

**Table of Contents**

<b>1.0 INTRODUCTION</b>	<b>4</b>
<b>1.1 Statutory Context</b>	<b>4</b>
<b>1.1.1 Scope of the LAPs</b>	<b>4</b>
<b>1.1.2 Likely Significant Effects on the Environment</b>	<b>4</b>
<b>1.2 Policy Context</b>	<b>4</b>
<b>1.2.1 National Strategic Policy</b>	<b>4</b>
<b>1.3 The Challenge</b>	<b>5</b>
<b>1.4 LAP Content and Structure</b>	<b>6</b>
<b>1.5 Vision</b>	<b>6</b>
<b>2.0 SETTLEMENT CONTEXT</b>	<b>8</b>
<b>2.1 Introduction</b>	<b>8</b>
<b>2.2 Population Context</b>	<b>8</b>
<b>2.3 Recent Growth</b>	<b>8</b>
<b>2.4 Employment Context</b>	<b>8</b>
<b>2.5 Commercial Development</b>	<b>9</b>
<b>2.6 Heritage</b>	<b>9</b>
<b>2.7 Community and Educational Facilities</b>	<b>10</b>
<b>2.8 Movement and Access</b>	<b>10</b>
<b>2.9 Services and Utilities</b>	<b>10</b>
<b>2.9.1 Water Supply</b>	<b>10</b>
<b>2.9.2 Waste Water Treatment</b>	<b>10</b>
<b>3.0 DEVELOPMENT FRAMEWORK</b>	<b>11</b>
<b>3.1 Residential Use</b>	<b>11</b>
<b>3.2 Residential Unit Numbers</b>	<b>11</b>
<b>3.3 Social and Affordable Housing</b>	<b>11</b>
<b>3.4 Social and Affordable Housing</b>	<b>12</b>
<b>3.5 Economic Development</b>	<b>13</b>
<b>3.6 Community Facilities</b>	<b>13</b>
<b>3.7 Land Use Policies</b>	<b>14</b>
<b>4.1 Public Open Space</b>	<b>15</b>
<b>4.2 Other Open Space</b>	<b>15</b>
<b>4.3 Natural Heritage</b>	<b>15</b>
<b>4.4 Built Heritage</b>	<b>15</b>
<b>5.0 MOVEMENT</b>	<b>17</b>
<b>5.1 Movement Strategy</b>	<b>17</b>
<b>5.2 Public Transport</b>	<b>17</b>
<b>5.3 Pedestrian and Cycle Movement</b>	<b>17</b>
<b>5.4 Vehicular Traffic</b>	<b>17</b>
<b>5.5 Employment Zone</b>	<b>17</b>
<b>5.6 Car Parking</b>	<b>18</b>
<b>5.7 Bicycle Parking</b>	<b>18</b>

<b>6.0 DESIGN STANDARDS</b>	<b>20</b>
<b>6.1 Sustainable Residential Development in Urban Areas</b>	<b>20</b>
<b>6.2 The Home &amp; Its Setting</b>	<b>20</b>
<b>7.0 INFRASTRUCTURE</b>	<b>22</b>
<b>7.1 Water Supply</b>	<b>22</b>
<b>7.2 Wastewater</b>	<b>22</b>
<b>7.3 Surface Water Disposal</b>	<b>22</b>
<b>7.4 Flooding</b>	<b>22</b>
<b>7.5 Waste Management</b>	<b>23</b>
<b>7.6 Gas</b>	<b>23</b>
<b>7.7 Telecommunications and Broadband</b>	<b>23</b>
<b>7.8 Electricity Networks</b>	<b>24</b>
<b>8.0 ZONING</b>	<b>25</b>
<b>8.1 Introduction</b>	<b>25</b>
<b>8.2 Criteria Determining the Release of Residential Land</b>	<b>25</b>
<b>8.3 Zoning Designations</b>	<b>26</b>
<b>8.4 Zoning Matrix</b>	<b>27</b>
<b>9.0 PHASING AND IMPLEMENTATION</b>	<b>30</b>
<b>9.1 Phasing</b>	<b>30</b>
<b>9.2 Contributions</b>	<b>30</b>
<b>9.3 Monitoring and Review</b>	<b>30</b>

**List of Appendices**

<b>Appendix 1</b>	<b>List of persons who made submissions to the Pre Draft Plan</b>
<b>Appendix 2</b>	<b>List of persons who made submissions to the Draft Plan</b>
<b>Appendix 3</b>	<b>List of persons who made submissions on proposed amendments to the Draft Plan</b>
<b>Appendix 4</b>	<b>List of Protected Structures</b>
<b>Appendix 5</b>	<b>Screening for Strategic Environmental Assessment for the Clonard Local Area Plan</b>
<b>Appendix 6</b>	<b>Appropriate Assessment Screening of Clonard Local Area Plan</b>

**PREAMBLE**

The Meath County Development Plan, 2007-2013 (hereafter referred to as CDP) was adopted on 2nd March 2007. It identified Kildalkey as a village and specified that the future development of villages is subject to the adoption of Local Area Plans which will replace the existing plans for each village. The CDP including Variation No 2 of the CDP adopted in February, 2008, sets the context for the Local Area Plan (LAP) for Kildalkey.

This Local Area Plan builds on the broad policy objectives contained in the CDP by providing a more detailed and comprehensive planning framework to guide the future development of Kildalkey.

In accordance with Section 20(1) of the Planning and Development Act 2000 pre-draft public consultation took place.

A notice was published in the Meath Chronicle on the 6th December 2008. This notice advertised the Planning Authority's intention to prepare the Kildalkey LAP and that an Issues Paper would be available for public inspection for a period of five (5) weeks until Wednesday 7th January. The notice also invited written submissions from interested parties and members of the public on what matters should be addressed in the LAP. 5 submissions were received in response to the Issues Paper. All submissions and observations received by the closing date were taken into account in the preparation of the Draft LAP.

The Draft LAP was on public display for a period of six weeks from the 23rd February 2009 to 6<sup>th</sup> April, 2009. The aim of the consultation process was to enable the public and interested parties to submit their observations on the Draft Local Area Plan. A total of 11 written submissions were received.

Meath County Council amended the Draft LAP and this was placed on public display from 8<sup>th</sup> June, 2009 to 6<sup>th</sup> July, 2009. A further 5 submissions were received. The Manager's Report on these submissions was submitted to the Council on 24<sup>th</sup> July, 2009.

The Local Area Plan was adopted by Meath County Council on the 20<sup>th</sup> August, 2009.

The Local Area Plan consists of a written statement and a zoning and objectives map. It will guide development for six years from the date of its adoption by Meath County Council until the LAP is varied or a new one is made.

All mapping and diagrams throughout the document are orientated in the direction of true north. None are to scale but contain an indicative scale bar for guidance only. Where there is any apparent conflict between the text and illustrations, the text shall be the interpretive determinant.

## **1.0 INTRODUCTION**

### **1.1 Statutory context**

#### ***1.1.1 Scope of the LAPs***

A LAP consists of a written statement and a plan or plans indicating the objectives for the proper planning and sustainable development of the area to which it applies including details of community facilities and amenities and standards for the design of development and structures.

