

Kilmessan

LOCAL AREA PLAN

2009 – 2015



Adopted 25th May, 2009.



comhairle chontae na mí
meath county council

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PREAMBLE

The Meath County Development Plan, 2007-2013 (hereafter referred to as CDP) was adopted on 2nd March 2007. It identified Kilmessan 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 Kilmessan.

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 Kilmessan.

In accordance with Section 20(1) of the Planning and Development Act 2000 pre-draft public consultation took place in two phases with the publication of an issues paper.

A notice was published in the Meath Chronicle on the 6th December, 2008. All submissions and observations received were taken into account in the preparation of the Draft LAP.

The Draft Local Area Plan for Kilmessan was placed on display for the period 23rd February, 2009 to 6th 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.

The Local Area Plan was adopted by Meath County Council on the 25th May, 2009.

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 Kilmessan 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 proposed 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 will be carried. The screening document is contained in Appendix 1.

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 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. The screening process has found that the Kilmessan Local Area Plan 2009-2015 did not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site. The screening document is contained in Appendix 4.

1.2 Policy Context

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Kilmessan 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 Kilmessan 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 the Regional and County context for each area. This LAP will fall as a sub-set of documents within that overall context. However since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, in February 2008, issued “Sustainable Residential Development in Urban Areas Consultation Draft Guidelines for Planning Authorities”.

These Consultation Draft Guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. The Planning Authorities are required to have regard to these guidelines in the performance of their functions.

The guidelines were accompanied by a best practice Urban Design Manual which provides guidance to planning authorities on the standards of urban design that should be insisted upon 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 Kilmessan, 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 Kilmessan LAP in the event of a conflict arising between the contents of the two documents.

Objectives

It is an objective of Meath County Council:

POL 1 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.

POL 2 To provide opportunities for expansion of the employment base of the village.

POL 3 To provide an urban design framework of real quality.

- POL 4** To provide for a good social mix including the provision of residential units which cater for the requirements of different user types.
- POL 5** To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.
- POL 6** To develop an appropriate network for pedestrians, cyclists, public transport and motorists.
- POL 7** To ensure adequate provision of appropriate commercial, community and educational facilities 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 but sets them 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

Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. It is 13Km from Navan while Trim and Dunshaughlin are 10 km away. The southern part of Kilmessan has been designated as an Architectural Conservation Area (ACA). Kilmessan is a predominantly linear village, which grew up around the former Navan-Dublin (Clonsilla) railway line. The southern end of the village is characterized by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the Catholic Church, the library, a former church and the Glebe House and its grounds. The attractive stone walls and mature trees are a pleasant backdrop to the village, while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe, and railings within the grounds.

The vision for Kilmessan is essentially set out in the CDP which identifies it as a key village with a housing requirement of no more than 235 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 Kilmessan's designation as a village with a possible railway station in the CDP.
- Conserve and enhance the high quality of the streetscape in Kilmessan.
- 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.
- Reserve land for the future rail corridor to facilitate rail travel between Navan, Kilmessan and Dublin
- 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.
- To 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.
- Develop key infill sites on the Main Street.
- 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 Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government” September, 2008.

2.0 SETTLEMENT CONTEXT

2.1 Introduction

Kilmessan has been designated as a village in the Meath CDP. Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. It is 13Km from Navan while Trim and Dunshaughlin are 10 km away. The southern part of Kilmessan has been designated as an Architectural Conservation Area (ACA). Kilmessan is a predominantly linear village, which grew up around the former Navan-Dublin (Clonsilla) railway line. The southern end of the village is characterized by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the Catholic Church, the library, a former church and the Glebe House and its grounds. The attractive stone walls and mature trees are a pleasant backdrop to the village, while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe, and railings within the grounds.

2.2 Population Context

The population of Kilmessan increased by 48.% between 1996 and 2002 from 230 to 292. The rate of increase between 2002 and 2006 fell to 16.7%. Variation No. 2 of the CDP envisages that the number of households in Kilmessan will increase by 235 between 2006 and 2013. This would cater for a population increase of approximately 611 people at an occupancy rate of 2.6 persons per household (p.p.h.) giving a total population of about 950.

