

Carlanstown Written Statement

Settlement	Carlanstown
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fifth tier retail centre
Population (2011) Census	631
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	40 No. Units
Education	National School
Community Facilities	St. Michaels GAA grounds are located on the N52 Ardee Road
Natura 2000 sites	None. The Moynalty River which straddles the southern development boundary of the village drains to the River Blackwater SAC/SPA.
SFRA	No SFRA required. Flood zone A and B lands omitted where required.

Goal

To make a positive contribution to the development of Carlanstown Village by the consolidation and strengthening of the defined and attractive village centre, recognising the importance of conserving and enhancing the quality of the village's built and natural environment, while catering for the needs of all sections of the local community.

01 Village Context

The statutory land use framework for Carlanstown promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the village and its intrinsic character. Particular regard is afforded to the protection and enhancement of natural features such as the Moynalty River, historical features of interest, open space needs and the existing topography character within and surrounding the village. This land use framework endeavours to maintain and add to a built environment that is both attractive and distinctive, and which creates a unique sense of place for those who both live and work in, as well as those who visit, the village. The provision of a compact, vibrant and effective village centre is essential if Carlanstown is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

02 Water and Wastewater Services

The village is currently served by Carlanstown waste water treatment plant to the south-east of the village, which has a design capacity of 600 population equivalent. There is limited wastewater capacity currently available in the waste water treatment plant.

Water supply for the village is obtained from the Kells water treatment plant which also services the settlements of Oldcastle, Crossakiel and Carnaross as well as a significant rural catchment area. The remaining PE for the entire catchment is 2,500. Future development proposals will be considered in this context.

03 Land Use

A land use survey identified a number of residential units on the eastern and western sides of Main Street. Many of the plots associated with these residential units appear to have been the subject of backland re-development. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development

Carlanstown has been the subject of relatively substantial residential development in recent years, specifically the construction of medium scale residential development projects arranged around poorly landscaped public open spaces. The Core Strategy of this County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village’s built environment.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 40 units to Carlanstown over the 2013 – 2019 period. There are no extant planning permissions committed to in the village¹.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 40 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Carlanstown Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach from the village centre. A total of 1.66 hectares of lands have been identified, for A2 residential use adjoining the junction of the N52 and Moynalty Road. Additional B1 zoned land in the village centre can accommodate further residential development. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 40 no. units. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

4.1 Serviced Residential Sites

The provision of serviced residential sites in small towns and villages where services exist offer a viable alternative for individuals wishing to build and design their own houses in villages rather than the open countryside. Previously sixteen sites were identified by the Council in a residential development known as O’Chearbhallain Crescent which is accessed off

¹ It is noted that the figure in the County Development Plan is 22. However in the intervening period two planning permissions have expired (reference numbers: KA60335 and KA60698).

the Kilbeg/Nobber Road. Twelve of these sites have been sold, eleven of which have been developed while four sites remain unsold.

05 Commercial, Economic and Retail Uses

Carlanstown is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily 2 local convenience shops and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment.

It is noted that 2 parcels were previously identified for enterprise and employment in the 2009 Local Area Plan, one off the Moynalty Road and one to the north of the village off the N52 National Secondary Road. The Planning Authority has reviewed the nature and scale of the lands previously identified for employment uses in Carlanstown. 5.34ha of E2 employment zoned lands have been identified off the Moynalty road and will require the provision of a footpath and public lighting to successfully integrate the site into the village. A second site off the N52 (2.2 hectares) is at a point where the general speed limit applies and has not been identified as an exceptional circumstance in accordance with the specific policy of Volume I (Section 6.10.7 Access to National Roads in Exceptional Circumstances refers) There are significant access challenges with these lands and access would need to be provided through the site zoned A1 as shown on the land use zoning objectives map.

