authority to limit advertising to commercial areas where it is already a feature and within such areas, the following considerations will arise:

- The size and scale of signs should not conflict with existing structures in the vicinity.
- Large scale commercial advertisement structures are not acceptable on or near buildings of architectural or historical importance, in parks, Architectural Conservation Areas and in areas of high amenity.
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- Free standing signs will generally be resisted.
- Signs should not interfere with windows or other façade features or project above the skyline.
- An advertisement is an accepted part of commercial shopping activity, and as such it can normally be allowed in commercial centres. Control shall be exercised to prevent an impression of clutter in any location. The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade. The design should be simple and related to features of the building such as fenestration, cornices, string courses, etc. Ideally, the sign should be an integral part of the elevational design of the building. As with shop-front design, the Planning Authority will require commercial interests, especially chain outlets, to restrain the use of their corporate image advertising where these are considered to be too dominant.

Advertising Hoardings

Advertising hoardings, including tri-vision and three-dimensional signs, inappropriately located can constitute one of the most obtrusive elements of all forms of outdoor advertisement. They rely for their impact on size, scale and location and are thus usually detrimental to the character of the area in which they are situated and in some cases contribute to a traffic hazard. However, they can help to screen derelict or obsolete sites awaiting re-development, in certain circumstances.

- Outdoor advertising shall not be permitted on proposed or existing protected structures or within the vicinity of such, in such a way as to detract from the visual quality of their setting. In all other cases, regard to the visual impact of a proposed advertising hoarding and potential of traffic hazard arising from same will be imperative.
- The scale of display panels must be related to the scale of the buildings and streets in which they are located.
- Where illuminated hoardings are proposed, their effect on the streetscape during the hours of darkness and on the amenities of the area will be considered.
- Display panels may form part of the visual screening around building sites or sites awaiting re-development. In such cases, temporary permissions will be considered where appropriately sized panels form an integral part of an overall boundary treatment and do not comprise more than half of the total surface area of such treatment.

- As a general rule, planning permissions for outdoor advertising will be limited to a maximum of three years in the first instance, to enable the position to be reviewed by the Planning Authority in light of changing circumstances at the end of that period.
- The number and scale of hoardings in the vicinity of the site will be a material consideration.

Fingerpost Signage

The erection of fingerpost signs may require a licence or planning permission from the Planning Authority and should comply with the following:

- Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted.
- Signs must have a standard size and colour and where permitted will be provided by the licensee but will be erected by the Local Authority.
- Signs which interfere with the Local Authority's directional signs or which contribute to visual clutter will not be permitted.

Bus Shelters as Advertising Shelters

In considering applications for bus shelters, the Planning Authority will have regard to the particular circumstances of each case, such as location, scale and type of advertising proposed and the effect on the amenities of the area and the streetscape. Care must be taken with the location of shelters and attached advertising panels so that the public footpath, road traffic signs, pedestrian and wheelchair access and vehicular entrances are not obstructed. As priority is intended to be given to public transport, the desirability of adequate provision of bus shelters is not in question. However, poorly designed shelters, with excessive amount of advertising can have a very unfavourable visual impact. Care must be taken with the location of shelters so that the public footpath, pedestrian and vehicular entrances are not obstructed.

Illumination

If external illumination is proposed, documentation shall be provided that clearly shows that the blight or glare from such illumination will not adversely affect pedestrian and vehicular traffic or adjacent properties. The design of external lighting shall minimise the incidence of light spillage or pollution into the surrounding environment.

Illuminated Signs

Illuminated signs in appropriate locations can provide both information and colour in the townscape after dark. The following guidelines will apply:

- The type of illuminated signs, internally or externally illuminated individual letter/neon tubes, should be determined by consideration of the design of the building and its location.
- The design of an illuminated sign should be sympathetic to the building on which it is to be displayed. It should not obscure architectural features such as cornices and window openings in the area. On new buildings, they should be part of the integral design.
- The daytime appearance when unlit will be considered.
- Sky lines i.e. signs, which project in any part above the level of a building parapet or obtrude on the skylines, are regarded as objectionable in principle and will not be permitted.
- Neon tubular strip lighting is generally not acceptable.
- The number of illuminated signs in the area.

TELECOMMUNICATIONS

An efficient telecommunications system is important in the development of the economy. However, in considering location requirements, the Planning Authority will take the following factors outlined in the Department of the Environment and Local Government's Planning Guidelines for Telecommunications Antennae and Support Structures (1996):

- Telecommunication installations will not be favoured in residential areas, on land on where development may be restricted or prevented for amenity reasons or in parts of the town centre which are architecturally important.
- Nor will they be favoured unless it is clear that the developer has made reasonable efforts to share with other existing users or proposed sites in the vicinity of the proposed mast.
- Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature. The preferred location for telecommunication antennae is in industrial estates or areas zoned for industrial use or in areas already developed for utilities.
- If the proposal is contrary to the above, the Planning Authority will need to be satisfied that the
- installation is of strategic importance if permission is to be granted.
- The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure. Support structures should be kept to the minimum height consistent with effective operation and should be monopole (or poles) rather than latticed or square structure, unless such structures have a clear and/or simple design or alternatively where it is judged by the Planning Authority to incorporate high sculptural design quality. Sharing of installations (antennae support structures) will be encouraged where it is deemed to lead to a reduction in the visual impact on the landscape or townscape. All applicants must satisfy the Planning Authority that a reasonable effort to share the installations has been made. Where it is not possible to share a support structure, the applicant should, where possible, share a site or site adjacent, so that the antennae may be clustered.
- As part of a planning application for antennae, operators will be required to furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or the equivalent European Pre-Standard 50166-2 which has been conditioned by the licensing arrangements with the Department of Communications Energy and Natural Resources and to furnish evidence that an installation of the type proposed complies with the above guidelines.

