

Carnaross Written Statement

Settlement	Carnaross
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fifth tier retail centre
Population (2011) – Geodirectory (No census data available)	189¹
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	20 No. Units
Education	National School
Community Facilities	St. Kieran’s R.C. Church, Páirc Naomh Ciarán playing fields and parish hall.
Natura 2000 sites/Natural Heritage Areas (NHA)	No Natura 2000 sites within the village. The River Boyne and Blackwater SAC/SPA flows to the south and west of the village and is approximately 420 metres from the village at its closest point.
Strategic Flood Risk Assessment	No SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. No lands within Flood Zone A or B.

Goal

To make a positive contribution to the development of Carnaross Village by the consolidation and strengthening of the defined and attractive village centre built form, 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

Carnaross is located in the north western quadrant of County Meath on the R147 Regional road which was the former N3 National Primary route from Dublin to Cavan. The village is approximately 5km west of the town of Kells. Carnaross has evolved as a small settlement located on and radiating from the crossroads connecting the towns and villages of Kells, Virginia, Moynalty and Crossakiel. Carnaross essentially provides local services for a generally rural hinterland. The village is characterized by a number of protected structures, social and community facilities, traditional town and farm house typologies in the historic core and by the presence of Carnaross Mart. The Development Framework for Carnaross 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. Furthermore, it 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.

02 Water and Wastewater Services

The village is currently served by Carnaross waste water treatment plant located in the River View housing development, which is designed to cater for a capacity of 150 population equivalent (PE). There remains 75 PE available in the waste water treatment plant. There is

¹ The An Post Geodirectory indicated that there are 65 dwellings within the Local Area Plan boundary. The population has been calculated assuming an average occupancy per dwelling of 2.9 persons

no public water supply in the village and this is a major constraint on the provision of new housing/commercial development in Carnaross. Long term development is contingent upon connection to the public water supply from the Kells/Oldcastle supply conscious of the need for augmentation to this scheme. Future development proposals will be considered in this context.

03 Land Use

The land use strategy for Carnaross seeks to provide for distinctive quality driven residential development and essential local commercial and community facilities. The principal land uses in Carnaross comprise local service and employment uses, social and community uses and residential development.

The settlement has developed in three distinct character areas with a mixture of land uses in each. However, the village core is centred on the crossroads where land has been designated for a mixture of residential and business uses. There is an established building line at the crossroads with a number of residential units fronting onto the street. Lands have been identified in this central Character Area for the development of residential and mixed use development. This residential area will seek to consolidate this central character area and provide for sustainable communities within walking distance of the services and amenities of the village. The village centre should seek to continue to meet the social and community needs of the village and lands adjoining the crossroads have been identified for the development of small scale retail and commercial uses. Lands to the rear of Carnaross Primary School provide for the expansion of the school and associated amenity spaces/potential community uses.

Carnaross Mart is located approximately 400 metres east of the crossroads. The land use strategy for Carnaross seeks to facilitate the sustainable development of the mart and appropriate complementary enterprises such as a garden centre or small business/workshop units. Lands have been identified adjoining and opposite the mart for this purpose.

Land uses in the character area comprising Páirc Naomh Ciarán and Lennoxbrook House should primarily seek to protect and enhance the open character and residential amenity of this area. Lands have been identified for the future expansion of Páirc Naomh Ciarán.

04 Residential Development

Residential uses are largely dispersed along the R147 road in clusters and mainly comprise of traditional town and farm house typologies in the historic core, one-off housing in the form of ribbon development and detached and semi-detached dwellings at the River View estate to the west of the village. The principal residential land use policies seek to protect existing residential areas in Carnaross whilst providing for the sustainable growth of the village in line with the household projections set down in Table 2.4 of the County Development Plan.

The area identified to accommodate the 20 no. residential units provided under Table 2.4 of the Core Strategy is located north of the village crossroads (1.16 hectare site). The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable by applying the sequential approach from the village crossroads which is accepted as the nucleus of the settlement. 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 in 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.

05 Commercial, Economic and Retail Uses

Carnaross is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and hardware store with a post office and a public house. The Carnaross Mart is a significant driver of the village economy and an important source of local employment. The village would benefit from having a greater range and variety of 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. This Development Framework has ensured that sufficient and appropriately located land for commercial development has been identified for the life of the County Development Plan and beyond. Significant areas of land adjoining the crossroads have been identified to provide for mixed residential and local enterprise/commercial use. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. The improvement of the local bus services to adjoining larger employment centres is also being pursued in this development strategy.