To date, there has been no stated demand for enterprise development in Carlanstown and it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

06 Community Facilities and Open Spaces

Carlanstown contains one Primary School and a Post Office located in the 'Gala' convenience shop. St. Michael's GAA club is located outside the development envelop of the village on the N52 Ardee Road and the clubhouse is used extensively by various community organisations from the catchment of the village. The existing level of civic and community facilities is insufficient to cater for the village's needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

A scheme is currently being considered for the lands located to the north of 'Deerpark Heights' in the ownership of the Council comprising of a community centre, basketball / tennis courts, all weather pitches, two grass football pitches, a club house and additional dwellings accessed from both the Moynalty and Kilbeg/Nobber roads. The realisation of this scheme will be dependent upon the financial capacity of the Council.

Carlanstown enjoys some notable environmental qualities, particularly the Moynalty River, complemented by the village's collection of several noteworthy structures, particularly those large two-storey dwellings fronting onto the western side of Main Street and those protected structures. However, the village is distinctly lacking in active recreational and community amenities; there are presently no riverside activities, significant or distinctive open spaces, safe walking and cycling networks or active areas of open space to maximise upon and appropriately utilise such natural and man-made environmental assets, settings and views.

One such objective proposed to utilise those lands fronting onto the River to the west, south-west and south of the village to act as a circuitous amenity walking route around the village in conjunction with Main Street and the right of way associated with St Patrick's Well. Safe

pedestrian walks have been identified on the accompanying land use zoning objectives map ensuring that Carlanstown is both pedestrian friendly and permeable to its residents.

6.1 Renaissance Community Plan

The Economic Development Strategy contained in Volume I of the County Development Plan acknowledges that the proposed Village Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns and villages across the County and is generally welcomed. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Carlanstown has been prepared by Meath Partnership in January 2013. The Development Framework for Carlanstown is supportive of the proposals contained in the Village Plan as they relate to the development boundary of same. The projects which have been identified as "highest priority projects" in the Community Plan are complementary to the land use strategy put forward in this Development Framework.

07 Urban Design

Carlanstown has retained much of its 19th and later 20th century character through the preservation of the established building lines along Main Street, the overall heights of the buildings fronting onto the Street and the fact that a substantial number of the village's 19th century buildings have survived. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. It is the intention of the Planning Authority to prepare a revised Urban Design Statement for Carlanstown building on the content previously contained in the Carlanstown LAP (2009) but cognisant of any changes to land use zoning objectives and their extent as proposed in this Written Statement.

7.1 Opportunity Site

A significant opportunity site exists in the village which could ensure a coherent streetscape incorporating a level of civic amenity, complementing the existing small green area of open space to the front of the former National School. This is identified on the land use zoning objectives map.

08 Heritage

The built and natural heritage of the Carlanstown area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Carlanstown does not contain any sites of archaeological interest, but contains one identified item on the Record of Monuments and Places (RMP), being St Patrick's Well, highlighting the extensive length of human occupation in the village.

There are a number of buildings and structures of historical significance in Carlanstown. The village has four structures included in the Record of Protected Structures. The continued

protection of the built heritage of Carlanstown is intrinsic to the sustained success and viability of the village itself.

Although the village and the surrounding environs hold environmental assets, none are designated at international, national or local level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, there is a diversity of natural and semi-natural habitats in the Carlanstown environs area including hedgerow, grassland, river and woodland habitats. A sustainable approach to future development is needed to protect and conserve it. The protection of the natural environment of Carlanstown is fundamental to the success of this Development Framework, as it provides the village with its own unique identity and amenity background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the village.

8.1 Views and Prospects

There are two separate views to the south of the village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, of the Moynalty River and its associated bank verges. These views are identified on the land use zoning objectives map.

09 Movement & Access

Carlanstown is within easy reach of Kells and Navan in particular. A village the size of Carlanstown needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities.

There are four main approach roads into the village. The principal approach roads are from Kells and Ardee along the N52 to the south and east of the village respectively. The other main approach routes are from Moynalty and the Kilbeg/Nobber Roads, which enter the village from the north and north-east respectively before meeting one another in front of the National School before in turn meeting with the N52 to the north of Main Street.

