

## **Crossakiel Written Statement**

<b>Settlement</b>	<b>Crossakiel</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>Third tier retail centre</b>
<b>Population (2011) Census</b>	<b>180</b>
<b>Committed Housing Units (Not built)</b>	<b>38 No. Units</b>
<b>Household Allocation (Core Strategy)</b>	<b>25 No. Units</b>
<b>Education</b>	<b>N/A</b>
<b>Community Facilities</b>	<b>Handball Club and Credit Union</b>
<b>Natura 2000 sites</b>	<b>No Natura 2000 sites within the village. The Tremblestown River which is located circa 1.1 km west of the village is a tributary of the River Blackwater SPA/SAC.</b>
<b>Strategic Flood Risk Assessment</b>	<b>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.</b>

### **Goal**

**To protect and enhance the character of the historic village and to provide for development which will allow Crossakiel to develop in a sustainable manner, as an attractive place to live, work, recreate and visit.**

### **01 Village Context**

Crossakiel is located in the north west quadrant of County Meath and in the Kells Electoral Area. The village is positioned on the R154 (Athboy to Oldcastle Regional Road) and approximately 9km west of Kells town. The Development Framework for Crossakiel 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.

In order to facilitate the delivery of the vision for Crossakiel, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Crossakiel seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide employment opportunities for expanding the employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

### **02 Water and Wastewater Services**

The village is currently served by Crossakiel waste water treatment plant to the south east of the village, which is designed to cater for a design capacity of 500 population equivalent (PE). There is 225 PE wastewater capacity currently remaining in the treatment plant.

The public water supply in Crossakiel is provided by the Oldcastle / Kells Scheme which sources water from Lough Bane and is augmented by a second source at Clavin's Bridge, fed

by the River Blackwater. Oldcastle, Carlanstown and Kells are also supplied from this source. There is currently 2,500 PE available from this source. Future development proposals will be considered in this context.

### **03 Land Use**

The principal land uses in Crossakiel comprise local service and employment uses and residential development. The commercial and employment uses are discussed in Section 5.0. The residential uses are located within and adjoining the village centre and mainly comprise of traditional farm house typologies and more recent detached and semi detached suburban style dwellings. The diamond to the south of the village and the green area adjacent the handball club are the main amenity spaces in Crossakiel.

The areas identified to accommodate the 25 no. residential units provided under Table 2.4 of the Core Strategy are located north of the village crossroads (1.47 hectare site) which is identified for village centre facilities and uses) and to the north of the proposed green space off the Kells Road (0.77 hectares). 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 Diamond which is accepted as the original nucleus of the settlement.

The proposed residentially zoned lands to the north of the green space identified in the land use zoning objectives map would present a coherent built form and frame this area of open space. The existing village use zoning to the north of the Oldcastle / Kells road junction will provide additional street frontage at this location. 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.

The land use zoning objective for the lands to the south of the Killallon road seeks to provide for industrial and related uses in order to facilitate the potential expansion of the aluminium recycling plant. Other opportunities for employment creation are facilitated in the village centre and mixed use zoning objective areas.

### **04 Residential Development**

Crossakiel has not experienced an excessive level of development in recent years compared to other development centres in the County and whilst it has maintained its historic village grain and building lines, the core has experienced some deterioration which is evident at locations such as the 'Cosy Corner' on the north western corner of the urban block. The Cairns development located to the south east of the town which takes the form of suburban type detached and semi detached dwellings with an element of terraced dwellings is poorly integrated with the village in terms of permeability and boundary treatments. This development represented a significant increase in the resident population of the village in recent years. This Development Framework will endeavour to improve accessibility to this development and any future development in the village in terms of pedestrian / cycle linkages in the future.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 25 no. units have been allocated to the village in the Core Strategy of the County Development Plan as indicated in Table 2.4 of the said Plan. The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion in the village over the Plan period. Future 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.