06 Community Facilities and Open Spaces

There is a National School in the village opposite the R.C. Church and parish hall. Carnaross GAA ground is located approximately 1.2km from the village crossroads. The existing level of civic and community facilities should continue to be monitored 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 facilities to accommodate both existing and proposed future populations.

Carnaross GAA playing fields are located on the eastern outskirts of the village. The village would benefit from having a pedestrian and cycle link between the village core and GAA playing fields. This is addressed in this development strategy. There are open spaces provided in the River View housing development and private open space to the rear of individual houses in the settlement. However the village core is lacking in any distinctive open space area. The undeveloped land to the northeast of the village crossroads represents a significant landholding centrally located in the village and an opportunity site where a civic amenity space could be provided.

07 Urban Design: Urban Analysis and Opportunity sites

Carnaross comprises three identifiable character areas as follows:

7.1 Character Area 1: New Residential Areas

This character area comprises a cluster of residential uses located to the west of the village and forms the entrance to Carnaross from Cavan. This area is characterised primarily by the River View housing development to the south of the road comprising single storey dwellings at the entrance to the estate and two storey houses to the rear. There are traditional farm houses and a number of one-off bungalows to the north of the road.

7.1.1 Urban Analysis

- Residential Use
- Suburban type estate
- Poor visual connections to landscape
- Poor boundary treatment to the road
- Attractive vernacular buildings to the east and north of the River View estate
- Poor definition/entrance to Carnaross
- Good pedestrian access to the village along south side of the road

7.1 Character Area 2: Village Crossroads

The historic village centre is characterised by a group of vernacular single and two storey structures at the crossroads. These buildings are generally aligned at right angles to the cross roads creating a sense of place and an identifiable centre for the village. To the east of the crossroads, community buildings front onto the road and include the Carnaross Primary School to the north and St. Kieran's Church, the parochial house and the parish hall to the south. A number of one-off houses are also characteristic of this area.

7.2.1 Urban Analysis

- Mix of uses
- Single and two storey vernacular structures
- Strong building line to northwest, southwest and southeast of the crossroads
- Open field to the north east of the crossroads
- Protected structures within crossroads core
- St. Kieran's Church and parochial house generate an attractive building arrangement
- Attractive 18th century/19th century cottage and outbuilding cluster
- Two storey 1950's dwellings
- Negative visual impact of poorly paved areas
- Poor street boundary treatment to north west and at car park
- Car dominated road
- Irregular car parking arrangement
- Attractive views southwards
- Good connections to the new residential area to the west
- Poor connections to Mart/GAA fields to the east.

7.2.2 Opportunity Site

The undeveloped lands to the north east of the village crossroads represent a significant landholding centrally located in the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings in the existing village. In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road.
- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road.
- Respect the human scale and massing of traditional buildings in the village.
- Generate a strong solid to void relationship between walls and openings.
- Provide for vertically proportioned openings.
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors.
- Provide for on and off-street structured car parking along the Kells road.

7.2 Character Area 3: Carnaross Mart

The Carnaross Mart is located to the east of the village centre. This is a domineering industrial scale building set back from the road and contrasts with the single and two storey structures in the area. The lands to the east of the mart are characterised by detached dwellings on large sites.

7.3.1 Urban Analysis

- Large structure contrasting with traditional building forms
- Poor boundary definition
- Poor arrangement of car parking/haphazard parking
- Poor access/lighting/pedestrian access
- Attractive views southwards

7.3.2 Opportunity site

The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells roads. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. New mart related buildings to the south of the R147 should be clustered to form courtyard spaces with small scale buildings fronting onto the Kells road and medium scale buildings to the rear. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area.

7.3 Character Area 4 : Lennoxbrook / Páirc Naomh Ciarán

This character area comprises the GAA playing fields at Páirc Naomh Ciarán, Lennoxbrook B&B and a petrol station and local shop and is located on the eastern outskirts of the village. This area is characterised by open lands to the south including the GAA playing fields and mature trees to the north of the road.