The Main Street of Carlanstown is recognised as a constrained route which caters for local and regional traffic. It is an objective of this Development Framework to provide for an N52 bypass of the village. This route will serve to improve through traffic movements and consequently the environment and streetscape of the centre of Carlanstown.

The Main Street objective seeks to provide environmental improvements and traffic calming measures before the realisation of the proposed by-pass and are not dependent upon its completion. Such improvements would include the construction of footpaths along both sides of Main Street which would allow for the perceived reduction in the width of the road, and provide inherent traffic calming qualities. They would also end the current uncertainty regarding the demarcation of both public and private spaces currently evident along the entire length of Main Street.

Strategic Policies

SP 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
SP 2	To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.
SP 3	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan</p>
SP 4	<p>To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</p> <p>iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.</p> <p>iv) The preparation of a layout for the lands identified with an E2 "<i>General Enterprise & Employment</i>" land use zoning objective but qualified as "<i>Phase II</i>" shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding.</p>

Policies

Water and Wastewater Services

WWS POL 1 To upgrade existing public utilities infrastructure in the village thus eliminating existing infrastructural constraints and to co-ordinate the delivery of new developments with the provision of new infrastructure.

Flood Risk

FR POL 1 To manage flood risk and development in Carlanstown in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2 Where existing development within the village is at potential risk of flooding (A1 “*Existing Residential*” land use zoning objective refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.

FR POL 3 The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective off the Moynalty Road shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application in these lands which applies a sequential approach and avoids vulnerable land uses within areas at risk of flooding.

Land Use

LU POL To encourage new developments along Main Street to contain ground floor retail/commercial uses. Any such proposals for redevelopment of the Georgian dwellings to the west of Main Street will only be allowed that respect these structures’ inherent qualities.

Residential Development

RD POL To continue to promote the Serviced Residential Initiative programme in O’Chearbhallain Crescent to the north of the Kilbeg/Nobber Road.

Commercial, Economic and Retail Uses

CER POL 1

- a) To maintain and improve the vitality and viability of Carlanstown Village Centre as the centre of commercial and retail activity in Carlanstown, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community. This could involve allowing for the change of use of some of the dwellings fronting onto the eastern side of the village centre to retail and commercial uses.
- b) To encourage the retention of traditional shopfronts design, which enhance the local character of the village’s streetscape and provide the village with an attractive appearance to attract further investment.
- c) To encourage the use of materials and finishes that respect the established vernacular design traits of the surrounding properties in future commercial and retail developments; this includes roof pitches, façade and

fenestration details and materials used.

CER POL 2 To allow the village to expand on its current employment base.

Community Facilities and Open Spaces

- CF POL 1** To encourage and promote the development of publicly accessible river based amenities along the Moynalty River, such as bird watching and walking, to include the provision of benches along the river way, and fishing, through the provision of designated fishing beats. The locations and detailed design including construction will be informed by ecological surveys which may also inform an Appropriate Assessment which is likely to be required.
- CF POL 2** To encourage the provision of historical and interpretative signage in order to inform visitors of the importance of St. Patrick's Well.
- CF POL 3** To provide Carlanstown with a bottle-bank/recycling facility, as the need arises, in consultation with the Council's Environmental Awareness Officer.

Renaissance Community Plan

- REN POL** To facilitate and support the implementation of Carlanstown Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.

Urban Design

- UD POL 1** To require all new developments to consider and reflect the physical, social and environmental context of the village. Proposed uses shall be compatible with the surrounding areas and the established character of the village.
- UD POL 2** To protect the established building line in the village, particularly along Main Street.
- UD POL 3** To protect the existing roofscape character of the village and discourage flat roofed infill developments.