2.3 Recent Growth

The significant recent growth recorded in the E.D. of Kilmessan is reflected in the level of Housing Units constructed in the same period. The figures below refer to the E.D. of Kilmessan. The village represents about 30% of the E.D. population.

- 61 private dwellings were built between 2001 and 2006
- 45 private dwellings were built between 1996 and 2000
- 76 private dwellings predate 1940 out of a total of 837

There are no small area population statistics (SAPS) available for the actual village of Kilmessan 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 Kilmessan. The electoral division includes the village but also its rural hinterland for an approximate distance of 7km 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 Kilmessan 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 Kilmessan, 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. The 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, Navan and Dublin.

2.5 Commercial Development

Kilmessan has a limited range of retail services. The village would benefit from having a greater range and variety of retail facilities. The following services are available in Kilmessan, post office, hotel, and 2 B & B's, credit union, 3 pubs (1 serving pub food), bookmaker, 2 hairdressers, takeaway, café, butcher, beauty rooms, centra supermarket and 2 grocery shops. There are also four vacant units, three of which have been recently constructed.

2.6 Heritage

The CDP 2007-2013 has 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. The River Skane, flowing through Kilmessan is not a designated site but it flows to the Boyne which is a Candidate Special Area of Conservation (cSAC). Kilmessan contains a fine collection of structures of architectural and historical interest, including the Catholic and Protestant churches, the Market House, the Library and the Glebe House. The village also contains a number of trees which are of amenity value and which are associated with the Protected Structures listed above. The Southern part of the village has been designated an ACA.

2.7 Community and Educational Facilities

Kilmessan is currently served by a crèche, a library and a Primary School. It also has a R.C. Church and a Church of Ireland church. There are a number of archaeological sites in the village which have been identified as part of the record of Monuments and Places. The nearest secondary schools are in Navan, Trim and Dunshaughlin.

2.8 Movement and Access

The roads leading to Trim and Navan are circuitous. Traffic/access issues generally are important and all developments in Kilmessan 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

The existing water supply is from a bore hole. The water supply has a spare capacity of 900 p.e. 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

Waste water is discharged into the trunk sewer to the treatment plant at Castletown, Tara. 800 p.e. of 12000 p.e. capacity is reserved for Kilmessan. The plant has spare capacity for Kilmessan.

3.0 DEVELOPMENT FRAMEWORK

3.1 Residential Use

The CDP sets out the general nature of land use for the area. Residential use is the most significant element and this is shown on Urban Detail Map No 21. As this map illustrates, four different types of residential zoning are articulated as follows:

A1 which provides for the protection 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 which provides for new residential communities with ancillary mixed uses. Higher residential densities are also provided for. This zoning permits greater freedom in achieving more mixed use development in a sustainable manner and offers considerable freedom to create a unique sense of place.

A3 To conserve and protect the character and setting of institutional complexes and heritage buildings in residential re-development and infill proposals in accordance with action area planning approaches.

A5 which provides low density residential development in accordance with action area based planning and individual 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

Based on Table 6 of the CDP and Variation No. 2 of that Plan, the existing zoned lands, including those with the benefit of planning permission, will not cater for all of the need for residential development in Kilmessan. There will be a shortfall of about 67 sites. This shortfall will be met through development of infill sites and the framework plan area.

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 Kilmessan, 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.

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, tourism and entertainment. Secondly, the provision of a dedicated commuter service to Dublin, Navan and Trim would be a welcome initiative.

There are no CSO figures available for Kilmessan due to its small population of 341 in the 2006 Census. Based on figures for the smallest local area of Kilmessan E.D. it appears that about 35% of males were employed in the Building and Construction and in the manufacture of industries. 5% were engaged in Professional Services. 12% of females were similarly engaged in the Building and Construction or manufacturing industries while 35% were engaged in Professional Services. On the positive side 22% of males and 24% of females had a third level qualification.

The village center is zoned 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 the ground. The proposed rail facilities will bring additional potential for employment creation in the framework plan area.



3.6 Community Facilities

Kilmessan Primary School may need room for expansion.