#### ***1.1.2 Likely Significant Effects on the Environment***

A LAP shall contain information on the likely significant effects on the environment of implementing the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Kildalkey LAP as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the plan would have. An Appropriate Assessment of any significant effect, either direct or indirect, on any Nature 2000 site, in the vicinity of the LAP was carried out in the Draft LAP. Both screening reports concluded that neither the Draft Plan nor the Material Amendments shall give rise to significant environmental impacts on the integrity of the surrounding environment or any Natura 2000 sites. Please refer to Appendices 5-8 for the full text of these reports.

### **1.2 Policy context**

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Clonard as one of 19 villages in the County. Section 2.1.8.5 of the CDP states all settlements designated as villages:

“Are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.” Variation No 2 adopted in February 2008 establishes an order of priority for the release of lands with a residential land use zoning objective in Kildalkey for the period 2007-2013.

#### ***1.2.1 National Strategic Policy***

A number of national policies and guidelines informed the preparation of the CDP. The CDP examines and sets the Regional and County context for each area. This LAP will fall as a sub-set of documents within that overall context. Since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, in 2009, issued “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas”

These Guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. Planning Authorities are required to have regard to the guidelines in the performance of their functions. The guidelines are accompanied by Urban Design Manual which provides a best practice guide to Planning Authorities on the standards of urban design that are required in new urban developments.

### 1.3 The challenge

The challenge is to produce a LAP that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the development objectives for Kildalkey, in a manner which is physically, economically and socially sustainable. The challenge is also to produce a document, which facilitates the creation of a built environment, which is attractive and distinctive and which creates a sense of place for those who will live and work in it as well as those who visit it.

A further challenge is to provide a document that is sufficiently prescriptive to achieve these objectives while allowing for flexibility to account for economic and social changes that may occur over the Plan period.

This LAP is a subsidiary document of the CDP 2007-2013, which is the primary document. The CDP takes precedence over the Kildalkey LAP in the event of a conflict arising between the contents of the two documents.

### Policies

It is a policy of Meath County Council:

- |                  |   |
|------------------|---|
| <b>KIL POL 1</b> | ‘To accommodate population growth in accordance with the levels provided for by Table 6 of the County Development Plan through the implementation of the policies contained in Variation No.2 of that Plan and to cater primarily for the needs of the local population’. |
| <b>KIL POL 2</b> | ‘To provide opportunities for expansion of the employment base of the village’.   |
| <b>KIL POL 3</b> | ‘To provide an urban design framework of real quality’.   |
| <b>KIL POL 4</b> | ‘To provide for a good social mix including the provision of residential units which cater for the requirements of different user types’.   |
| <b>KIL POL 5</b> | ‘To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality’.  |
| <b>KIL POL 6</b> | ‘To develop an appropriate network for pedestrians, cyclists, public transport and motorists’.  |
| <b>KIL POL 7</b> | ‘To ensure adequate provision of appropriate commercial, community and educational faculties to serve existing and future residents’.   |

## 1.4 LAP Content and Structure

The LAP is structured in a manner which takes into account all the contents required for an LAP in the Planning and Development Act 2000 as amended. It is set out in a sequential form dealing with the Context, Development Framework, Movement, Public Open space, Design Standards, Infrastructure, Zoning, and finally Phasing and Implementation.

## 1.5 Vision

Kildalkey lies 10 km from Trim and 7km from Athboy. The village has developed at the confluence of four county roads and has a distinctive rural character with some important heritage buildings, including the former convent and the present parish church. The village performs local service functions for its hinterland and employment in the village is mainly in the services sector with residents also being employed in towns such as Trim and Athboy.

The vision for Kildalkey is essentially set out in the CDP which identifies it as a village with a housing requirement of no more than 120 dwelling units up to 2013.

The LAP will endeavour to:

- Provide the land use planning conditions conducive to the creation of employment opportunities locally in cooperation with the state's enterprise development agencies.
- Encourage development at densities appropriate to Kildalkey's designation as a village in the CDP.
- Conserve and enhance the high quality of the streetscape in Kildalkey.
- Facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.
- Make provision for appropriate community, childcare and educational facilities.
- Encourage the provision of passive and active recreation spaces to serve the needs of the village.
- Create pedestrian and cycle routes to facilitate a modal shift away from vehicular transport in favour of more sustainable methods.
- Encourage the intensification of business and community uses in the village centre.
- Identify a site appropriate to the development of small/medium sized employment enterprises.
- Enhance landmark/focal points in the village. Protect and enhance key architectural features in the village.
- Secure an adequate water supply and waste water treatment facility for the village.
- Identify areas that are at risk of flooding with a view to ensuring that any development of such areas comply with the Consultation Draft Guidelines for Planning Authorities "The

## Kildalkey Local Area Plan

---

Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government” September, 2008 (or their replacement).

## **2.0 SETTLEMENT CONTEXT**

### **2.1 Introduction**

Kildalkey has been designated a village in the Meath County Development Plan. The village is located at the confluence of four county roads, one of which is called the Boreen. One leads Westwards to Ballivor, one South Eastwards to Trim and the fourth leads north to Athboy. It will be an objective of the Planning Authority to ensure that all development taking place within Kildalkey respects its existing character and scale, to maintain the rural and low density character of Kildalkey. Housing development to date has developed in a linear fashion on the Trim, Ballivor and Athboy roads with the Trim road being the most predominant. This “ribbon” form of development will be restricted by the Planning Authority due to its poor return on investment in water services and wastage of development lands, while more in-depth development of a low density will be encouraged to strengthen the core of the village.

### **2.2 Population Context**

The population of Kildalkey increased by 247% between 1996 and 2006 from 149 persons to 518 persons. Variation No. 2 of the CDP envisages that the number of households in Kildalkey will increase by 120 between 2006 and 2013. This would cater for a population increase of approximately 312 people at an occupancy rate of 2.6 persons per household (p.p.h.).

### **2.3 Recent Growth**

The figures below refer to the E.D. of Kildalkey. The village represents about 51% of the E.D. population.

- 157 private dwellings were built between 2001 and 2006.
- 22 private dwellings were built between 1996 and 2000.
- 51 private dwellings predate 1940 out of a total of 437.

There are no small area population statistics (SAPS) available for the actual village of Kildalkey apart from its overall population, which is provided above. However, there are comprehensive SAPS under many categories available for the electoral division (formerly called a DED) of Kildalkey. The electoral division includes the village but also its rural hinterland for an approximate distance of 5km to the South-west. Therefore all the SAPS provided in this document should be treated with caution as they deal with a significantly larger area than just Kildalkey and a large number of people who don't live in the actual village.

### **2.4 Employment Context**

Statistics available from the Central Statistics Office, demonstrate that although there is a well educated workforce resident in Kildalkey, the vast majority of residents are travelling significant distances to their place of work or education. This is not sustainable and the Planning Authority will endeavour through this LAP to facilitate the development of local enterprise to alleviate this situation.

The recent downturn in the economy has ensured that employment creation has become an issue of concern for both people locally and the Local Authority. This matter will have to be addressed if the village is to prosper and grow sustainably.



As significant numbers of people are travelling more than 15km to work, school and college as well as trying to attract employment to the village itself it is important to improve access to other employment centres such as Trim, Mullingar and Dublin.

### 2.5 Commercial Development

Kildalkey has a limited range of retail services. The village would benefit from having a greater range and variety of retail facilities. There are two public houses, one shop unit, a hairdresser, petrol filling station. There is one vacant unit in Kildalkey.



