

## **Clonard Written Statement**

<b>Settlement</b>	<b>Clonard</b>
<b>Position in Settlement Hierarchy</b>	<b>Village - Local centre for services and local enterprise development</b>
<b>Position in Retail Strategy</b>	<b>Fourth tier retail centre</b>
<b>Population (2011) Census</b>	<b>339</b>
<b>Committed Housing Units (Not built)</b>	<b>90 No. committed units</b>
<b>Household Allocation (Core Strategy)</b>	<b>20 No. Units</b>
<b>Education</b>	<b>National School</b>
<b>Community Facilities</b>	<b>Church and G.A.A pitch</b>
<b>Natura 2000 sites/Natural Heritage Areas (NHA)</b>	<b>No Natura 2000 sites within the village. The Kilwarden River which adjoins the northern development boundary drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).</b>
<b>SFRA</b>	<b>SFRA carried out in accordance with recommendations of the Strategic Flood Risk Assessment of the Meath County Development Plan 2013 - 2019. Flood Zones A &amp; B identified.</b>

### **Goal**

**To make a positive contribution to the development of Clonard 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**

Clonard is located in the south west of the county, 5km east of Kinnegad, 7km west of Longwood and 13km west of Enfield. The village developed along the former N4 National Primary road from Dublin to Galway. It originated as an ecclesiastical centre founded by St. Finian in 520 A.D. although little survives today to reaffirm Clonard's significance in this regard. However, the present church of St. Finian which is said to have been built on the 6<sup>th</sup> century monastic site, still survives.

Volume I of the County Development Plan indicates that there are two broad sub-types of Villages that can be observed in Meath - commuter villages and key villages. Commuter villages tend to be located close to Dublin or close to major routes to the City or other major growth towns. The nature of development to date reflects their status and many have experienced the pressures of sudden growth. The future growth of these villages should be curtailed or safeguarded so that they do not act as catalyst to facilitate continuing expansion of unsustainable growth patterns. The villages within South and East Meath and along transport corridors to Dublin and other major towns are typical of this type of settlement. Clonard is included in this category of village.

The statutory land use framework for Clonard 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. The focus of this Development Framework is to consolidate the shape of the village rather than extend it further along any of the approach roads.

The Planning Authority notes that there is an extant planning permission for a total of 90 no. units, which are located in the northern side of the village. The household allocation contained in the Core Strategy of this Plan provides for a modest extension befitting the village's position in the county settlement hierarchy. This land use framework provides that new land-use zonings are 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 growth of the village has been limited in recent years due to the lack of piped water services available to serve the village. The existing wastewater treatment plant and water treatment plant are both designed to cater for a design capacity of 250 population equivalent (PE). The existing capacity serves Abbeyfields & Meadow View housing development as well as the local national school. There is no remaining available capacity. The committed units are to be constructed in tandem with an upgrade to the existing waste and water treatment plant. Future development proposals will be considered in this context.

## **03 Land Use**

The land use pattern evident in Clonard consists of a very limited village core area which is somewhat sprawling from the petrol station at the western end of the village to a public house (The Monastery Inn) at the eastern end of the village. In between, there are community uses both north and south of the Main Street primarily consisting of the national school, church and community hall. Residential development is concentrated to the north of the Main Street. There is a row of individual dwellings on large plots to the south of the village off the Edenderry road. A significant amount of land within the development boundary has been retained in agricultural use. The Development Framework seeks to prioritise for release residential development which will further consolidate the village core whilst proposing employment uses adjacent to the petrol station. 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 this regard, there is a significant amount of land zoned for village centre uses.

## **04 Residential Development**

There are 2 existing multiple unit residential developments in Clonard, both constructed on the northern side of the R148 (former N4 National Primary road). Meadow View which adjoins the national school was a Local authority housing development and the first to be constructed in the village. This was followed by Abbeyfields residential development which was developed in a phased manner beginning in the late 1990's. In addition, there is an extant planning permission to develop Phase III of Abbeyfields which would result in an additional 90 no. units noting that there are 7 additional units under construction. An extension of duration for a further 5 years until 2016 has been permitted by the Planning Authority for this development. This would more than double the scale of the existing development. Wastewater and water services are to be provided in conjunction with the development.

The population of Clonard increased from 248 in 2002 to 339 in 2011 noting that a small decline in population was recorded between the 2006 and 2011 Census of Populations from 347 to 339 persons. The realisation of the committed units would have the potential to significantly increase the population of the village. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate. 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 policy 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 20 no. units to Clonard over the 2013-2019 period. A parcel of land, 0.68ha in area, east of Abbeylands immediately adjacent to the village centre has been identified as

Phase 1 in the Order of Priority. It was considered that this site would best realise the vision of Clonard which seeks to consolidate and strengthen the village core rather than extending further out on the radial routes from the village core. Furthermore, there is over 3 hectares of land identified for B1 "Village Centre" land use zoning objective which can accommodate ancillary residential development. In this regard, the Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the Order of Priority to accommodate the household allocation of 20 units. All other lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Plan 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.