Policy

It is the policy of Meath County Council:

- SOC POL 1** To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Kilmessan in liaison with other statutory, voluntary, and community groups.
- SOC POL 2** The Planning Authority shall 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.
- SOC 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 appropriate to the area.
- SOC POL 4** 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.
- SOC POL 5** To protect the sites of existing facilities and support their further development and expansion.

Objective

It is the objective of Meath County Council:

- SOC OBJ 1** To seek to identify a suitable site for a playground.
- SOC OBJ 2** Reserve sites for Community Use as shown in the Zoning Map.
- SOC OBJ 3** To reserve the area to the rear of the National School for the future development of the school

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 Kilmessan so that it cannot be distinguished by reason of its design from private housing.

LUP 2 To seek the early development of the framework plan area for employment creation purposes in the context of the opening of railway line and station in Kilmessan.

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 consolidate the Central area of the village for commercial uses.

LUP 6 Reserve an area for Park and Ride facilities in order to ensure that an area of land is protected should the railway line be developed.

4.1 Public Open Space

The main provision of Open Space is associated with the River Skane Linear Park and the reservation for the Route Selection Corridor for the proposed Navan/Dublin Commuter Rail Link. This had the advantage of keeping lands to the rear of the National School clear of development.

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 Kilmessan. It is the policy of the Council to facilitate the improvement and maintenance of these spaces to a very high standard. The GAA need additional space to provide playing facilities.

4.3 Natural Heritage

Trees on the approach roads and around the protected structures and the ACA contribute greatly to the attractiveness of Kilmessan. Other hedgerows and trees also contribute to the overall attractiveness of the village. It is an objective of the Council to protect wildlife corridors, throughout Kilmessan. These include the Skane River, other streams and watercourses, trees and hedgerows.

Duchas has identified the Ringfort North East of the Old Station house, the earthworks or moat to the south of the graveyard and the former St. Mary's Church as sites of archaeological potential. These areas of archaeological interest are indicated on Urban Detail Map 21. Proposals involving sub surface excavation in these areas will be referred to Duchas whose observations will form part of the consideration of such proposals.

4.4 Built Heritage

It is an objective of the Council to protect the attractive quality of the Built Heritage of Kilmessan. Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. Kilmessan is a predominantly linear village, which grew up around the former Navan-Dublin (Clonsilla) railway line. Although most

of its buildings are relatively modest, it is the topography and setting which make the most contribution to its special character. The focal point of the ACA is at the junction of roads at the southern end of the village and is characterised by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the two churches and the Rectory and their grounds. The attractive stone walls and backdrop of mature trees are a pleasant backdrop to the village while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe and railings within the grounds.

Policy

It is the policy of Meath County Council:

- HER OBJ 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 OBJ 2** To protect the natural landscape setting.
- HER OBJ 3** To encourage the removal of visually intrusive elements such as overhead cables or inappropriate signage.
- HER OBJ 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 OBJ 5** Protect the structures included in the list of protected structures in the County Development Plan 2007-2013.
- HER OBJ 6** To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.
- HER OBJ 7** To secure high quality developments which utilise a design approach with a strong “village “ character.
- HER OBJ 8** To encourage the provision of a children’s playground in an area that is accessible to all the population.
- HER OBJ 9** To seek the provision of all-weather playing facilities and hard courts.
- HER OBJ 10** To ensure that public and private open space is provided for all new residential development in accordance with the requirements of Section 10.1.4 Chapter 10 of the CDP.
- HER OBJ 11** To protect existing trees and hedgerows where appropriate in areas that are likely to be developed
- HER OBJ 12** Refer proposals involving sub surface excavation in the vicinity of the Archaeological sites to the Heritage Service for their comments which will form part of the consideration of such proposals.

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 through the provision of the new Railway Line from Navan to Dublin.
- 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 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 in addition to the proposed Railway Station, commuter bus services are provided to Navan, Trim and Dublin.

5.3 Pedestrian and Cycle Movement

Movement by pedestrians and cycles 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 Railway Station, 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 Kilmessan located on the Main Street. It is important, therefore, that circulation takes place along secondary looped routes as indicated.

5.5 Employment Zone

It is important that the main employment areas can be assessed from a number of directions.