### 2.6 Heritage

The CDP 2007-2013 displays a strong and positive focus towards Heritage. This LAP acknowledges that focus with particular regard being had to local areas, buildings and places recorded as having archaeological, architectural, natural or built heritage value. A significant tributary of the Tremblestone River, which in turn flows into the Boyne, flows through Kildalkey. Neither the tributary nor the Trimblestone River are designated sites but the River Boyne is a Candidate Special Area of Conservation (cSAC). Kildalkey hosts a fine collection of structures of architectural and historical interest, including St Dymphna's Church, and the Parochial House (Alms House). The village also contains a number of trees which are of amenity value and which are associated with the Protected Structures listed above.



## **2.7 Community and Educational Facilities**

Kildalkey has a Church, Primary School, Credit Union and a Community Hall, which is also used for school activities. Kildalkey has an active hurling club and a designated amenity area.

## **2.8 Movement and Access**

Kildalkey is served by a poor level of public transport. The roads leading to Trim, Ballivor and Athboy are circuitous. Traffic/access issues generally were not raised during pre- draft public consultation nevertheless these are important issues and all developments in Kildalkey will be assessed having regard to the local transportation and road network.

Recent housing schemes are laid out in a way that facilitates the development of an internal network of cycle ways and footpaths. The provision of these will allow for safe access to the centre and the school, and a reduction in journey distances and times. They will encourage movement along secondary routes independent of the Main Street and the use of motor vehicles.

## **2.9 Services and Utilities**

### ***2.9.1 Water Supply***

Water supply is provided by means of a link from the Athboy supply. The scheme could serve small scale developments. Pending resolution of issues relating to water supply, priority will be given both to community facilities and to employment generating developments.

### ***2.9.2 Waste Water Treatment***

The receiving waters have restricted capacity. The current scheme has a capacity of 900 p.e. capacity, an upgrade is required to cater for zoned lands.

### **3.0 DEVELOPMENT FRAMEWORK**

#### **3.1 Residential Use**

Residential use is the most significant land use element in Kildalkey and this is illustrated on the land use zoning map which forms part of the LAP. As this map illustrates, three different types of residential zoning are articulated as follows:

**A1** To protect and enhancement of the amenity of existing residential areas. This zoning implies that sensitivity is required in relation to planning those areas close to existing houses so that their amenities are fully protected and enhanced. This will involve consideration of appropriate density, height, private open space standards, overlooking and overshadowing issues.

**A2** To provide new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.

**A5** To provide for low density residential development in accordance with action area based planning and individual dwelling design.

Generally the objective is to provide a range of residential units, which vary in both size and type, to accommodate a broad population profile including young singles, couples, and families with children and older people. These can be mixed to provide both visual variety and a cross section of the community

The HS POL 16 of the settlement strategy of the CDP states that:

*'In Small Growth Towns, Key Villages and Villages, between 25 – 30% of all new multi house developments, being developments in excess of four houses, shall be reserved for persons native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only. The reservation of 25 - 30% of multiple housing units for local derived needs shall include the 20% reservation for social and affordable housing needs.'*

#### **3.2 Residential Unit Numbers**

Additional lands have been identified for residential development in the Kildalkey Local Area Plan which are 0.509 ha of A2 zoned land and 0.984 ha of A5 zoned land. Based on Table 6 of the CDP, Variation No. 2 of the CDP, the existing zoned lands, including those with the benefit of planning permission, and the new lands zoned referred to above, it is evident that adequate lands have been reserved to cater for future residential need in Kildalkey over the lifetime of the Plan with a surplus of c. 154 sites.

#### **3.3 Social and Affordable Housing**

The County Housing Strategy (Section 5.10.15 of the CDP refers) sets out the methods for meeting the Part V requirements of the Planning and Development Act 2000 (as amended) for social/affordable housing. The preferred options include:

- a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;

- b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of Houses on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement with the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or more of the things referred to in the preceding paragraphs, and;
- i) A combination of the doing of 2 or more of the options referred to in paragraphs (b) to (g).

The County Housing Strategy, in respect of Kildalkey, indicates that there will be a requirement for 20% of all residential units to be available for social/affordable housing, on the basis of 3% social and 17% affordable.

Social / Affordable housing must be provided in a form that is not distinguishable from other housing by reason of its visual appearance or design quality.

Open space for amenity purposes will be required at a rate of 15%. Private gardens will be necessary for housing and communal private open space for town houses, duplexes and apartments. Private balconies would also be required for all apartments. A suitable children's' play space will be an essential component of those residential developments, which are primarily family orientated.

### **3.4 Density**

The CDP projects a density of 20 households/Ha which is at the lower end of the densities recommended by the Department of the Environment, Heritage and Local Government in the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

Section 10.1.4.10 of CDP states:

"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".

### 3.5 Economic Development

The best prospect for the creation of employment lies with developing small to medium sized enterprises (SME's) to cater for local needs and passing trade. In addition, the provision of a dedicated commuter bus service to Trim would be a welcome initiative.

There are no CSO figures available for Kildalkey due to its small population of 518 in the 2006 Census. Based on figures for the smallest local area of Kildalkey E.D. it appears that about 42.5% of males were employed in the Building and Construction and in the manufacture industries. 5% were engaged in Professional Services. 13% of females were similarly engaged in the Building and Construction or manufacturing industries while 29% were engaged in Professional Services. On the positive side 24.7% of males and 44% of females had a third level qualification.

The village center is zoned B1 and C1 to facilitate mixed residential and business use. It is important that this area should be devoted to employment creation use with residential use limited to above ground floor areas.

### 3.5 Community Facilities

Existing facilities need to be protected.

#### Policy

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>SOC POL 1</b> | 'To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Kildalkey in liaison with other statutory, voluntary, and community groups'.                             |
| <b>SOC POL 2</b> | 'To seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and that these facilities are developed contemporaneously with residential development'. |
| <b>SOC POL 3</b> | 'To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities appropriate to the area'.  |
| <b>SOC POL 4</b> | 'To implement the Development Contribution Scheme which will form a basis for the improvement of existing community facilities and the funding of new community facilities'.   |
| <b>SOC POL 5</b> | 'To protect the sites of existing facilities and support their further development and expansion'.   |
| <b>SOC POL 6</b> | 'To seek to identify a suitable site for a playground'.  |
| <b>SOC POL 7</b> | 'To reserve sites for community use as illustrated in the land use zoning map'.  |

### 3.7 LAND USE POLICIES

#### Policy

It is the policy of Meath County Council:

**LUP 1** ‘To seek a better balance between social and affordable housing and spread it throughout Kildalkey so that it cannot be distinguished by reason of its design from private housing’.

**LUP 2** ‘To seek the early development of lands for employment creation purposes’.

**LUP 3** ‘To provide a series of link roads in conjunction with development’.

**LUP 4** ‘To reserve access to backlands at appropriate locations’.

**LUP 5** ‘To expedite the provision of an adequate water supply and wastewater treatment to allow residential development to proceed’.

**LUP 6** ‘To reserve scarce infrastructure to facilitate employment creation and Community facilities in Kildalkey’.

**LUP 7** ‘To consolidate the Central area of the village for commercial uses’.

**LUP 8** ‘To maintain a Green Belt around the waste water treatment plant’.

### 3.0 OPEN SPACE AND HERITAGE

#### 4.1 Open Space

The main provision of open space in Kildalkey is the GAA hurling field and the proposed amenity area behind the School and the Parochial House.