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

Crossakiel is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail and business services, primarily a local convenience shop, Credit Union, hair salon, and two public houses. Employment uses include the local services mentioned and P.J Carneys Aluminium Recycling Plant and motor repairs located in the village core.

The Planning Authority has identified a large parcel of land adjacent to the existing Aluminium Recycling Plant to facilitate future expansion of this business. In addition, areas have been identified for mixed residential and business uses within and surrounding the village core including a greenfield site opposite the Cosy Corner development. The amount of land zoned for business and industry in the village including the significant brownfield redevelopment opportunities has ensured that sufficient and appropriately located lands for industrial and commercial development have been identified for the life of the County Development Plan and beyond.

### **06 Community Facilities & Open Spaces**

There are no primary or secondary schools in Crossakiel village with the nearest primary schools located at Kilskyre and Drumbaragh and secondary schools located at Kells and Athboy. The Planning Authority will continue to monitor the need for a national school in conjunction with the Department of Education & Skills. Crossakiel contains a Handball Alley and a local Post Office to the north of the town. BMC United FC is located outside of the development envelop of the village in Thomastown. The existing level of civic and community facilities is insufficient to cater for the village's needs having regard to the population now resident. The urban design section of this Development Framework provides details of proposals for the redevelopment of the existing handball club to include the provision of other uses.

It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations.

### **07 Urban Design**

The village of Crossakiel can be described as a small 19<sup>th</sup> century village built around a triangular green known as the 'diamond'. Historic maps illustrate the structure and evolution of the village. The village comprised the historic core and a triangular open space, overlooked by two 19<sup>th</sup> century houses and St. Schiria's church. The structure of the historic village has been retained in the course of the development of Crossakiel.

There are several sites in the village that have the potential to make a significant contribution to the development of Crossakiel. These sites include infill sites in the village centre and located to the rear of the Welcome Wagon and adjacent Hill House, the handball club, residential zoned lands to the north of the handball club, and mixed business and residential zoned lands adjacent the Garda station. Details of the proposed urban design guidelines are provided as Appendix A to the Crossakiel Development Framework.

### **08 Heritage**

Crossakiel is located in the southwest Kells lowlands as identified in the Landscape Character Assessment of the County Development Plan 2013-2019. This area is characterised by rolling farmland with remnants of parkland landscapes. Crossakiel is situated on a small hill which benefits from attractive views to the Loughcrew Hills and the countryside to the west and

south. Several mature and attractive trees are located around the village which contribute to the picturesque qualities of Crossakiel.

There is no existing or candidate / proposed Special Areas of Conservation (SPAs) or Natural Heritage Areas (NHAs) within the immediate vicinity of the village. Crossakiel contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment. A site of archaeological interest in the village core has been identified on the Record of Monuments and Places. This monument (SMR no. 16-024) is classified as a mound barrow and is located in the village core and to the rear of McCabe's public house. There may also be undiscovered archaeology in the village which will need to be provided for in the course of development. Buildings or structures which have not been identified on the Record of Protected Structures but have a strong vernacular character should also be protected and preserved as part of any development proposals.

Crossakiel also contains several mature and attractive trees which define the landscape setting of the village. A tree survey of Crossakiel has been undertaken and additional trees worthy of protection have been identified on the land use zoning objectives map. The natural and built heritage strategy seeks to ensure that a green edge is established surrounding the built up area of Crossakiel and that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

## **09 Movement & Access**

The village of Crossakiel is defined by a road network linking the village to surrounding settlements. This network comprises the R154 regional route connecting Oldcastle to Athboy and local roads to Killallon, Kells and Ballinlough. These roads converge to form a central quadrant in which the historic settlement of Crossakiel is located. The urban form in Crossakiel is located along the eastern perimeter of this quadrant and connects the Kells road to the Athboy road.

The built up area of Crossakiel is contained within a 400 metre walking band and approximately five minutes walking distance of the village centre. However, pedestrian connections to the village and in particular from The Cairns are compromised in places where indirect pedestrian routes and poor or no footpaths have been provided.