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 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 Policies

It is the policy of Meath County Council:

- MP 1** To seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians.
- MP 2** To encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan.
- MP 3** To encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles.
- MP 4** To require the provision of short-term on-street vehicle parking where appropriate.
- MP 5** To require underground or semi-basement or screened parking in the village centre.
- MP 6** To require the provision of cycle lanes where appropriate.
- MP 7** To require the provision of good public lighting standards on all routes.
- MP 8** To provide for the extension of footpaths and public lighting to the development boundaries of the village in tandem with development.

Objective

It is an objective of Meath County Council:

- M OBJ 1** To facilitate the provision of the new Railway Line and Station by protecting the preferred route corridor free of development.
- M OBJ 2** To prepare a traffic management plan for the village.
- M OBJ 3** 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 Sustainable residential development in urban areas draft guidelines for planning authorities 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 Sustainable Residential Development in Urban Areas, consultation draft guidelines for planning authorities

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:

- New development should contribute to maintaining compact towns and villages in the absence of an adopted local area plan.
- 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 development should be in proportion to existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities.

6.2 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

The current water supply is adequate in Kilmessan. The implementation of water conservation measures may be of considerable benefit in boosting capacity. 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 through illegal or unknown connections. Under the new project, the aim is to reduce this 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:

INF POL 1 To utilize the existing water supply in an efficient and fair manner.

INF POL 2 To reduce leakage and wastage from the water supply.

INF POL 3 To implement the water conservation programme.

7.2 Wastewater

Kilmessan is served by a new sewer in the Skane valley which discharges into the trunk sewer to Castletown treatment plant. Capacity of 900 p.e. has been set aside for Kilmessan village.

Policy

It is the policy of Meath County Council:

INF POL 4 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 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:

- | | |
|------------------|--|
| INF POL 5 | 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. |
| INF POL 6 | 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. |
| INF POL 7 | 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. |
| INF POL 8 | 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 Kilmessan.

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

Kilmessan 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 E.D. of Kilmessan, of 387 households, 22 had broadband, 184 had other connections while 153 had no internet access.

7.8 Electricity Networks

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

8.0 ZONING

8.1 Introduction

Having regard to the emerging preferred route for the Navan/Dublin Railway Line and Station, it is necessary to move the LAP boundary westwards to Kilmessan to protect the rail corridor from development. The area thus included within the LAP area is not being zoned pending the provision of the railway. Any proposal for the lands zoned for “Rail Station Urban Framework Area” shall be developed on the basis of an agreed Urban Framework Plan which shall have regard to the location and design of the rail station. The boundary for the framework plan area is shown on the zoning map. A quality design finished to a high architectural standard of layout and building design will be essential at this location. The framework plan shall include for the development of a land use strategy for the lands, phasing arrangements, delivery of community facilities and commercial facilities, design including maximum heights, landscaping, provision of services, access, parking and road layout.

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.
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.
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.
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.

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	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	A	X	X	O	X	X	X
Abattoir	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Adverts	O	O	X	O	X	A	A	O	A	O	O	A	O	A	X	X	X
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	O	X	A	O	X	O	X	X
Agri - Business	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	A	A	X	X	A	A	X	X	X	X	X	X
Bank / Financial	X	O	X	O	X	A	A	O	X	X	X	X	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Institution																	
Betting Office	X	O	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X
Car Park (Commercial)	X	X	X	X	X	O	A	X	X	O	O	O	O	A	X	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	X	O	O	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X
Church	X	O	X	O	O	A	A	A	X	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	X	O	O	O	X	X	X	X	A	X
Community Facility / Centre	O	A	O	A	O	A	A	A	X	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	A	O	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	O	X	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	X	O	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	X	O	X	A	A	X	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	X	O	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	X	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	X	A	A	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X	X	X	A	O	O	X	X	X
Industry – Light	X	O	X	O	X	X	X	X	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	A	X	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Offices <100m2	X	O	O	O	X	A	A	A	X	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	X	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	O	X	A	X	O	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	A	X	A	A	O	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	O	X	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	X	O	X	A	X	X	X	X	X
Public House	X	O	X	O	X	A	A	O	X	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	X	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	O	X	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	A	O	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	X	A	X	X	O	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	X	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	A	O	O	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	X	O	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	A	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	X	A	A	X	X	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Veterinary Surgery	O*	O*	X	O*	O*	A	A	O	X	O	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	O	A	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	O	X	A	X	X	X	X	X

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

** A local shop is defined as a convenience retail unit of not more than 200 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 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.