ARCHAEOLOGICAL INVESTIGATIONS

It is the policy of Meath County Council to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found on sites or to protect them in-situ.

Where archaeology is likely to be encountered or impacted upon by a proposed development, developers will be advised of their obligations under the National Monuments (Amendment) Act 1994. Developments that impact on the archaeology of the County will be treated as follows:

- Within the zone of archaeological potential, archaeological remains will be investigated, recorded and/or preserved.
- Outside the zone of archaeological potential, where in the opinion of the Planning Authority, developments involve major ground disturbances; conditions relating to archaeology may be applied.



- The Local Authority will require that archaeological investigations be undertaken by a licensed archaeologist prior to the commencement of development.
- The developer will be liable for the cost of archaeological investigations.
- The Local Authority may require the developer to submit a report, prepared by a suitably qualified archaeologist, on the archaeological implications of the proposed development. The Planning Authority may impose conditions requiring:

- Professional archaeological supervision of site excavations.
- Funding by the applicant for archaeological monitoring, testing and/or assessment.
- Preservation of all or part of any archaeological remains.

- Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.
- Developers will be encouraged to supply an archaeological assessment and method statement outlining construction procedures as part of their planning application.

Zones of Archaeological Potential

It is the policy of the Planning Authority to ensure that all planning applications for new development, refurbishment and restoration works within identified Zones of Archaeological Potential and within close proximity to individual Recorded Monuments or Sites, are submitted to the Department of Environment, Heritage and Local Government (DoEHLG). On receipt, the DoEHLG shall provide advice and recommendations regarding treatment of archaeology as an integral part of the development process. The planning decision made by the Planning Authority will have due regard to the recommendations made by the DoEHLG.

Under the National Monuments (Amendment) Act, 1994, it is necessary for the owner and/or occupier of a monument or place, which has been recorded by the DoEHLG to give notice in writing to the DoEHLG of their proposal to carry out work within the vicinity of these sites. The proposed works shall not commence for a period of two months after having given this written notice, unless authorised within this period by the DoEHLG. The applicant may be formally requested, as part of the request for further information or as a planning condition attached to the grant of permission, to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The archaeologist shall be employed by the applicant/developer. These archaeological reports shall be submitted to the Planning Authority, the National Museum and the DoEHLG as appropriate, for their consideration prior to the making of the planning decision in the case of requested additional information, and prior to the commencement of site preparation and/or construction works in the case of archaeological reports requested as a condition attached to the grant of planning permission.

COMMUNITY DEVELOPMENT

Schools

Sites required for a primary school shall comply with the requirements of the Department of Education and Science publication General Design Guidelines for Schools (Primary and Post Primary) (August 2007). Provision must be made within the site for adequate car parking for staff (at a rate of 3 per classroom), bus parking, pick-up/drop off areas, informal hard surface play area, and areas for organised sport activities. The Area Offices in association with the school authorities will endeavour to provide pedestrian crossings, road markings and footpath provision where

required. Provision should be made in secondary schools for all forms of organised sporting facilities and for car parking at a rate of 3 spaces per classroom.

People with Disabilities

All new buildings which provide for public access must conform with the design guidelines set out in Building for Everyone (NDA 2002) and the Technical Document – Part M of the Building Regulations, 2000. In particular, reasonable provision should be made to enable people with disabilities and mobility impaired persons to have safe and independent access to a building and to those parts of the building to which it is appropriate to have access to and are usable by people with disabilities or mobility impairments. It is also a requirement that new dwellings are visitable and accessible by people with disabilities or mobility impairments and ensures that houses are designed as ‘Lifetime Homes’ for an ageing population. The main features of these requirements include:

- The provision of a level gently sloped or ramp approach access to the dwelling from the entrance point to the site or from a suitable parking spot.
- A level access at one entry point to the dwelling.
- Front door and living room door wide enough to accommodate a wheelchair.
- Circulation space for wheel chair at entry storey.
- Ground floor toilet located so as to be usable by wheelchair users and other people with disabilities or mobility impairment.

Where sanitary conveniences are provided in public buildings, reasonable provision shall be made for people with disabilities and the mobility impaired. In the case of community centres and buildings which are commonly used by people with disabilities, the mobility impaired or the elderly for social activities, the Planning Authority will require at least one WC compartment in the building be usable by wheelchair users.