Crossakiel is not served by a public transport service. The nearest public transport connections to the village are located at Kells, Athboy and Oldcastle which are served by public bus services.

Vehicular movement to and through the village occurs along the routes described above. The speeds at which vehicles pass through the village along the Kells / Killallon road, notwithstanding speed limits, has been identified as a local safety concern.

Sustainable modes of transport such as walking and cycling shall be prioritised in the village through the development of permeable and connected streets and spaces and the provision of necessary pedestrian and cycle infrastructure. Footpaths extending from the village centre to existing and new housing developments are proposed. Improvements to existing footpaths are also proposed, particularly along the south western edge of the historic core. New streets and spaces should provide for high levels of connectivity and direct and safe pedestrian, cycle and vehicular access to surrounding areas.

A new street to the north of the Kells road and the open green space adjacent to the hand ball club is proposed. A connection from this street to the Kells road and west of the handball club is also proposed.

## 10 Telecommunications

Eircom has erected a telecommunications tower / exchange to the east of the village adjoining the Kells road. This tower is broadband enabled and provides broadband services to Crossakiel. This tower dominates the approach to the village from the Kells Oldcastle Road.

### 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

**WWS POL** To facilitate the provision of an adequate water supply to Crossakiel.

#### Flood Risk

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

#### Land Use

**LU POL 1** To protect the existing service and residential function of the village core.

**LU POL 2** To provide for the development of new services and facilities in the village centre including small-scale retail, commercial and office uses.

**LU POL 3** To provide for the sustainable development of industrial and related uses and the creation of employment opportunities in Crossakiel village.

**LU POL 4** To protect the built and natural environment of Crossakiel from the potential impacts of industrial development including visual, water, air and noise pollution.

**LU POL 5** To facilitate employment creation through the development of industrial related uses adjoining the Aluminium Recycling Plant.

### Residential Development

**RD POL 1** To provide for low density housing overlooking the open space adjacent to the handball club.

**RD POL 2** To provide for low density town houses fronting onto the Oldcastle road.

**RD POL 3** To provide for infill townhouse typologies in the village centre.

**RD POL 4** To promote the restoration of derelict residential buildings for residential or other appropriate uses.

### Urban Design

**UD POL 1** To have regard to the Urban Design Framework for Crossakiel 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.

**UD POL 2** To protect the traditional building typologies of the historic village core including the Protected Structures listed in the County Development Plan.

**UD POL 3** To provide for infill development in the village centre which respects the scale, massing and character of the historic village.

**UD POL 4** To provide for new industrial building typologies which are visually unobtrusive and of a form and scale which does not injure the rural character or further injure the setting of the village.

**UD POL 5** To retain and respect the established eaves lines of the existing building stock in the village centre.

**UD POL 6** To encourage two storey dwellings of a scale that reflects the vernacular of traditional 18<sup>th</sup> and 19<sup>th</sup> century houses such as Hill House on residential zoned lands to the north of the handball club.

**UD POL 7** To promote the development of two storey buildings along the Kells and Oldcastle roads on lands adjacent the Garda Station in order to provide a sense of space and enclosure to the street.

**UD POL 8** To encourage infill 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.

### Heritage

**HER POL 1** To protect the trees identified on the Crossakiel land use zoning objectives map.

**HER POL 2** To implement the actions outlined in the tree survey (undertaken in 2009) including the protection of additional trees identified as being worthy of

preservation.

**HER POL 3** To ensure that development proposals adjacent to protected trees do not threaten their survival.

### Movement and Access

**MA POL 1** To provide for traffic calming measures on the Kells Road.

**MA POL 2** Car parking in the village core should be provided on-street or to the rear of buildings where access does not seriously injure the building line.

**MA POL 3** On-street car parking located adjacent the aluminium recycling plant should be absorbed within the site as part of any future development proposals.