Appendix 1 ENVIRONMENTAL SCREENING REPORT

Appendix 2 LIST OF PROTECTED STRUCTURES & RECORDED MONUMENTS

Appendix 3 KILMESSAN ARCHITECTURAL CONSERVATION AREA

Appendix 4 APPROPRIATE ASSESSMENT SCREENING REPORT

Appendix 1 Strategic Environmental Assessment

Report pursuant to article 14 a of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004

Introduction

Meath County Council proposes to prepare Local Area Plans for the villages of Clonard, Kildalkey, Kilmessan and Rathmolyon. As such consideration has been given to the likely environmental effects of implementing these LAPs, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004. Strategic Environmental Assessment (SEA) 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 accordance with Planning and Development Regulations 2004. The purpose of this report is to determine if these Local Area Plans requires a Strategic Environmental Assessment. 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.

Policy Context

Each of the four settlements currently has a Local Area Plan (LAP) and has land zoned for a range of uses. Please refer to attached maps. The 4 Local Area plans are set within the context of the Meath County Development (MCDP), 2007-2013, The National Spatial Strategy, (NSS), Regional Planning Guidelines, (RPG's). In particular Variation No 2 of the MCDP adopted in February, 2008 set out criteria for the release of residentially zoned land in each of the four settlements. These criteria set out to limit growth in Clonard, Kildalkey and Rathmolyon to meet the residential needs of the three settlements and to meet their own needs only. It is not envisaged that additional lands will be zoned for residential use except where planning gain is to be achieved or to consolidate an existing pattern of development. In the case of Kilmessan, limited expansion of the residential base is envisaged because of the strategic location of Kilmessan on the proposed rail line from Navan to Dublin. In the case of each of the four settlements it is an objective of the Council to achieve a more sustainable form of development by making provision for employment creation, and community facilities to cater for the needs of the population. The four plans, even if fully implemented would result in populations considerably less than the 10,000 population threshold for which a SEA is mandatory.

Location

The four settlements are located in the South West quadrant of Meath. They are currently, in the Trim Electoral Area, Kilmessan is being transferred to the Dunshaughlin Electoral Area. They are identified in Map 1 Settlement Hierarchy of the MCDP 2007- 2013 (Copy Attached).

Criteria for Determining the Likely Significant Environmental Impacts (Schedule 2(A) of the SEA Regulations 2004)

The key to deciding if SEA is required will be whether the plan would be likely to have significant effects on the environment, having regard to the size of the area, the nature and extent of the development likely to be accommodated by the plan and the plan area location close to or within statutory designations etc. Screening for each of the four areas will be carried out having

regard to available baseline information, based on the content in Schedule 2(A) to the Planning and Development (SEA regulations 2004) which are cited collectively with the Planning and Development regulations (2001-2007). Annex II of the SEA Directive sets out the criteria for determining the likely significant environmental effects. The proposed LAPs, 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 LAPs and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAPs.

Characteristics of the Proposed LAPs.

LAPs are being prepared in accordance with the requirements of Variation No. 2 of the Meath County Development Plan. The lands the subject of these LAPs are already identified for development by way of their development boundary. It is envisaged that the LAPs will establish a land use framework for the sustainable development of their areas in a co-ordinated and coherent manner. The MCDP 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 Plans will conform to the principles, objectives and policies of the Meath Development Plan and therefore have a strong emphasis on promoting the sustainable development of their areas. The Plans are based on the existing character of the areas and will provide a means to influence future development to create a sustainable environment and a place of vitality and viability. The main characteristics of the LAPs are as follows:

Characteristics of the Proposed LAP's

The degree to which the proposed LAPs set a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources:

Variation No. 2 MCDP has established a need for residential Units as follows:

Clonard 44

Kildalkey 72

Kilmessan 176

Rathmolyon 64

In addition the LAPs will make provision for employment creation, retail, community, educational and recreational activities commensurate with the needs of the local population. The overall objective is to create more sustainable settlements. Kilmessan, because of its location beside the planned railway station will be encouraged to grow within the capacity of the local environment and infrastructure.