Heritage

- HER POL 1**
- a) To protect the water quality of the stretch of the Moynalty River which passes through the village and ensure it is not compromised by any existing or proposed developments in Carlanstown.
- b) To require future development proposals on lands adjoining the Moynalty River and its main tributaries in Carlanstown to be set back a minimum of 10m from the edge of the river and to maintain this buffer strip free from development intrusion (including night lighting) as a natural environmental feature and amenity resource. Future development proposals on such lands should also include the identification of the River's associated riparian zone and to maintain these areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource.
- HER POL 2** To protect the significant tree stands in the village identified and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village.

HER POL 3	<p>To ensure continued protection for the following natural heritage features and allow for these features to be integrated in the overall goal for the village:</p> <ul style="list-style-type: none"> - The Moynalty River; - Mature tree stands; - Significant hedgerows; - Open space networks, and; - Various walking routes.
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Movement and Access

MA POL	<p>a) To reserve access points throughout Carlanstown to allow development of vehicular routes in facilitating the sustainable development of backland areas and thereby allowing for appropriate circulation levels. Access roads should be overlooked and appropriately landscaped.</p> <p>b) To undertake an overview of the level of signage in the village, and if deemed to be deficient regarding the sign-posting of community facilities, to complement the current signage provision in the village. Suitable signage should be maintained at the village's approach roads.</p>
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Objectives

Commercial, Economic and Retail Uses

CER OBJ	<p>To secure the development of a light industrial park(s) for the specific provision of sites for small indigenous starter/incubation units on sites. The development of these lands which have been identified with an E2 "General Enterprise & Employment" land use zoning objective shall require the preparation of a Master Plan. The Master Plan shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services. The site identified off the Moynalty Road shall include a phasing programme in compliance with the land use zoning objectives map</p> <p>No application for development on the subject lands will be considered in the absence of the required Master Plan having first being agreed in writing with the Executive of the Planning Authority.</p>
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Community Facilities and Open Spaces

CF OBJ	<p>To prepare a Framework Plan for those lands to the north of 'Deerpark Heights' within the development boundary of the village zoned G1 land use zoning objective namely to provide for educational, community and recreational facilities. This shall require the insertion of footpaths and public lighting linking the lands to the village centre as part of any development of the lands. The realisation of this scheme will be dependent upon the financial capacity of the Council. The preparation of a layout for these lands shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared for the subject Framework Plan and any planning application or Part VIII planning proposal shall have regard to and be consistent with the recommendations of said Flood Risk Assessment.</p>
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Heritage

HER OBJ	<p>To protect the following tree stands in the village as identified:</p> <ol style="list-style-type: none"> 1. A stand of poplars (<i>Populus</i>) to the east of the Moynalty Road. 2. A stand of sycamore (<i>Acer pseudoplatanus</i>) to the west of Moynalty Road. 3. A stand of aspen (<i>Populus tremula</i>) to the south of the Kilbeg/Nobber Roads. 4. A stand of cherry blossom (<i>Prunus serrulata</i>) to the front of the National School to the south of the Kilbeg/Nobber Roads. 5. A stand of sycamore (<i>Acer pseudoplatanus</i>) to the west of the junction of the Moynalty and Kilbeg/Nobber Roads. 6. Two stands of willow (<i>Salix</i>) and other deciduous trees on the lands to the east of the National School largely along a field boundary. 7. A stand of sycamore (<i>Acer pseudoplatanus</i>), ash (<i>Fraxinus excelsior</i>) and cherry blossom (<i>Prunus serrulata</i>) to the east of Main Street in the village centre. 8. A stand of sycamore (<i>Acer pseudoplatanus</i>) both to the south of J. Kiernan's Public house and Borora Crescent, and along the banks of the Moynalty River to the east of Carlanstown Bridge. 9. A stand of willow (<i>Salix</i>) and other deciduous trees along the banks of the Moynalty River to the west of Carlanstown Bridge extending along the River to the west of the village.
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Movement and Access