#### 4.2 Other Open Space

A number of open spaces within existing housing estates are highly visible. These have the potential to contribute to the enhancement of the appearance of Kildalkey. It is the policy of the Council to facilitate the improvement and maintenance of these spaces to a very high standard.

#### 4.3 Natural Heritage

Trees associated with the Church and Parochial House on the approach roads contribute greatly to the attractiveness of Kildalkey. It is an objective of the Council to protect wildlife corridors, these include both rivers, watercourses, trees and hedgerows.

#### 4.4 Built Heritage

##### Policy

It is a policy of Meath County Council:

- HER POL 1** 'To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place'.
- HER POL 2** 'To protect the natural landscape setting'.
- HER POL 3** 'To encourage the removal of visually intrusive elements such as overhead cables or inappropriate signage'.
- HERPOL 4** 'To require the preservation and re-instatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance works are being carried out'.
- HER POL 5** 'To protect the structures included in the list of protected structures in the County Development Plan 2007-2013'.
- HER POL 6** 'To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development'.
- HER POL7** 'To promote a mixed-use comprehensive development including the creation of a courtyard development and the conservation or reuse of old stone walling'.

**Objective**

It is an objective of Meath County Council:

**DOA 8**

'To protect the following trees because of their amenity value:

- Trees within the grounds of the Parochial House
- Trees within the grounds of St. Dymphna's Church'.



## **5.0 MOVEMENT**

### **5.1 Movement Strategy**

The underlying strategy aims to ensure that:

- The development of the area creates movement along looped routes so that internal village movement can take place independently of the Main Street, which carries most of the through traffic.
- Public transport accessibility is maximised.
- Pedestrian and cycle movement is encouraged to keep vehicular traffic to a minimum.
- Streets are designed to encourage pedestrian activity to make going outside a safe and pleasant experience.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

### **5.2 Public Transport**

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. In the first instance, it is essential that a Commuter bus service is provided to Trim.

### **5.3 Pedestrian and Cycle Movement**

Movement by pedestrians and cyclists should be as easy, direct, attractive and as safe as possible. Separate defined pathways for each will be a requirement and where they occur in parallel with routes containing vehicular traffic, a key element will be the provision of controlled crossings. The main desire lines for pedestrians and cyclists will lead to the centre, the bus stops, the recreation and employment zones, the school and crèche. This sets up a basic structure around which the land uses can be laid out.

It is critical to improve the movement of both pedestrians and cyclists through the area to both avail of new facilities but also to animate and self police the area. The main pedestrian and cycle connections are likely to develop in parallel with the main roadways.

### **5.4 Vehicular Traffic**

It is important, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Kildalkey are located close to the road intersection.

### **5.5 Employment Zone**

There is a need to encourage the development of small to medium enterprises in the village.

## 5.6 Car Parking

The County Development Plan sets out clearly the appropriate standards applicable to the various use categories and these will be followed in general terms for the uses within the LAP. However, there will be opportunities for spaces to be shared, particularly in the vicinity of the village centre, which would reduce the overall quantum of car parking to be provided and so improve the visual amenity of the area. Good quality surface finishes and landscaping must be utilised to reduce any negative visual impact arising from surface car parking.

## 5.7 Bicycle Parking

Bicycle parking will be required at the School and the employment zone. The parking should preferably be sheltered. Bicycle parking will also be required for users in the individual use categories.

## 5.8 MOVEMENT OBJECTIVES & POLICIES

### Policies and Objectives

It is a policy of Meath County Council:

**MOV POL 1** ‘To encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan’.

**MOV POL 2** ‘To encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles’.

**MOV POL 3** ‘To require the provision of short-term on-street vehicle parking where appropriate’.

**MOV POL 4** ‘To require underground or semi-basement or screened parking in the village centre’.

**MOV POL 5** ‘To require the provision of cycle lanes where appropriate’.

**MOV POL 6** ‘To require the provision of good public lighting standards on all routes’.

**MOV POL 7** ‘To provide for the extension of footpaths and public lighting to the development boundaries on public roads in association with further development’.

It is an objective of Meath County Council:

**MOV OBJ 1** ‘To provide a link road from Woodlane to the Ballivor Road in tandem with the development of the land located between Woodlane and the Ballivor Road’.

**MOV OBJ 2** ‘To prepare a traffic management plan for the village’.

**MOV OBJ 3** ‘To seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians as shown on the land use zoning objectives map’.

**MOV OBJ 4** 'To seek, over the life of the Local Area Plan, to identify additional car parking space in the centre of the village'.

## **6.0 DESIGN STANDARDS**

The approach to overall design is based on the contents of Chapter 10 of the CDP, which is the parent document of this Local Area Plan. Regard is also had to the Guidelines for planning authorities on Sustainable residential development in urban areas and its companion document the Urban Design Manual.

Chapter 10 of the CDP 2003-2009 sets out in detail development management guidelines and standards for a range of development types.

### **6.1 Guidelines for planning authorities on Sustainable Residential Development in Urban Areas, 2009.**

These set out guidelines for residential developments in small towns and villages (Chapter 6) and the home and its setting (Chapter 7).

Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan. The recommendations are as follows:

- Development in smaller towns and villages should be plan led and should contribute to compact towns and villages.
- In central sites, densities of 30-40+ dwellings per hectare may be appropriate for mainly residential or mixed-use schemes. At edge of centre sites, under controlled circumstances, densities of 25-30 dwellings per hectare with a variety of dwelling types will be appropriate. At edge of small town/village, under controlled circumstances, densities lower than 15-20 dwellings per hectare may be appropriate as long as such low-density development does not exceed 20% of total new planned housing.
- The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities.

### **Chapter Seven The Home and its Setting**

Key recommendations of the guidelines are as follows:

- Residents are entitled to expect that their new homes will offer decent levels of amenity, privacy, security and energy efficiency.
- The orientation of the dwelling and its internal layout can affect levels of daylight and sunlight, and will thus influence not only the amenity of the occupants but the energy demand for heat and light.
- Privacy is an important element of residential amenity, and contributes towards the sense of security felt by people in their homes.

- Where possible, designers should seek to create child-and pedestrian-friendly car-free areas, especially in higher density schemes, through the careful location of access streets and parking areas.
- All houses (terraced, semi-detached and detached) should have an area of private open space behind the building line. The provision of adequate and well-designed private open space for apartments is crucial in meeting the amenity needs of residents: in particular, usable outdoor space is a high priority for families.
- Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and the normal frailty associated with old age.
- Adequate provision needs to be made for the storage and collection of waste materials.

## 7.0 INFRASTRUCTURE

### 7.1 Water Supply

Kildalkey is served by a link from the Athboy supply. There is capacity to serve small developments. In the short term the implementation of water conservation measures may be of considerable benefit. The typical level of unaccounted for water within Meath is 60%. This means that for every 10 litres of water produced, 6 litres are wasted through consumer negligence, leaking pipes or lost leakage to accepted economic levels of leakage, which typically range from 25-35%. Water is a precious resource which is costly to treat and deliver and it needs to be protected.