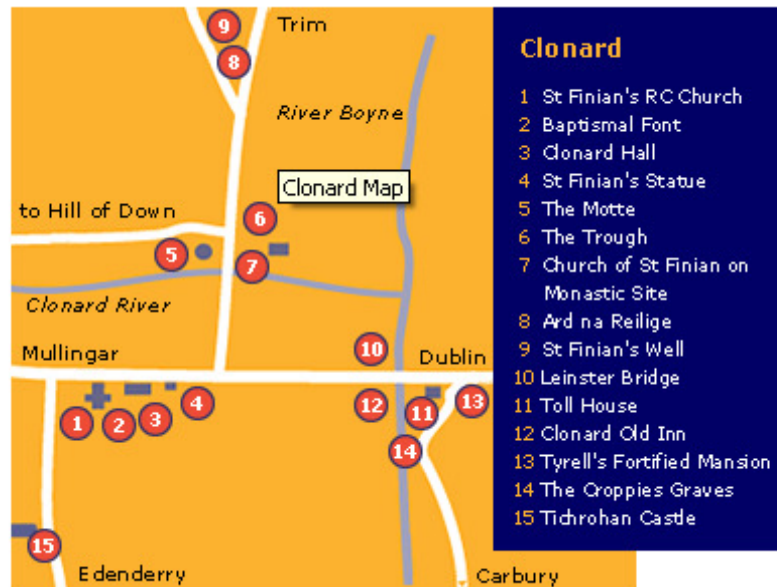
## **05 Commercial, Economic and Retail Uses**

Clonard is identified as a fourth tier retail centre in the County retail hierarchy. It has a small range of retail services, primarily a local convenience shop, a public house and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities.

The 2011 Census of Population recorded that 47% of the population aged 15 years and over in Clonard as being at work although it would not be expected that a significant number of the residents are employed within the village itself. Employment land was zoned to the west of the village in the 2009 Clonard Local Area Plan and is being retained in this Development Framework whilst noting the lack of available water services presently. To date, the retail core area has been undeveloped. However, there is in excess of 3 hectares of land identified for B1 "Village Centre" land use zoning objectives which also provide opportunities for small to medium sized enterprises to develop. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.

Clonard is notable for being one of the earliest Christian sites in Ireland, being linked with the first Irish bishop Palladius c.450 and as the location of a major early medieval monastery, founded in the 6th century by St. Finnian. It was from here that many other well known saints travelled to Britain and Europe thus forging links between these far flung places and Clonard. It was also well known as one of the distinguished seats of learning in Ireland. Students from all over Ireland, the British Isles, France and Germany came to this school which at one time numbered 3000 around 1177, Hugh de Lacy, Lord of Meath, built a motte-and-bailey fortification at Clonard which remains a well-known landmark in the village. This marked the transition of the development of the village to a garrison town.

Meath Tourism has developed a Heritage Trail for Clonard: "Through the Centuries in Clonard" which highlights the significance of the built heritage of the village. This Development Framework will seek to support the tourism potential of the village.



Clonard Heritage Trail

## 06 Community Facilities and Open Spaces

St. Finian's National School is located centrally in the village. The nearest secondary schools are in Longwood, Trim and Killucan. St. Finian's Roman Catholic Church is located to the east of the village approximately 300 metres from the national school. Clonard cemetery is located adjacent to the church. There is a single storey community hall located within the grounds of the R.C. Church along the road. The Church of Ireland, which is located to the east of the village outside the development boundary, closed to public worship in 1991. It is a policy of this Plan to encourage the use of the former Church of Ireland as a visitor/community centre. A crèche is to be provided as part of Phase III of the Abbeyfields residential development however no development has commenced to date. 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.

The main provision of open space in Clonard is the G.A.A field and amenity open spaces associated with residential schemes. However, the village has many intact natural field boundaries which add to its rural character. It would be desirable to retain these green infrastructure assets in any future development of sites. The village is lacking in safe walking and cycling networks to maximise upon and appropriately utilise existing natural and man-made environmental assets such as the Kilwarden River. There is a significant amount of land adjacent to the northern development boundary and the Kilwarden River that is identified for H1 "High Amenity" land use zoning objective which seeks to protect and improve areas of high amenity. This area is substantially affected by Flood Zones A & B however there may be an opportunity to develop a walkway at this location to improve the level of active open space within the village. This would also provide a link between the village centre and ecclesiastical site to the northeast of the village. Any new development should be provided in conjunction with pedestrian and cyclist linkages with the village core area.

## 07 Urban Design

The focal point of the village is the R.C. Church and St. Finian's National School. Originally the national school was located adjoining the church but moved to its present location in 1910. The single storey community hall adjoining the church is the site of the original national school. The village is rural in character with a number of individual dwellings on large plots adjacent to the village core area. Abbeylands and Meadow View residential developments are to the north of the Main Street. Meadow View housing development consists of a mixture of

single storey and two storey dwellings with a red brick and plaster finish. Abbeylands housing development consists of two storey dwellings with a similar red brick and plaster finish. It is important that any new development respects the rural character of the village. High quality architecture and urban design should be demonstrated in any future redevelopment of the village centre and new residential schemes. Furthermore, section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features.