7.4.1 Urban Analysis

- Historic estate at Lennoxbrook
- Carnaross landmark
- Green / landscape setting
- Open landscape including Páirc Naomh Ciarán
- Poor connections to the village centre
- Outside speed restriction zone

08 Heritage

The built and natural heritage of the Carnaross 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 alike. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework. There are a number of buildings and structures of historical significance in Carnaross. The village has six structures detailed in the Record of Protected Structures (RPS), including St. Kieran's R.C. Church and cast-iron water pump which are centrally located adjacent to the village core area. There are no archaeological monuments in Carnaross village recorded on the Record of Monuments and Places although there are numerous monuments close to the village including church ruins, high crosses and an ogham stone.

Although the village and the surrounding environs hold environmental assets, none are designated at international level; the village does not contain nor is it adjacent to any Natura 2000 sites. However the River Boyne and Blackwater SAC/SPA is located approximately 420 metres from the village. Whilst no tree survey of Carnaross has been undertaken, it is noted that there are several mature trees which contribute significantly to the landscape setting of the village. The protection of the natural environment of Carnaross 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

Carnaross comprises several features of natural and built heritage including attractive views across the rural landscape, several mature trees and hedgerows, St. Kieran's Church and associated parochial house and various attractive farm buildings. It is proposed that the extensive and unobstructed views to the south of the village are retained by concentrating development within the identified clusters. The consolidation of the identified clusters should comprise high levels of landscaping including the planting of native trees and hedgerows, particularly on the edges/boundaries of development clusters.

09 Movement & Access

Carnaross developed along the former N3 connecting Dublin to Cavan. Since the construction of the M3 and consequent realignment of the N3, the former N3 traversing the village was re-designated as the R147 regional road. The completion of the M3 has significantly reduced the amount of traffic passing through Carnaross. Access to the N3 is now provided at Derver northwest of the village.

Carnaross would benefit from improved public bus connections to nearby towns. In recent years, bus services to the village have improved with bus stops being provided outside the Church opposite the National School, adjacent to the cross roads and outside the River View housing development.

Whilst there is an existing footpath and public lighting connecting the River View residential development to the village centre, and from the village to the local cemetery, there is a need generally to further improve pedestrian and cyclist linkages in the village. The majority of development in Carnaross falls within 800 metres of the village crossroads. However, although outside the village boundary, there would be merit in providing a pedestrian and cycle link from the village core to the playing fields at Páirc Naomh Ciarán and adjoining housing, petrol station and shop which are located approximately 1.2km from the village centre. The removal of the through traffic from the village provides the opportunity to address traffic safety issues such as the provision of footpaths and possibly cycling paths. There are adequately delineated parking spaces at the school and adjoining the Carnaross Inn. Parking provision adjacent to local services such as Gibney's shop and post office are poorly defined.

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	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: <ul style="list-style-type: none"> 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. 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

Policies

Water and Wastewater Services

WWS POL 1 To facilitate the provision of an adequate water supply to Carnaross.

Flood Risk

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

Commercial, Economic and Retail Uses

CER POL	To provide for the development of small scale businesses and the creation of employment opportunities in Carnaross village subject to the provision of necessary infrastructure.
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Residential Development and Village Core (Character Area 2)

VC POL 1	To protect the existing service and residential function of the village core.
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VC POL 2	To provide for the development of new services and facilities in the village centre including small-scale retail, commercial and office uses.
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VC POL 3	To encourage infill and new development which provides for a continuous building line and active street frontage in the village core and on lands zoned for village centre facilities and uses.
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VC POL 4	To provide for the development of a mixed use development comprising of low density residential accommodation and potential commercial and retail uses on lands fronting on to the Kells Roads in the north eastern corner of the village centre.
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VC POL 5	To develop new streets parallel to and connecting the Kells Road and the Moynalty Road.
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VC POL 6	Car parking in the village core should be provided on-street and to the rear of buildings where access does not seriously injure the building line.
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VC POL 7	To promote the development of small scale businesses on lands fronting onto the road to the south east and west of the village crossroads.
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VC POL 8	To promote low density backland residential development in the village centre.
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VC POL 9	To retain and reflect the human scale of traditional two storey buildings in the village centre.
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VC POL 10	To allow for increased building height where a worthy architectural intention has been demonstrated.
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VC POL 11	To protect the traditional building typologies of the historic village core including the Protected Structures listed in Volume I of the County Development Plan and promote the use and enhancement of same.
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VC POL 12	To provide for backland development in the village centre which respects the scale, massing and character of the historic village.
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VC POL 13	To promote residential densities between 15-20 units per hectare on lands identified for village centre and residential uses to the north east of the village crossroads.
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VC POL 14	To provide for courtyard and townhouse typologies in the village centre which enhance the urban character of the village.
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VC POL 15	To retain and respect the established eaves lines of the existing building stock in the village centre.
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VC POL 16 To promote the development of low rise dwellings ranging between one and a half and two storeys on backland sites to the south east and south west of the village crossroads.