#### Policy

It is the policy of Meath County Council:

**WS POL 1** 'To utilize the existing water supply in an efficient and fair manner'.

**WS POL 2** 'To reduce leakage and wastage from the water supply'.

**WS POL 3** 'To implement the water conservation programme'.

### 7.2 Wastewater

The receiving waters have restricted capacity. The current scheme has a capacity of 900 p.e.

#### Policy

It is the policy of Meath County Council:

**WW POL 1** 'To provide an adequate waste water collection and treatment system to serve existing and future population in accordance with the projections in Table 6 of the County Development Plan, the Water Framework Directive 2000 and the Water Services Investment Programme as finances permit'.

### 7.3 Surface Water Disposal

Surface water disposal from new developments will not be allowed into the wastewater collection system. Instead surface water will be disposed of by other means that will not cause a decrease in water quality, flooding or surcharging of existing rivers and streams.

### 7.4 Flooding

Recognizing the need for an integrated, planned and sustainable approach to flooding, having regard to its impacts on and link to development, the Planning & Development Act addresses this issue. The First Schedule of the Planning and Development Act, 2000 indicates that development plans can include objectives regulating, restricting or controlling development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards.

### **Policy**

It is the policy of Meath County Council:

- |                  |  |
|------------------|--|
| <b>INF POL 1</b> | ‘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’.   |
| <b>INF POL 2</b> | ‘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’.   |
| <b>INF POL 3</b> | ‘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 minimize impact on the river flood regime’.  |
| <b>INF POL 4</b> | ‘To identify areas that are at risk of flooding to ensure that any development at such areas comply with the Consultation Draft Guidelines for Planning Authorities, “The Planning System and Flood Risk Management” published by the Department of the Environment, Heritage and Local Government, September 2008’. |

### **7.5 Waste Management**

Waste will be managed in accordance with the provisions of the Waste Management Plans for County Meath/North East Region which advocates an integrated approach to waste management which utilises a range of waste treatment options to deliver effective and efficient waste service with ambitious recycling and recovery targets. In particular, 2 Bring Bank Sites are required in Kildalkey.

In assessing planning applications, regard will be had to the waste produced by proposed developments including the nature and amount produced and proposed method of disposal. Developments should ensure that production / disposal methods do not give rise to environmental pollution, result in undue loss of amenity or be detrimental to public health.

### **7.6 Gas**

Kildalkey is not connected to the Natural Gas Transmission Network.

### **7.7 Telecommunications and Broadband**

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. Broadband is live in the following Group Scheme Areas; Ballivor, Kilcloon, Oldcastle, Slane, Summerhill, Moynalvey, Kiltale, Boardsmill & Longwood. In the 2006 C.S.O. returns the E.D. of Kildalkey had a total of 347 houses. 10 had broadband, 188 had other connections while 138 had no internet access.

**Policy**

It is the policy of Meath County Council:

**INF POL 5** 'To require that broadband infrastructure be delivered in tandem with Development'.

**7.8 Electricity Networks**

Electricity supply has not been identified as a constraint on development in the area.



## **8.0 LAND USE ZONING**

### **8.1 Introduction**

The CDP sets the criteria for land use zoning, particularly for residential use. Table 6 sets a target of 120 residential units for Kildalkey. Available lands zoned for residential use will accommodate circa 274 units which allows generous headroom.

### **8.2 Criteria Determining the Release of Residential Land**

The release and development of residential lands shall be linked to:

- The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged;
- Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account.
- The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the settlement.
- The Local Area Plan identifies additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Permission for the development of these lands may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development.
- The Local Authority social and affordable house building programme, and local community and services that can be provided;
- A more sustainable economic base whereby a greater percentage of people are employed closer to home. This will require closer liaison between the Development Agencies and Meath County Council.
- To facilitate the realisation of objectives contained in the Local Area Plan in relation to the delivery of identified critical and necessary social and /or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This will also ensure that development is concentrated at locations where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which downgrades the priority of outer suburban greenfield sites.

### 8.3 Zoning Designations

The Zoning designations A, A2, A5 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy. The designations are as follows:

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.
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 the existing town and village centre and to provide for new and improved town centre facilities and uses.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.

### 8.3 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

#### **A = Will Normally be Acceptable**

A use which will normally be acceptable is one which the Planning Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

#### **O = Are Open for Consideration**

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale)

would be unacceptable, or where the development would be contrary to the objective for a given area.

**X = Will Not Normally be Acceptable**

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

**Zoning Matrix**

Use Classes	A1	A2	A5	B1	C1	F1	G1
A.T.M. (In Commercial Premises)	A	A	X	A	A	X	X
Abattoir	X	X	X	X	X	X	X
Adverts	O	O	X	A	O	X	X
Outdoor Advertising Structures	X	X	X	O	O	O	X
Agri - Business	X	X	X	O	O	X	X
Amusement Arcade	X	X	X	O	X	X	X
B & B	A	A	A	A	A	X	X
Bank / Financial Institution	X	O	X	A	X	X	X
Betting Office	X	O	X	A	O	X	X
Bring Banks	A	A	A	A	A	O	O
Car Park (Commercial)	X	X	X	O	O	X	X
Caravan Park	X	X	X	X	X	O	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X
Cash & Carry	X	X	X	O	O	X	X
Casual Trading	X	X	X	A	O	X	X
Cemetery	X	X	X	X	X	X	A
Church	X	O	O	A	A	O	A
Cinema	X	X	X	A	O	X	A
Community Facility / Centre	O	A	O	A	A	O	A
Conference Centre	X	O	X	O	O	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X
Crèche / Childcare Facility	O	A	A	A	A	X	A
Cultural Facility / Use	O	O	O	A	A	O	A
Dance Hall / Night Club	X	X	X	A	O	X	X
Doctors / Dentists	O	O	O	A	A	X	O
Drive Through Restaurants	X	X	X	O	O	X	X
Education	O	O	O	A	A	X	A
Energy Installation	X	X	X	X	X	X	X
Enterprise Centre	X	O	X	O	O	X	X

Use Classes	A1	A2	A5	B1	C1	F1	G1
Fuel Depot - Domestic	X	X	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X
Funeral Home	X	O	X	A	O	X	A
Garden Centre	X	X	X	X	O	X	X
Guest House	O	A	O	A	A	X	X
Halting Site/Group Housing	O	A	O	X	O	X	O
Health Centre	O	O	O	A	A	X	A
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X
Home Based Economic Activities	O	O	O	O	O	X	X
Hospital	X	O	O	X	A	X	A
Hostel	X	O	O	A	A	X	X
Hotel / Motel	X	O	X	A	A	X	X
Industry – General	X	X	X	X	X	X	X
Industry – Light	X	O	X	X	O	X	X
Leisure / Recreation	X	O	O	A	O	O	A
Library	X	A	O	A	A	X	A
Motor Sales / Repair	X	X	X	O	O	X	X
Offices <100m2	X	O	X	A	A	X	O
Offices 100 to 1000 m2	X	X	X	A	A	X	X
Offices >1000m2	X	X	X	A	A	X	X
Open Space	A	A	A	A	A	A	A
Park and Ride	X	X	X	X	O	X	X
Petrol Station	O	O	X	O	O	X	X
Plant & Tool Hire	X	X	X	X	O	X	X
Public House	X	O	X	A	A	X	X
Public Services	A	A	A	A	A	A	A
Civic & Amenity Recycling Facility	X	X	X	X	X	X	A
Refuse Transfer Station	X	X	X	X	X	X	X
Residential	A	A	A	O	A	X	X
Residential Institution	O	O	O	O	O	X	O
Restaurant / Café	X	X	X	A	A	X	O
Retail Warehouse	X	X	X	O	X	X	X
Retirement Home	O	A	O	X	O	X	A
Science & Technology Based Enterprise	X	X	X	O	O	X	X
Shop - Local **	O	A	X	A	A	X	X
Shop - Major	X	X	X	A	O	X	X
Shopping Centre	X	X	X	A	X	X	X
Sports Facilities	O	O	O	O	O	A	A
Take-Away	X	X	X	A	O	X	X
Telecommunication Structures	X	X	X	A	O	O	O
Third Level Educational Institution	X	X	X	X	O	X	A