**MA POL 4** Car parking to the north of the open space adjoining the hand ball club should be provided on-street in structured parallel car parking spaces and off-street behind the building line.

**MA POL 5** Car parking on the site identified for village centre facilities and uses adjoining the Garda station should be provided in structured parallel car parking spaces along the Kells and Oldcastle road and in the site to the rear of proposed buildings.

### Telecommunications

**TEL POL** To actively promote e-inclusion in Crossakiel through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure.

## Objectives

### Water and Wastewater Services

**WWS OBJ** To identify suitable locations for a new waste water treatment plant as necessary in the event that the permitted residential development is constructed.

### Land Use

**LU OBJ 1** To encourage the restoration of the vacant 'Cosy Corner' public house for retail or commercial uses.

**LU OBJ 2** To provide for the development of commercial, retail and residential uses on lands fronting onto the northern side of the Kells road.

**LU OBJ 3** To promote the use of the former post office building on the western side of the diamond for retail or commercial uses.

**LU OBJ 4** To provide for the sustainable expansion of the Aluminium Recycling Plant to the west of the village.

### Community Facilities and Open Spaces

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| <b>CF OBJ 1</b> | To promote the development of a multipurpose community building on the site of the existing handball club.   |
| <b>CF OBJ 2</b> | To preserve the ruins of St. Schiria's Church and associated grounds and to promote access to and a greater appreciation of the site.                              |
| <b>CF OBJ 3</b> | To promote the development of an attractive and overlooked public park on the lands adjoining the handball club for the purposes of passive and active recreation. |
| <b>CF OBJ 4</b> | To protect and enhance the existing open space amenities at the diamond and in the housing estates to the east of the village.                                     |

### Urban Design

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| <b>UD OBJ 1</b> | To facilitate the development of town houses overlooking the proposed public park adjacent the handball club and on the eastern side of the Oldcastle road.  |
| <b>UD OBJ 2</b> | To promote the development of a continuous building line and active street frontage to the rear of the Welcome Wagon and overlooking the "Diamond".  |
| <b>UD OBJ 3</b> | To encourage the development of a continuous building line on the disused lands to the north west of the "Diamond".  |
| <b>UD OBJ 4</b> | To provide for the development of a continuous building line and active street frontage along the Kells road and aligned with the Garda Station where lands have been identified for village centre facilities and uses. |
| <b>UD OBJ 5</b> | To promote the development of a consistent building line along the northern edge of the proposed public park adjacent the handball club.   |
| <b>UD OBJ 6</b> | To promote the enhancement of the existing boundary surrounding the Aluminium Recycling Plant.   |
| <b>UD OBJ 7</b> | To provide for the protection and repair of the stone wall along the southern side of the Kells road and between the Cosy Corner and McCabe's public house.  |

### Heritage

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| <b>HER OBJ 1</b> | To identify potential sources of funding for the repair of St. Schiria's Church and associated grounds in conjunction with the local community.  |
| <b>HER OBJ 2</b> | To investigate the possibility of placing a Tree Preservation Order on the 4 no. sycamore trees to the front of the Garda station, the 3 no. beech trees to the north of Hill House and the beech tree at the south western corner of the Kells / Oldcastle road junction. |
| <b>HER OBJ 3</b> | To enhance the landscape setting of Crossakiel through the planting of native trees and hedgerows within and surrounding the village.  |

### Movement and Access

<b>MA OBJ 1</b>	To develop pick up and drop off points for buses in the village core.
<b>MA OBJ 2</b>	To develop a continuous footpath from the village centre to The Cairns estate and the village boundary.
<b>MA OBJ 3</b>	To repair and provide for a continuous footpath along the southern perimeter of the village core.
<b>MA OBJ 4</b>	To extend the footpath on the northern side of the Kells road to the development boundary of the village on the Oldcastle road.
<b>MA OBJ 5</b>	To develop a pedestrian path from the village centre through the proposed public park adjoining the handball club.
<b>MA OBJ 6</b>	To develop a new street to the north of the open space adjoining the handball club and connected to the Kells and Ballinlough road.
<b>MA OBJ 7</b>	To provide vehicular access from the lands identified for village centre facilities and uses adjoining the Garda station from the Oldcastle road.
<b>MA OBJ 8</b>	To provide vehicular access to industrial and related uses zoned land to the west of the village from the Kells road.
<b>MA OBJ 9</b>	To investigate options to improve the visibility at the junction adjoining the "Cosy Corner" on the R154 Regional Road for vehicles travelling from Kilskyre to Oldcastle.