The degree to which the proposed variation influences other plans and programmes including those in a hierarchy:

The proposed variation to change the zoning of lands to provide for the planned development of the four LAPs will not affect other plans.

The relevance of the four proposed LAPs for the integration of environmental considerations in particular with a view to promoting sustainable development:

The proposed LAPs will ensure that development on the lands will be carried out in general accordance with the provisions of the Meath County Development Plan 2007 – 2013 regarding the four areas.

Clonard – Cluain Ioraird

It is located in the townland of Tamlacht in the Electoral area of Trim.

RIVERS

The Kilwarden river which flows near Clonard is not a designated site but the main river Boyne to which it flows is a candidate Special Area of Conservation (cSAC).

NATIONAL DESIGNATIONS

There are a number (3) of protected structures in Clonard. There is a complex of archaeological sites (Recorded Sites and Monuments) North and East of Clonard, which was once an ecclesiastical centre.

Kildalkey – Cill Dealga

Kildalkey is located in the townland of Kildalkey, Moyrath and Clonylogan in the Electoral area of Trim.

RIVERS

A significant tributary of the Tremblestone river runs through Kildalkey.

NATIONAL DESIGNATIONS

There are a number (6) of protected structures in the village and surrounding townlands. Neither the tributary nor the Tremblestone river are designated sites. The river Boyne to which it flows is a cSAC.

Kilmessan – Cill Mheasáin

Kilmessan is located in the Townland of Kilmessan in the Electoral Area of Dunshaughlin. (It was in the Trim area for the 2004 Local Elections)

RIVERS

The Skane River, a significant tributary of the Boyne, runs through Kilmessan.

NATIONAL DESIGNATION

There are a number (13) of protected structures and a number of Recorded Sites and Monuments in the village. Kilmessan has been designated a “Heritage Village” in the NCDP. The Skane River is not a designated site but the Boyne River to which it flows is a cSAC.

Rathmolyon - Rath Moliain

Rathmolyon is located in the townland of Rathmolyon, Glebe and Cherryvalley in the electoral area of Trim.

RIVERS

Minor tributaries of the Boyne flow through Rathmolyon.

NATIONAL DESIGNATION

There are (7) protected structures in the village and surrounds. The “Rathmolyon Esker” just to the East of the village is a proposed National Heritage Area (NHA).

Environmental problems relevant to the proposed LAPs:

There are no strategically significant environmental problems identified in any of the four areas.

The relevance of the proposed LAPs for the implementation of Community Legislation on the environment (e.g. plans linked to waste management or water Protection):

These plans and programmes are addressed in the Meath County Development Plan 2007 – 2013 and not specifically addressed in the 4 LAPs. Any site specific issues would be addressed through the planning application process.

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to the probability, duration, frequency and reversibility of the effects:

The development of these lands, the subject of the Proposed LAPs will see the land use changing from agricultural to urban and related uses. The development of the subject lands will result in minor impacts on wider environmental resources, locally to the site and more widely over the construction phase and when the development is operational. The long-term effects are likely to occur and cannot be readily reversed. These environmental impacts will result from a range of processes including the following: traffic generation, waste generation, water supply, wastewater collection, treatment and disposal, consumption of energy, consumption of raw materials, some of which are non renewable. The volume and rate of runoff increases as impermeable surfaces replace the permeable soils and vegetation. The quality of the surface water discharged may deteriorate as the surface runoff from paved areas will collect contaminants (e.g. organic, inorganic sediments, metals, chemicals) which are carried via the drainage system into the water body. Loss of agricultural land and existing soil profiles.

Loss of habitat.