Use Classes	A1	A2	A5	B1	C1	F1	G1
Tourism Complex	X	X	X	A	A	A	A
Transport Depot	X	X	X	X	X	X	X
Veterinary Surgery	O*	O*	O*	A	O	X	X
Warehouse	X	X	X	X	X	X	X
Water Services ***	A	A	A	A	A	A	A
Wholesale Warehousing	X	X	X	O	O	X	X

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

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

\*\*\* Refers to public utility installations

## **9.0 PHASING AND IMPLEMENTATION**

The County Development plan is the key document in relation to the implementation of this LAP. The responsibility for the implementation of policies and objectives contained within this LAP will be dependent on a number of possible sources, including Government Departments, Infrastructure Providers, Meath County Council and the Private Sector. The actions required to facilitate the implementation of the Local Area Plan have been identified. The agents responsible for the respective actions are also identified. The Local Authority 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. Where appropriate, the Local Authority will seek financing from specified sources, both the public and the private sector

The implementation of this Local Area Plan may be constrained by a number of elements, namely the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources. The nature of statutory Development Plans is such 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.

### **9.1 Phasing**

With regard to 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 road infrastructure, water, sewerage etc.) are secured and in place concurrent with the proposed development projects. The sequence with which these schemes are or will be advanced, determines the sequence and phasing of development.

Within large scale developments, or where key infrastructure is proposed, development may be phased to tie in with these schemes or projects. The Local Authority reserves the right to refuse development on the grounds of it being premature pending the provision of necessary physical infrastructure or the provision of infrastructural capacities.

### **9.2 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. The Development Contribution Scheme in accordance with the provisions of Part III, Section 48 of the Planning and Development Act, 2000, has been adopted by Meath County Council, please refer to [www.meath.ie](http://www.meath.ie) for further details.

### **9.3 Monitoring & Review**

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

**APPENDICES**

- Appendix 1 List of persons who made Pre-draft submissions**
- Appendix 2 List of persons who made submissions on Draft Plan**
- Appendix 3 List of persons who made submissions on proposed amendments to the Draft Plan**
- Appendix 4 List of protected structures**
- Appendix 5 Screening for Strategic Environmental Assessment of Draft LAP**
- Appendix 6 Screening for Strategic Environmental Assessment of proposed amendments to Draft LAP**
- Appendix 7 Appropriate Assessment Screening of Draft LAP**
- Appendix 8 Appropriate Assessment Screening of proposed amendments to Draft LAP.**

**Appendix 1 List of persons who made pre-draft submissions**

<b>Submission No.</b>	<b>Name &amp; Address</b>
No. 1	OPW, Engineering Services, 17-19 Lower Hatch Street, Dublin 2.
No. 2	Dept. of Education and Science, Forward Planning Section, Tullamore Business Park, Clonminch.
No. 3	Dept. of Environment, Heritage and Local Government, Architectural Heritage section c/o Theresa Halloran, Development Applications Unit.
No. 4	NRA, St. Martin's House, Waterloo Rd., Dublin 4.
No. 5	Sean King, c/o Christopher Flynn & Associates Ltd., Frenche's Lane, Trim, Co. Meath.



**Appendix 2 List of persons who made submissions on Draft Plan**

<b>Submission No.</b>	<b>Name &amp; Address</b>
No. 1	Teresa Halloran, Development Applications Unit, Dept. of Environment Heritage & Local Government
No. 2	Frances Heaslip, Dept. of Communications, Energy & Natural Resources
No. 3	Sandrine Delalieux, SEA Section, Office of Environmental Assessment, EPA, Iniscarra, Cork.
No. 4	Michael Owens, SEA Section, Office of Environmental Assessment, EPA, Iniscarra, Cork
No. 5	Michael McCormack, NRA, St. Martin's House, Waterloo Road, Dublin 4.
No. 6	Pat Murray Pat Murray, Moyrath, Kildalkey.
No. 7	Joan Crosbie, Engineering Services, Office of Public Works, 17-19 Hatch St., Dublin 2.
No. 8	Frances Heaslip, Coordination Unit, Dept. of Communications, Energy and Natural Resources
No. 9	Patrick O'Sullivan Spatial Policy, DOEHLG
No. 10	Shirley Kearney, Forward Planning Unit, Dept. of Education & Science.
No. 11	John Brennan, Civil Engineer St. Finian's Trust

**Appendix 3 List of Persons who made submissions on proposed Amendments to Draft LAP**

<b>Submission No.</b>	<b>Name</b>	<b>Address</b>
1	Ian Lumley,	An Taisce, Heritage Officer
2	Erica O'Driscoll	National Roads Authority
3	Shirley Kearney	Department of Education
4	Teresa O'Halloran	Development Application Unit, Department of the Environment, Heritage and Local Government
5	Cian O'Mahony	Environmental Protection Agency

**Appendix 4 List of Protected Structures**

<b>Reg. No.</b>	<b>Structure</b>	<b>Street/Townland</b>	<b>Town</b>	<b>Building Type</b>	<b>Description</b>
MH047-100	Community Centre	Kildalkey	Kildalkey	Community Centre	Detached six-bay two-storey former school, built c.1840, comprising of two central bays flanked by gabled and advanced end bays.
MH035-110	Kildalkey Parochial House	Kildalkey	Kildalkey	Parochial house	Detached three-bay two-storey over basement parochial house, built c.1840. Range of stone outbuildings to north-east with corrugated-iron roofs. Bounded by limestone wall with wrought-iron railings and gate.
MH035-111	Saint Dymphna's Roman Catholic Church	Kildalkey	Kildalkey	Church (R.C)	Detached gable-fronted church, built c.1880. Pitched slate roof with decorative ridge cresting, and bellcote to south-west gable.
MH035-112	House	Moyrath	Kildalkey	House (detached)	formerly two Semi detached Houses Pair of semi-detached three-bay single-storey houses, built 1880, now used as fivebay detached house. Pitched slate roof with rendered chimneystacks. Roughcast rendered walls. Projecting brick porch.
MH035-113	Water pump	Moyrath	Kildalkey	Water pump	Cast-iron water pump, c.1870, with banded shaft, curved handle, fluted neck and fluted cap with finial. Modern trough to front.

## **Appendix 5 Screening for Strategic Environmental Assessment of the Kildalkey Local Area Plan 2007-2015.**

### **Development (Strategic Environmental Assessment) Regulations, 2004.**

#### **1.0 Introduction**

Meath County Council proposes to prepare Local Area Plan (LAP) for the village of Kildalkey, Co. Meath. As part of this process, consideration has been given to the likely environmental effects of implementing the 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 affects, 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 Kildalkey 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 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, including Kildalkey. The existing written statement, detailed objectives and urban detail map for the village remain in force until the individual Local Area Plan have been prepared and adopted for each designated settlement.