## Appendix to Crossakiel Written Statement: Urban Design Framework

An Urban Design Framework for Crossakiel 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 centre for the lands identified for village centre facilities and uses, the proposed village green and adjoining residential development and the expansion to the industrial development to the south west of the village centre. The Indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan.



Indicative Master Plan

There are several sites in the village that have the potential to make a significant contribution to the development of Crossakiel. These sites include infill sites in the village centre and located to the rear of the Welcome Wagon and adjacent Hill House, the handball club, the commercial and mixed use site adjoining the Garda Station.

### Infill Development

The site to the rear of the Welcome Wagon should be developed to provide for continuity and enclosure to the street and the "Diamond". The scale and massing of this development should complement adjoining buildings and in particular the Protected Structure to the north east of the diamond.

The development of the site to the north of Hill House should provide for a safe and attractive pedestrian link to *The Cairns* estate whilst ensuring for the protection of worthy trees along the boundaries of the site. A shared surface which provides for vehicular access to the rear of new buildings whilst prioritising pedestrian movement is recommended.

Proposed buildings should comprise:

- A human scale which respects the scale and massing of traditional buildings in the village
- A continuous building line
- Active street frontage
- A strong solid to void relationship
- Vertically proportioned openings
- Traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors.

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 Handball Club

The existing Handball Club terminates views north from the Main Street of Crossakiel and as such benefits from a landmark location in the village. The Handball Club is also prominently located along the Kells road approach. However, the appearance and condition of this building is poor and warrants repair or replacement. A new community building at this location should seek to:

- Provide for multi-functional community facilities;
- Address the Main Street and proposed public park;
- Establish a landmark building for the village;
- Respect the scale of adjoining buildings, and;
- Employ materials and finishes which enhance the identity of Crossakiel.

#### Residential zoned lands to the north of the handball club

The residential land use zoning for these lands has been rationalised with respect to the proposed public park to the south and the plot configurations and ownership of these lands. A crescent is proposed which requires the development of access points only through the public lands. This crescent should be of a scale and form which respects that of the village whilst providing enclosure and passive surveillance to the north of the park. This crescent should extend into the existing residential zoned lands to the east should the opportunity arise.



View towards Public Park and crescent of housing

The street section and street frontage along this crescent will be critical in determining its success.

The key components are:

- Two-storey buildings forming a crescent
- A consistent building line
- A shallow privacy strip to the front of buildings
- A one-way access street
- On-street parallel parking along the northern side of the street
- Off-street car parking behind the building line
- Formal landscaping along the northern and southern side of the street

#### Lands identified for Village Centre Facilities & Uses adjacent to the Garda Station

These lands present an opportunity to augment the existing provision of services and facilities in the village along one of the principal routes through Crossakiel. A two-storey and stepped terrace comprising approximately three retail / commercial units fronting onto the Kells road is proposed in order to:

- Negotiate the topography of the site;
- Provide for active frontage along the Kells road;
- Provide a strong sense of enclosure to the street, and;
- Establish a fine urban grain.

The terrace should be aligned with the adjoining Garda Station in order to protect mature sycamore trees adjacent the site. Parallel on street car parking and a landscaped urban space could occur to the front of the building. Access to these units and off street car parking could also be provided to the rear of the terrace from the Oldcastle road. A terrace of townhouses is proposed fronting onto the Oldcastle road and providing a strong urban edge along this approach road.