VC POL 17 To promote the restoration of derelict residential buildings for residential or other appropriate uses.

VC POL 18 To encourage the refurbishment of the parish hall to provide for multi-purpose community facilities.

VC POL 19 To provide for the expansion of Carnaross Primary School and associated play areas and complementary community uses.

VC POL 20 To protect and enhance the landscape setting of St. Kieran's Church and parochial house and associated grounds.

VC POL 21 To encourage the enhancement of the existing boundary treatment to the front of the workshop to the west of the village crossroads.

VC POL 22 To encourage environmental improvements to the car park adjacent to Carnaross Inn including improvements to the surface treatment and boundary wall.

Community Facilities & Open Spaces

CF POL 1 To identify appropriate sites in Carnaross Village for the provision of a Bring Bank recycling facility.

Carnaross Mart (Character Area 3)

CM POL 1 To protect existing employment functions in Carnaross village.

CM POL 2 To protect and facilitate the sustainable expansion of Carnaross mart.

CM POL 3 To provide for new mart and mart related building typologies which are adaptable to varying uses whilst being of a form and scale that are characteristic of the rural character of the village on the mart related uses zoned lands to the south of the mart.

CM POL 4 To encourage the development of a consistent building line and active street frontage along the Kells road on mart related uses zoned lands to the south of the mart.

CM POL 5 To promote the enhancement of the existing boundary wall to the front of Carnaross mart.

CM POL 6 Car parking associated with the Carnaross Mart and proposed mart related uses zoned lands to the south of the mart should be provided in off-street car parking clusters and in structured on-street car parking bays.

Heritage

HER POL 1 To protect mature trees and hedgerows and traditional field boundaries which make a significant contribution to the landscape setting of Carnaross including those along the Kells road.

HER POL 2 To protect the open character of green belts between individual development clusters.

HER POL 3 To protect views to the south from the Kells road and between development clusters.

HER POL 4 To promote the restoration and enhancement of structures of traditional character which have not been included on the Record of Protected Structures but contribute to the character of the area including townhouses located at the village crossroads, cottage and farm buildings located to the east of the parochial house and Lennoxbrook House (which is located adjoining the Development Framework envelop).

HER POL 5 To enhance the landscape setting of Carnaross through the planting of native trees and hedgerows within and surrounding the village.

Movement and Access

MA POL 1 To facilitate the development of improved public bus connections to nearby towns.

MA POL 2 To provide for traffic calming measures on the Kells road, the R147.

MA POL 3 To facilitate vehicular access to the village centre through the provision of on-street and off-street car parking facilities in accordance with the requirements of the County Development Plan.

MA POL 4 To extend the speed restriction zone to the east of the village to the playing fields at Páirc Naomh Ciaran.

Urban Design

UD POL 1 To have regard to the Urban Design Framework for Carnaross contained in Appendix I of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives only.

Objectives

Commercial, Economic and Retail Uses

CER OBJ:	<p>To provide for and improve agricultural trade and related uses while accommodating ancillary small scale businesses and complementary uses.</p> <p>The permissible and “open for consideration” uses contained in Section 2.9.5 of Volume I for E2 land use zoning objective are qualified for this area as follows:</p> <p>Permitted Uses Agri – Business, Bring Banks, Mart / Co-operative, Recycling Facility (Civic & Amenity), Telecommunication Structures, Veterinary Surgery & Water Services / Public Services.</p> <p>Open for Consideration Uses Builders Providers, Domestic Fuel Depot, Enterprise Centre, Enterprise & Business Start Ups, Garden Centre, Industry – Light, Motor Sales, Motor Repair / Servicing, Plant & Tool Hire, Transport Depot, Veterinary Suppliers, Wholesale & Warehousing.</p>
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Movement and Access