The construction and existence of the proposed developments will cause localized increases in noise levels and localised increases in emissions to air principally due to traffic. These local environmental issues, which are not considered significant, are inevitable with any form of development and the quantification of the significance of these issues can only be based on the land area to which the proposed LAP's relate. On the basis of development envisaged it is estimated that there will be a loss of up to 85% of the existing habitats within the subject lands. Such areas typically have moderate to low biodiversity potential. Effects on biodiversity are not significant. Retention or establishment of the following habitat types shall be a priority, undisturbed screen planting using native species, woodland edges, significant hedgerows and trees stream banks, water edges etc.

All development applications shall be assessed to ensure that the maximum permitted surface water outflow from any new development is restricted to that for the greenfield/brownfield site, before the proposed development in line with international best practice. Stormwater drainage strategy will be developed on a catchment basis taking account of flood risk, the impact of

climate change and the systematic use of Sustainable Drainage Systems (SUDs) for new developments. A rigorous policy of not connecting new sewers into the public sewer system until all such sewers are tested and mis-connections removed must be implemented to prevent unnecessary contamination of surface water run-off.

The cumulative nature of the effects:

Significant cumulative negative environmental effects are not expected from the proposed LAPs.

The transboundary nature of the effects:

It is considered that there will be no cumulative likely significant effects on the environment.

The risk to human health or the environment (e.g. due to accidents):

There is no significant risk to human health or to the environment from the proposed LAPs. There are no SEVESO sites in proximity to the areas that will be developed.

The magnitude and spatial extent of the effect (geographic area and size of the population likely to be affected):

It is considered that no significant environmental effects are likely to result so this section does not apply.

The value and vulnerability of the area likely to be affected due to:

Special natural characteristics or cultural heritage;

There are objectives in each of the plans to protect these features and hence the plan is not considered to have any negative effect on these aspects of the Heritage of the area. Habitats of interest include hedgerows which contain some mature trees (some hedgerows forming part of townland boundaries), and streams.. It is not intended that these corridors will be developed. The mature hedgerows and specimen trees can be retained by condition of individual planning applications.

Exceeded environmental quality standards or limit values:

It is not expected that certain environmental quality standards will be exceeded or that the value of vulnerable areas will be adversely affected as a result of the LAPS Intensive land use: There are only local vulnerable habitats present within the subject lands as outlined above. It is not expected that the proposed variation will intensify land uses to such a degree that these localised vulnerable areas will be significantly affected and where such a threat exists, mitigation measures will be put in place as outlined in the relevant sections.

The effects on areas or landscapes which have a recognised national, Community or international protection status.

The County Development Plan, 2007-2013 contains a Landscape Character Assessment.

Clonard and Kildalkey are located in LCA15 South West Lowlands.

Rathmolyon is located in LCA 13 Rathmolyon Lowlands

Kilmessan is located in LCA 6 Central Lowlands.
The Landscape Value is High, the Landscape Sensitivity is also High/Medium.
Development will comply with the policy of the Meath County Development Plan.

CONCLUSION

Having regard to the foregoing, it is considered that the development of the lands which are subject of the proposed variation will have localised environmental effects. However, such effects are not considered to be either significant or strategic and can be reduced and mitigated against by conditions attached to individual planning applications.

RECOMMENDATION

It is not recommended to commence the Strategic Environmental Assessment for the Proposed Local Area Plans for Clonard, Kildalkey, Kilmessan and Rathmolyon.