According to the settlement hierarchy for County Meath set out in the County Development Plan, Kildalkey is listed as a ‘village’. The Development Plan states that settlements designated as ‘villages’ are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. Their future growth should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Growth Towns. The future development of villages will be predicated more closely to local rather than regional growth.

#### **3.0 Location and Physical Context**

Kildalkey lies 10 km from Trim and 7km from Athboy. The village has developed at the confluence of four county roads and has a distinctive rural character including some important heritage buildings, including the former convent and the present parish church. The village performs local service functions for its hinterland and employment in the village is mainly in the services sector with residents also being employed in towns such as Trim and Athboy. The vision for Kildalkey is essentially set out in the CDP which identifies it as a village with a housing requirement of no more than 120 dwelling units up to 2013.

According to the 2006 Census, the population of Kildalkey was 518 persons in 2006.



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 County Development Plan.

The table below lists the number of units indicated in Table 6 of the County Development Plan for Kildalkey to meet its household target.

### **Village No. of units needed to meet household target**

Kildalkey 72

It is the policy of the County Development Plan that villages would develop in line with local growth rather than regional growth, providing quality driven residential development and essential local commercial and community services.

In Kildalkey, the priority is village centre consolidation. Remaining lands will be realized in Phase 2, post 2013.

#### **4.1.1 Environmental considerations relevant to the Plan Area**

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

##### ***4.1.1.1 Conservation and Heritage***

Protected structures

There are 5 structures in Kildalkey which are registered as protected structures in the Meath County Development Plan 2007 – 2013. The LAP does not adversely impact upon the integrity or character of the protected structures.

##### ***Protected Views and Prospects:***

According to the landscape classification included in the Meath County Development Plan 2007 – 2013, Kildalkey is situated in the South West Lowlands character area. This character area is considered to be of 'high value'. The South West Lowlands area is designated as being of high/medium sensitivity. There are no protected views or prospects which affect the lands subject to the proposed amendments.

##### ***National Monuments:***

There are number of historical monuments within the area of Kildalkey as identified in the Sites and Monument's Record for County Meath, one of which is in close proximity to the proposed amendment lands.

Natural Heritage Areas

The Trimblestown River is part of the river Boyne/river Blackwater cSAC. Natura Sites 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 plan or scheme) and the development, where necessary, or 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 which affect the LAP lands. It is not considered that the LAP lands will have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, it is considered that no further assessment of this type will be required once the Plan is completed.

## **4.2 Characteristics of the effects and of the area likely to be affected by the LAP**

### **4.2.1 The value and vulnerability of the area likely to be affected.**

#### a) Special natural characteristics or cultural heritage

As noted above, all of the plan area contains cultural heritage, in the form of Recorded Monument and 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 LAPs. With respect to the Recorded Monuments, detailed archaeological investigation will be required at application stage to determine the extent of resource areas and associated buffer zones and ensure their preservation.

In respect of the 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, in addition to the relevant statutory bodies listed in the Planning and Development Regulations 2006, will be consulted with respect to any developments which would have the potential to affect the protected structures.

There are no designated natural habitats areas within the LAP lands. The protection of habitats of localised importance, e.g. river corridors/hedgerows/trees etc., can occur through specific LAP policies, incorporation of existing natural features into landscaping plans during the redevelopment of sites and appropriate conditions to individual planning applications.

#### 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 implementation of the LAP.

#### c) intensive land use

There are no designated natural habitats within the LAP area. The LAP will ensure that the redevelopment and development is undertaken with due cognisance to the surrounding environment and that any development and intensification will sustain and improve existing amenity. Variation No. 2 to the Meath County Development Plan 2007 – 2013 details the level of residential development likely to take place in the villages over the lifetime of the Plan and is limited in scale for all settlements. The level of development anticipated in the settlement will be reflective of their village character and thus would not be considered to be of an intensity such as would generate environmental impacts.

#### 4.2.2 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 Plan. However, with regard to positive effects, it is considered that the probability of these occurring is high. It is expected that the effects will be permanent and therefore irreversible, until such time that any new polices and/ or objective are identified in revised LAP.

#### 4.2.3 The cumulative nature of the effects

No notable cumulative negative effects are anticipated given that the LAP focuses on the principles of sustainable development. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment, the area will be rejuvenated with an improved physical and visual environment.

#### 4.2.4 The transboundary nature of the effects

It is not anticipated that the LAP will have any national, regional or inter-county transboundary effects.

#### 4.2.5 The risk to human health and the environment

The implementation of the LAP is not likely to result in any risks to human health with the inclusion of appropriate health and safety measures being introduced. There are no SEVESO sites in proximity to the plan area. Any future development in the village will conform to the LAP, of which the fundamental essence is to create a healthy environment for people to live, work and recreate.

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

The area and population affected by the LAP is limited. The Kildalkey plan area amounts to 54.85 ha.

Having regard to Table 6 and Variation no. 2 (outlined above) of the Meath County Development Plan, it is not expected that the resident population of the village will increase significantly relative to the existing populations over the lifetime of the LAP. It is also not anticipated that any large scale development, such as would have impacts beyond the village, would occur as a result of the preparation and implementation of the LAP.

#### 4.2.7 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 LAP boundary which have a recognised national, European or international protection status.

### **5.0 Conclusion**

On evaluation of the relevant criteria set out in Schedule 2A of the Regulations, it is considered that the Local Area Plan 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 Local Area Plan will ensure that the settlement will be developed in a sustainable and environmentally sound manner fully consistent with the policies 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 Local Area Plan. Notwithstanding this, there are a number of issues which are considered in the preparation of the Local Area Plan and where appropriate, included in the objectives/policies of the Local Area Plan.

### **6.0 Recommendation**

Having regard to the forgoing, it is not considered necessary to carry out a Strategic Environmental Assessment for the Kildalkey Local Area Plan.

**Appendix 8    Appropriate Assessment Screening of kildalkey Local Area Plan 2009-2015**



**dúlra is dúchas**  
enhancing our environment

10 Árd na Gréine, Cloncollog, Tullamore, Co. Offaly.  
Tel: 057 9329606    email: info@dulraisduchas.ie  
Web: www.dulraisduchas.ie

**Appropriate Assessment of plans and projects significantly affecting  
Natura 2000 sites**

**Kildalkey Local Area Plan 2009 – 2015**

**Niamh Ní Bhroin BSc, PhD**

---

Company Registration No: 433571  
VAT No: IE9665750K  
Directors: N. Ní Bhroin BSc, PhD  
P. Hussey BA, BComm, HDipEd

## Screening matrix

### Brief description of the project or plan

- The project title is the Kildalkey Local Area Plan 2009-2015. The objective of the Local Area Plan is to establish a land use framework for the sustainable development of Kildalkey village in a co-ordinated and coherent manner.
- 

### Brief description of the Natura 2000 site

The Tremblestown River a tributary of the River Boyne forms part of the River Boyne and River Blackwater Special Area of Conservation EU code 002299. A tributary of the Tremblestown River flows (west to east direction) through Kildalkey village which is situated approximately 2.5 km west of the Tremblestown River. Under the Habitats Directive Annex I habitats, and Annex II and Annex V species have been identified within the River Boyne and River Blackwater SAC, along with migratory wildfowl listed in Annex I of the Birds Directive. A survey of juvenile lamprey populations in the Boyne catchment (O'Connor, 2005) judged the Tremblestown River was of unfavourable conservation status for lamprey.