Access considerations will be spread to the public realm with the position of street furniture, dished footpaths at junctions, tactile paving surfaces, pedestrian crossings and other elements being assessed on an ongoing manner. Car parking provision shall be provided for people with disabilities and mobility impaired in all car-parking developments and should be located in the most convenient locations for ease of use. The minimum criteria for such parking provisions are detailed in Building for Everyone (2002), published by the Disability Authority (2002).

Building Height Control

A high building is a building that is significantly higher than neighbouring or surrounding development. The following considerations will be taken into account in deciding an application for a high building:

- The degree of overshadowing and consequent loss of light caused to surrounding property.
- The degree of overlooking, (particularly of residential property) and consequent loss of privacy to surrounding premises.
- The extent to which there is a disruption of the scale of an existing streetscape.
- The extent to which the building detracts from structures or spaces of architectural or historic importance or special visual quality.
- The extent to which the building detracts from important landmarks.
- Any attractive views from significant vantage points that would be obscured by the building.
- The degree of obtrusion of the building on the skyline.



- The scale of the building in relation to surrounding open space, together with the effect of the building on the quality of the space.
- The area of the site, and whether it is large enough to provide a visual transition from the scale of surrounding development.
- Whether the purpose or civic importance of the building would justify its prominence.

Where, in the opinion of the Planning Authority, a location for a high building is acceptable under the above criteria, a high standard of design and finish will be required, commensurate with the location and civic importance of the site. Where a high building is likely to lead to a concentration of pedestrians seeking access to the public street, the design of the building must ensure the safety and convenience of pedestrians and other road users.

Building Lines

In considering the proper planning and sustainable development of its area when dealing with applications to carry out development, the Planning Authority will normally seek to ensure that development is not carried out in front of established lines, or in a position which would be in conflict with a building line which may be determined, where the proper planning and sustainable development would show such to be desirable.

In deciding where a building line should be located, the form of development to which it is related will be considered. Where drive in space for a car is required in residential areas in front of a house, an absolute minimum building line of 7 metres is necessary. In particular cases, reduction in the building line may be permitted where such reduction is part of the overall design for the area and constitutes a desirable design feature and does not constitute a traffic hazard. Such cases will be decided on their merits.

Where located along roads of traffic importance, increased building lines may be determined to provide for greater amenity and safety of road users and residents. On existing roads, building lines may be required for future road widening. In such cases, building lines will be required to allow for future road requirements.

Proportioning

Structures shall have a vertical emphasis. Where a proposed structure is excessively wide, it should be broken into a number of vertical units by the use of detailing and structural elements.

WIND ENERGY

The Council is committed to assisting in the development of alternative energy sources for environmental as well as energy policy reasons. Regard will be had to guidelines in dealing with wind energy proposals in so far as they impact on the proper planning and development of the area, as detailed in 'Wind Energy Development – Guidelines for Planning Authorities' (DOEHLG, 2006), and any subsequent publication. Regard will also be had to the 'European Best Practise Guidelines for Wind Energy Development', (European Wind Energy Association). Guidelines are also published by the Irish Wind Energy Association (1997), NGO's (Irish Peatland Conservation Council, Bridwatch Ireland, Earthwatch, An Taisce, Irish Wildlife Trust and Mountaineering Council of Ireland, 1996) and Friends of the Earth (1997).

It is the policy of the Council to facilitate the development of the natural resources and renewable energy potential of the County to envelope the prime objectives of:

- A framework for Local Agenda 21 (Part 2. Management of Natural Resources);
- The National commitments of the Earth Summit 1992, and future commitments at Kyoto, Earth Summit, Dec. 1997;
- National and EU targets for renewable energy generation (30% of total electricity capacity by renewable resources by the year 2020), (Government white paper on energy).

Any proposals for the development of wind power will need to be supported by both a technical and an environmental statement prepared to an acceptable standard. In this regard applicant's applying for wind energy development are advised to consult with the Planning Authority before detailed proposals are drawn up. Consultations should also be held with the appropriate bodies, such as Department of Transport, Energy and Communications, The Irish Energy Centre and the ESB.

In addition, potential applicants are advised to consult with the Department of Arts, Culture and the Gaeltacht, Forestry Service, Irish Aviation Authority and other appropriate statutory and non-statutory bodies in areas which may require special protection. In general the Council will encourage wind energy in so far as such developments would not have an adverse affect on residential amenities, views or prospects, Special Areas of Conservation, NHAs, SPAs, Protected Structures, aircraft flight paths, by reason of noise or visual impact.

The following conditions will apply where Wind Farms are permitted:

- (a) Blades must rotate in the same direction.
- (b) Layout should be compact.
- (c) Skylining should be avoided.
- (d) Three-bladed machines should be deployed.
- (e) Solid towers should be used.
- (f) Towers and blades should be finished in matt grey colour.
- (g) All grid connection within the site to be underground.
- (h) This may also be a requirement further afield in certain circumstances.
- (i) No fencing to be permitted on any part of the site.
- (j) Access roads to be unsurfaced.
- (k) Structures must be decommissioned at the life expiry of the farm and the site reinstated.