**Appendix 2.
LIST OF PROTECTED STRUCTURES**

Reg. No.	Structure	Street/Townland	Town	Building Type	Description
MH037-200	Kilmessan House	Kilmessan	Kilmessan	Public House	Detached three-bay two-storey house, built c.1890, now also in use as a public house. Hipped slate roof with rendered chimneystacks, and cast-iron ridge cresting and finials.
MH037-201	Signal Box	Kilmessan	Kilmessan	Signal Box	Detached gable-fronted single-bay two-storey former signal box, built c.1862, now in use as hotel accommodation. Pitched artificial slate roof with rendered chimneystack.
MH037-202	Station House Hotel	Kilmessan	Kilmessan	Warehouse	Detached four-bay single-storey former railway warehouse, built c.1862, now in use as hotel accommodation. Pitched artificial slate roof with skylights. Rubble limestone walls with limestone string course.
MH037-203	Railway Bridge	Kilmessan	Kilmessan	Railway Bridge	Single-arch rock faced limestone railway bridge with string courses and copings, built c.1862, carrying the road over the former railway track which is now disused. Remains of limestone kerbing to platform and turntable to site.
MH037-204	Station House Hotel	Kilmessan	Kilmessan	Former Train Station	Detached three-bay two-storey former railway station, built c. 1862, with projecting gabled central bay and single-storey wings to north and west. Now in use as a hotel. Pitched slate roof with rendered chimneystacks.
MH037-205	Railway Bridge	Kilmessan	Kilmessan	Railway Bridge	Single-arch rock faced limestone railway bridge with string courses and copings, built c.1862, carrying the road over the former railway track which is now disused
MH037-207	Church of the Nativity of Mary	Kilmessan	Kilmessan	Church (R C)	Detached cruciform-plan church, commenced c.1820, and rebuilt c.1895, with bellcote to north-west corner.

MH037-208	Water pump	Kilmessan	Kilmessan	Water pump	Cast-iron water pump, c.1870, with foundry mark, banded shaft, fluted neck, cap, finial and spout, and curved pumping handle.
MH037-209	St. Josephs National School	Kilmessan	Kilmessan	National School	Detached five-bay two-storey former national school, built c.1927, with three-storey and single-storey extensions to rear, now disused. Hipped artificial slate roof with rendered chimneystacks.
MH037-211	Kilmessan Church of Ireland Church	Kilmessan	Kilmessan	Church (C of I)	Detached church, built 1731, and renovated c.1820. Graveyard to east and south, enclosed by rubble stone walls, with pair of wrought-iron gates.
MH037-212	Kilmessan Rectory	Kilmessan	Kilmessan	House (detached)	Detached three-bay two-storey house over semi-basement, built c.1800, with central breakfront, and flanking single-storey wings. Hipped slate roof with rendered chimneystack. Roughcast rendered walls.

Appendix 2. RECORDED MONUMETS

Mon No.	Townland	Classification
ME037-004	Kilmessan	Earthwork Site
ME037-029	Kilmessan	Church Site

Appendix 3: KILMESSAN ARCHITECTURAL CONSERVATION AREA



Historical Development

Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. Kilmessan is a predominantly linear village, which grew up around the former Navan-Dublin (Clonsilla) railway line. Although most of its buildings are relatively modest, it is the topography and setting which make the most contribution to its special character.

Built Form

The focal point of the ACA is at the junction of roads at the southern end of the village and is characterised by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the former church and the Rectory and their grounds. The attractive stone walls and backdrop of mature trees are a pleasant backdrop to the village while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe and railings within the grounds.

Objectives

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.
2. To protect the natural landscape setting.
3. To encourage the removal of visually intrusive elements such as overhead cables or inappropriate signage.
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.

**Appendix 4:
APPROPRIATE ASSESSMENT SCREENING REPORT**

Brief description of the project or plan

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

Brief description of the Natura 2000 site

No Natura 2000 site was identified within the boundary of Kilmessan village. The Skane River is a tributary of the River Boyne and River Blackwater SAC and is located approximately four kilometres north of Kilmessan village.

Name of project or plan

Kilmessan Local Area Plan 2009-2015

Name and location of Natura 2000 site

No Natura 2000 site was identified within the boundary of Kilmessan 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 Kilmessan 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)?

Not applicable to the Kilmessan Local Area Plan as no Natura 2000 site was identified within the village boundary.

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

Not applicable to the Kilmessan Local Area Plan as no Natura 2000 site was identified within the village boundary.

The assessment of significance of effects

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

Not applicable to the Kilmessan Local Area Plan as no Natura 2000 site was identified within the village boundary.

Explain why these effects are not considered significant.

There are no effects to be considered as no Natura 2000 site exists within Kilmessan village boundary.

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

Response to consultation

No Natura 2000 site identified within the Kilmessan boundary. The Skane River a tributary of the River Boyne and River Blackwater SAC is not a Natura site.

No management plan is available for the River Boyne and River Blackwater SAC.

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

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

Local Area Plan for Kilmessan 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.

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 Blackwater designation map (printed April 2005).

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.