## **08 Heritage**

The built and natural heritage of the Clonard 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.

Clonard has one building of historical significance which is included in the Record of Protected Structures. This is St. Finian's Roman Catholic Church. There are two other protected structures within the grounds of the Church, namely the Church Railings and St. Finian's Shrine.

Clonard has four items on the Record of Monuments and Places (RMP) within the development boundary. One is located within the grounds of St. Finian's Church and the other three are located on land identified for H1 "High Amenity" land use zoning objective to the east of the village adjoining the development boundary. There are a number of other items on the RMP just outside the development boundary which are associated with the ecclesiastical site to the northeast of the village. The continued protection of the built heritage of Clonard is intrinsic to the sustained success and viability of the Village itself.

Although the Village and the surrounding environs hold considerable environmental assets, none are designated at international level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However the Kilwarden River flows just north of the development boundary and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). The protection of the natural environment of Clonard 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.

## **09 Movement & Access**

The underlying strategy aims to ensure that:

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

Clonard, by virtue of its location on the former N4 National Primary route, is served by regional bus routes from Dublin / Dublin Airport to counties Mayo, Roscommon and Longford. In addition, residents of Clonard can avail of the rail service in nearby Enfield. The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. The 2011 Census of Population recorded that 49% of the population aged 5 years and over travel by car (passenger and driver) to work, school or college. In contrast, 20% travel by foot and 1.5% travel by bicycle.

It is critical to improve the movement of both pedestrians and cyclists through the area. Furthermore, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

### Strategic Policies

<b>SP 1</b>	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.
<b>SP 2</b>	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.
<b>SP 3</b>	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"> <li>i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</li> <li>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.</li> </ul>

### Policies

#### Water and Wastewater Services

<b>WWS POL</b>	To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the village within this Plan period. However, the Council acknowledges that there are significant constraints on the capacity of the existing infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate in the absence of proposals brought forward in conjunction with development to remedy same.
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#### Flood Risk

<b>FR POL 1</b>	To manage flood risk and development in Clonard in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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<b>FR POL 2</b>	Any future planning application lodged with respect to the site identified on the land use zoning objectives map as having the benefit of an extent planning permission shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the " <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> " (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Where necessary, compensatory storage should be provided. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.
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<b>FR POL 3</b>	Where existing development within the village is at potential risk of flooding (A1 " <i>Existing Residential</i> " land use zoning objective refer) as identified on the
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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.

### Land Use

**LU POL 1** To reserve access to backlands at appropriate locations as indicated on the land use zoning objectives map.

**LU POL 2** To consolidate the central area of the village for commercial uses.

**LU POL 3** To provide opportunities for expansion of the employment base of Clonard and provide additional employment opportunities for the resident population base.

### Commercial, Economic and Retail Uses

**CER POL** To support proposals to further develop and strengthen the tourism potential of Clonard building on the work by Meath Tourism in developing the Clonard Heritage Trail.

### Community Facilities and Open Spaces

**CF POL 1** To protect the sites of existing facilities and support their further development and expansion e.g. St. Finian's National School.

**CF POL 2** To encourage the use of the former Church of Ireland as a visitor/community centre.

### Urban Design

**UD POL** 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.

### Heritage

**HER POL** To protect the Archaeological Zone from unsympathetic development and maintain a visual distinction between the village and the ecclesiastical centre and moat.

### Movement and Access

**MA POL** To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

## Objectives

### Community Facilities and Open Spaces

<b>CF OBJ 1</b>	To seek to identify a suitable site for a playground.
<b>CF OBJ 2</b>	To facilitate the provision of a site and building for multi-purpose community uses in the centre of Clonard in association with the development of adjoining lands to the east and west as indicated on the land use zoning objectives map.
<b>CF OBJ 3</b>	To assist the G.A.A to identify a suitable site within the village.
<b>CF OBJ 4</b>	To facilitate the provision of a playground within the village.
<b>CF OBJ 5</b>	To provide for civic open space and interpretative signage at the centre of the village.
<b>CF OBJ 6</b>	To facilitate the provision of all-weather playing facilities and hard courts.
<b>CF OBJ 7</b>	To explore the possibility of providing an amenity walkway along the Kilwarden River from the village centre to the Clonard Bridge.
<b>CF OBJ 8</b>	To seek the reuse of the Cowplot on the outskirts of the village for active / passive recreational facilities.

### Heritage

<b>HER OBJ</b>	To protect existing trees and hedgerows in areas that are being developed.
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### Movement and Access

<b>MA OBJ 1</b>	To install a pedestrian crossing within the village centre area and provide traffic calming measures to control traffic speeds.
<b>MA OBJ 2</b>	To continue to co-operate with Bus Éireann and/or private bus operators to seek the continuous provision of sufficient bus services in Clonard.
<b>MA OBJ 3</b>	To provide a new urban distributor road from The Monastery Inn public house to enhance movement through this segment, providing a new streetscape to the south of this road and mixed commercial and residential uses.