Conservation aspect	Annex Directive
Alkaline fens (7230)	Annex I priority habitat
Alluvial forests (91E0)	Annex I priority habitat
Atlantic Salmon	Annex II (Habitats Directive)
Otter	Annex II (Habitats Directive)
River Lamprey	Annex II (Habitats Directive)
Pine marten	Annex V (Habitats Directive)
Hare	Annex V (Habitats Directive)
Frog	Annex V (Habitats Directive)
Whooper swan	Annex I (Birds Directive)

Table 1 Annex habitats and species of the River Boyne and River Blackwater SAC

---

**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.**

Changes in habitat type could have a slight impact on the River Boyne and River Blackwater SAC and are identified as follows:

- Increased population will require suitable waste treatment facilities such as waste water treatment works to minimise any impact on water quality, this has been identified in the Local Area Plan.
  - Development of the urban environment (Buildings and artificial surfaces BL3, Fossitt, 2000, habitat classification) may reduce the habitat range for Otter, an Annex II species.
  - Recreational pressures on the river habitat such as excessive fishing could impact on fish stock especially salmon a protected Annex II species.
- 

***Assessment criteria***

**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;*
- *land-take;*
- *distance from the Natura 2000 site or key features of the site;*
- *resource requirements (water abstraction etc.);*
- *emissions (disposal to land, water or air);*
- *excavation requirements;*
- *transportation requirements;*
- *duration of construction, operation, decommissioning, etc.;*
- *other.*

**Indirect or secondary impacts which may occur on the conservation aspects of the River Boyne and River Blackwater SAC are as follows:**

- Reduction in water quality due to inadequate waste water treatment
  - Increase in urban habitats (Buildings and artificial surfaces BL3, Flower beds and borders BC4, Scattered trees and parkland WD5 and Treelines WL2).
  - Additional light emissions, noise and dust generation.
-

- Negative impacts to Annex II species such as salmon and lamprey species are possible if appropriate management measures, which are also required by the Water Framework Directive, are not implemented.
- 

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

- *reduction of habitat area;*
- *disturbance to key species;*
- *habitat or species fragmentation;*
- *reduction in species density;*
- *changes in key indicators of conservation value (water quality etc.);*
- *climate change*

The Local Area Plan for Kildalkey village will not bring about a reduction of habitat area, disturbance to key species, habitat or species fragmentation or a reduction in species diversity within the conservation area. To cater for an increased population density within Kildalkey village appropriate waste management facilities will need to be developed to maintain the water quality and consequently the conservation aspects of the site.

---

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

The Kildalkey Local Area Plan is proposing that the village development is undertaken along existing roads and residential areas, thereby maintaining a land buffer between the urban village environment and the tributary of the Tremblestown River. There are unlikely to be any impacts on the Natura 2000 site as a whole.

---

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

- *loss;*
- *fragmentation;*
- *disruption;*
- *disturbance;*
- *change to key elements of the site (e.g. water quality etc.)*

Deterioration in water quality within the River Boyne and River Blackwater SAC especially along the Tremblestown River, is the primary indicator of significance based on the identified

effects as set out above. The water quality should meet the standard of “good ecological status” adopted through the Water Framework Directive to ensure a suitable habitat for Annex II species. Policy 1 in section 7.2 of the Local Area Plan refers to the requirement for a wastewater treatment to serve existing and future population

---

**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.**

There are no likely significant effects from the plan providing the appropriate measures are taken to comply with the Water Framework Directive.

#### **Finding of no significant effects report matrix**

##### **Name of project or plan**

Kildalkey Local Area Plan 2009-2015

---

##### **Name and location of Natura 2000 site**

River Boyne and River Blackwater Special Area of Conservation EU code 002299, situated 2.5 km east of Kildalkey village.

---

##### **Description of the project or plan**

The objective of the Local Area Plan is to establish a land use framework for the sustainable development of Kildalkey village in a co-ordinated and coherent manner.

---

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

The Kildalkey Local Area Plan is not directly connected with or necessary to the management of the site.

---

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

This plan is set clearly within the context of the Meath County Development Plan, 2007-2013, for which a strategic environmental assessment was prepared.

---

*The assessment of significance of effects*

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

Kildalkey Local Area Plan could affect the River Boyne and River Blackwater SAC by:

- Reduction in water quality due to inadequate waste water treatment
- Increase in urban habitats and associated urban activity i.e. light and noise emissions.

The identified parameters are unlikely to have an impact on the conservation species of the SAC.

---

**Explain why these effects are not considered significant.**

- Reduction in water quality due to inadequate waste water treatment

**Not considered significant:** As stated in the Kildalkey Local Area Plan 2009 – 2015 development of Kildalkey village can only be sustained provided the appropriate infrastructure is in place. To prevent the deterioration of water quality waste water treatment facilities of suitable capacity must be provided to comply with the Water Framework Directive.

- Increase in urban habitats and associated urban activity i.e. light and noise emissions.

**Not considered significant:** Where an increase in urban habitat may result in reduced habitat for fauna of the SAC, measures can be taken to reduce the impact. Urban land management regime and design could be developed to support biodiversity. The effect of light emissions can be reduced by employing down lighting. Noise levels can be reduced by the planting of native trees and shrubs in urban environments to suppress noise.

---

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

National Parks and Wildlife Service, geographical information system, website:

<http://www.designatednatureareas.ie/mapviewer/mapviewer.aspx>

National Parks and Wildlife Service, Information/ Data Request Form

[www.npws.ie](http://www.npws.ie)

---

### **Response to consultation**

The National Parks and Wildlife Service identified the conservation objectives of the River Boyne and River Blackwater SAC. At present a management plan for the site is in progress.

---

### ***Data collected to carry out the assessment***

#### **Who carried out the assessment?**

Niamh Ní Bhroin BSc PhD, Dúlra is Dúchas Teoranta, Tullamore, Co. Offaly

---

#### **Sources of data**

Council Directive 79/409/EEC on the conservation of wild birds.

Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy

Draft Local Area Plan for Kildalkey 2009-2015, Meath County Council.

European Commission, (2002). *Assessment of plans and projects significantly affecting Natura 2000 sites*. Office for Official Publications of the European Communities, Luxembourg.

Fossitt, J.A. (2000). *A Guide to the Habitats in Ireland*. The Heritage Council, Kilkenny.

National Parks and Wildlife Service, (2003). Site synopses for River Boyne and River Blackwater Special Area of Conservation.

National Parks and Wildlife Service, geographical information system, website:

<http://www.designatednatureareas.ie/mapviewer/mapviewer.aspx>

National Parks and Wildlife Service, Planning Development Unit, River Boyne and River Blackwater designation map (printed April 2005).

O'Connor W. (2006) A survey of juvenile lamprey populations in the Boyne Catchment. *Irish Wildlife Manuals*, No. 24 National Parks and Wildlife Service, Department of Environment, Heritage and Local Government, Dublin, Ireland

---

#### **Level of assessment completed**

- Desktop survey
-



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

Planning Department, Meath County Council, County Hall, Navan, Co. Meath.

---