MA OBJ 1	To develop a continuous footpath and public lighting from the village centre to housing east of Páirc Naomh Ciarán.
MA OBJ 2	To repair and enhance the footpath along the R147 and L-6824-10 (Moynalty Road) to the north west of the village cross roads.
MA OBJ 3	To provide and enhance footpaths along the L-6824 (Crossakiel) to the south west and south east of the village crossroads.
MA OBJ 4	To provide for a footpath along the R147 from the village crossroads extending to the mart in tandem with the development of the lands zoned village centre uses.
MA OBJ 5	To develop designated cycle lanes from the River View housing development to the west of the village to Páirc Naomh Ciarán to the east of the village.
MA OBJ 6	To develop pick up and drop off points for buses in the village core.

Appendix to Carnaross Written Statement: Urban Design Framework

An Urban Design Framework for Carnaross was developed as part of the 2009 Local Area Plan. Whilst the extent, nature and phasing of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for the village, there is considerable merit in retaining the urban design framework for the village. The Indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan.

The Carnaross Master Plan is illustrated in the following drawings with respect to each character area. The Master Plan show new streets and spaces, appropriate building forms and landscape proposals. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village.



Opportunity Sites

There are several sites in the village that have the potential to make a significant contribution to the development of Carnaross. These sites include undeveloped lands to the north east of the village crossroads, backland sites to the north west, south west and south east of the village crossroads, the mart and employment and enterprise zoned lands opposite the mart

and the low density zoned lands to the west of the village. Additional design guidance has been prepared with respect to these sites and is described in the following sections.

Undeveloped lands to the north east of the village crossroads (Character Area 1)

These lands represent a significant landholding centrally located in the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings in the existing village.

In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road;
- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road;
- Respect the human scale and massing of traditional buildings in the village;
- Generate a strong solid to void relationship between walls and openings;
- Provide for vertically proportioned openings;
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors, and;
- Provide for on and off-street structured car parking along the Kells road.

Innovative design solutions which deviate from traditional building typologies and materials and finishes shall only be considered where a high standard of architecture is proposed. The area to the north of the site should provide for residential development and a centrally located village community. New houses should be located along well defined and landscaped streets or lanes comprising structured on-street car parking. Off street car parking should be provided behind the building line and should ideally be screened from the street. Public open space requirements associated with any proposed development on this site should seek to complement the potential expansion of Carnaross National School and associated playing fields or areas.

Backland sites to the northwest, southwest and south east of the village crossroads (Character Area 1)

The low grade uses to the northwest and southwest of the village crossroads may in time relocate to the mart related uses zoned lands to the south of the mart. Within this context new development should seek to consolidate these quadrants by providing access lanes from the Kells and Moynalty road which complete the associated urban blocks. Similarly, the quadrant to the south east of the village crossroads should be consolidated to provide for well defined streets and spaces and the enhancement of the car park adjoining the Carnaross Inn in particular. Proposed development should front onto the Kells and Moynalty road and new access lanes and provide for attractive streets and spaces. Development should be of a scale and massing that reflects adjoining buildings and should employ traditional materials that reflect the vernacular of the village. The car parking adjoining the Carnaross Inn should be subject to environmental improvements and could be developed in conjunction with the Parish Hall to provide for a multi-functional civic space and landmark community building.

Carnaross Mart and adjoining mart related uses zoned lands (Character Area 3)

The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells road. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area. Employment uses which complement the mart functions are considered appropriate on lands to the south of the mart. Development proposals should seek to absorb car parking and delivery areas in the site. Structured parallel on-street car parking may also be appropriate. The scale and massing of

new buildings should be modest and in keeping with the rural context of the site. Courtyard arrangements, which provide frontage to the Kells road whilst minimising the visual impact of buildings, are encouraged.

Low density residential zoned lands to the west of the village (Character Area 2)

These lands are located to the west of the village opposite the River View estate and adjoining individual detached houses. In order to consolidate development in this character area low density housing which reflects the form, scale and layout of the local vernacular is encouraged. The traditional farmhouse cluster typology where buildings are loosely arranged around a central courtyard space is considered particularly appropriate. The landscaping and boundary treatment of individual sites should seek to incorporate and augment existing natural features such as stone boundaries, trees and hedgerows.