MA OBJ 1	<p>a) To facilitate a number of road improvements and upgrades along the approach roads to Carlanstown, namely the widening of the Moynalty Road to allow for the insertion of a footpath on the eastern side of the route.</p> <p>b) To provide for a new bypass of the N52 National Secondary Road through Carlanstown generally to the south east of the village and to ensure that the selected route is reserved and protected free of development. During the environmental impact assessment stage of the detailed design which shall inform the final alignment of this bypass, a Justification Test will need to be applied if alignments assessed interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive.</p> <p>c) To implement appropriate traffic management measures throughout the village.</p>
MA OBJ 2	<p>To promote the development of walking routes throughout the village including the following:</p> <p>A circuitous pedestrian walkway along those lands fronting onto the Moynalty River to the west, south-west and south of the village to act as an amenity walking route around the village in conjunction with Main Street and the right of way associated with St Patrick's Well. The locations and detailed design including construction will be informed by ecological surveys which may also inform an Appropriate Assessment which is likely to be required.</p>

Urban Design

UD OBJ	To prepare a revised Urban Design Statement for Carlanstown building on the content previously contained in the Carlanstown LAP (2009) but cognisant of any changes to land use zoning objectives and their extent since the LAP was adopted.
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Main Street Environmental Enhancement

MS OBJ	<p>a) The creation of new, or the improving of existing, footpaths along both sides of Main Street from Carlanstown Bridge to the junction of the Ardee and Kilbeg/Nobber roads thereby allowing for a safe pedestrianised walkway.</p> <p>b) To install continuous public lighting along the entire length of the village centre's Main Street.</p> <p>c) To delineate the existing car parking bays along Main Street in conjunction with the environmental upgrade of the village centre itself. This will involve the segregation of public and private areas along Main Street and appropriate siting of car parking spaces.</p> <p>d) To initiate public footpath upgrades in the village centre area in particular involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and motorised traffic. This shall involve the demarcation of car parking spaces along Main Street in order to make the village centre safer for pedestrianised and motorised traffic alike, particularly in front of the village's convenience shops.</p> <p>e) To install a pedestrian crossing in the village centre area, preferably to the front of the 'Mace' convenience shop.</p> <p>f) To explore the preparation of a landscape and streetscape Master Plan for Carlanstown Main Street. This Master Plan shall, inter alia, address parking and traffic management issues generally, pedestrian movement, street furniture, public art and landscaping.</p> <p>g) To consider the promotion of controlled or directional measures such as traffic lights, pedestrian prioritised paving, road islands, pavement widening or other traffic calming measures on Main Street, where particular attention is given to the detail of road surfaces, finishes and materials that allows for a distinction between car and pedestrian activities.</p> <p>h) To work in conjunction with National Transport Authority to provide a public bus service to Carlanstown connecting it with surrounding urban centres. It is also important that the necessary associated infrastructure, such as bus stops and accompanying shelters on each side of Main Street in the village centre, be provided in conjunction with such a service.</p>
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Footpath and Public Lighting Provisions

FPL OBJ	<p>To facilitate the provision of footpaths and public lighting in the following areas:</p> <p>a) An extension to the existing footpath along the western side of the Kilbeg/Nobber Road extending from Deerpark Heights to the community lands at the edge of the development boundary without impacting upon the integrity of the adjacent stone wall.</p>
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b) A footpath extending along the eastern side of the Moynalty Road to the village's development boundary and connecting with the footpath currently constructed from the junction of the Kilbeg/Nobber and Moynalty Roads to 'Deerpark Heights'.

c) Extend the public lighting provision from the junction of the Ardee and Kilbeg/Nobber Roads to 'Deerpark Heights' and along the Moynalty Road to the end of the village's development boundary.

Map Based Objectives

OPP SITE OBJ To redevelop the zoned greenfield site located to the west of the crossroads area in conjunction with the adjacent dwelling for a mixture of uses, that would incorporate an area of hard landscaped civic space area that would complement the existing built environment with a building envelope facing the crossroads that would provide an increased level of enclosure at this location and thus provide a complementary 'breakout' space to the existing main street.