

## ***Kilbride Written Statement***

<b>Settlement</b>	<b>Kilbride</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>Level 4 retail centre</b>
<b>Population (2011) Census</b>	<b>534</b>
<b>Committed Housing Units (Not built)</b>	<b>0 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>1 no. church, sports ground.</b>
<b>Natura 2000 sites</b>	<b>None within the development boundary</b>
<b>SFRA</b>	<b>SFRA carried out in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. Flood Zones A &amp; B identified.</b>

### **Goal**

**To create a place where people want to live and work, now and in the future; a village well designed and planned to meet the diverse needs of existing and future residents, which is sensitive to and responds to its environment, contributes to a high quality of life, is safe and inclusive and offers access to good services for all.**

### **01 Village Context**

Kilbride is situated in the Dunshaughlin Electoral Area, to the south east of County Meath. The settlement is located approximately 8 kilometres to the south of both Ashbourne and Ratoath and is situated close to both the N2 and N3 national routes. The county boundary with Fingal is located approximately 1.8 kilometres from Kilbride. Whilst significant residential development has occurred in the Hollystown and Hollywood areas close to the Kilbride area in Fingal, the character of Kilbride remains rural.

The central point of the village is around the junction of the Ratoath / Hollystown / Ashbourne county roads. The Church of St. Brigid and the Sacred Heart occupies a prominent and elevated site at this junction. Development in Kilbride is dispersed and there is no defined streetscape. The building form is predominantly rural in nature and building height is modest, generally not exceeding two storeys. The River Ward passes through Kilbride, to the south of the settlement. The approach roads to Kilbride are marked by the presence of mature trees and hedgerow which contribute to the visual qualities of the area.

In order to facilitate the delivery of the goal for Kilbride outlined above, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Kilbride 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. The household allocation provides for an expansion befitting the village's position in the county settlement hierarchy. The land use framework provides that new land-use zonings are closely linked to, and integrated with, the existing village. In addition, the land use strategy seeks to provide employment opportunities by expanding the employment base of the village and ensuring that adequate provision is

made for appropriate commercial, community and educational facilities to serve existing and future residents.

## **02 Water and Wastewater Services**

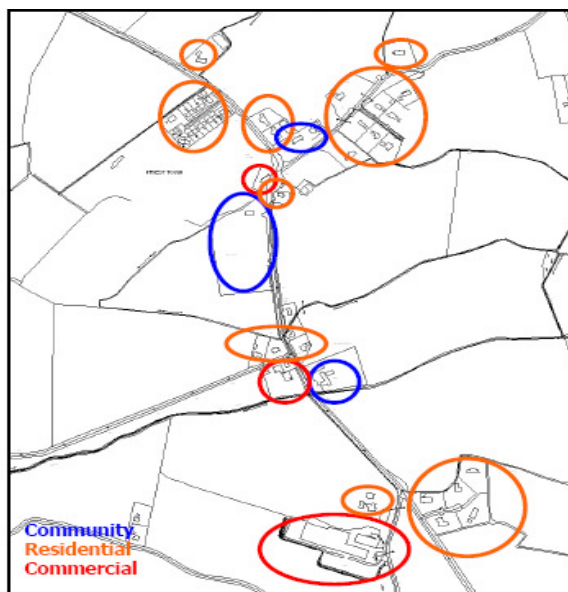
Kilbride is currently served by the East Meath Regional Water Supply Scheme (RWSS). The River Boyne at Roughgrange is the main source for the East Meath RWSS. The water is then treated at Staleen waterworks and is distributed to the Kilbride area via Windmill Hill reservoir. The scheme is augmented from a groundwater source at Curragha and more recently Rath. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply this area. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Kilbride is an ongoing challenge.

Construction of the Ashbourne/Ratoath/Kilbride Sewerage Scheme - Stage 2 is complete and has approximately 8,000 population equivalent available capacity to serve the combined settlements. The objective of the scheme is to improve the overall wastewater collection and transfer facilities for Ashbourne, Ratoath, Kilbride and environs with due regard to the future physical development strategy for the area. The Scheme has been designed to provide a modern, efficient and effective wastewater collection and transfer system for the immediate and long-term requirements of the development areas of Ashbourne, Ratoath and Kilbride.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

## **03 Land Use**

There is a limited extent of existing development in Kilbride. Residential development consists mainly in the form of detached dwellings on individual sites, although a number of clusters exist notably at Forge Cross, Cherry Tree Drive and Glenard to the north east of the church. Community facilities consist of the Church of St. Brigid and the Sacred Heart, the community hall, Scoil Bhríde national school and Kilbride GAA club. The hall, church and GAA grounds are all in relative proximity to each other while the national school is located further south of the centre of Kilbride. Commercial facilities in the village consist of a petrol station and associated convenience shop both of which are presently closed, a public house and Rennicks sign manufacturers. The principal land use areas are illustrated on Figure 1 below. The dispersed nature of the settlement is evident from this map with Kilbride existing as a series of individual uses rather than having a distinct village form.



**Figure 1: Land uses in Kilbride**

The map shows that the majority of development has occurred around the road junction beside the church. This area could offer the potential to act as a village core and consolidate the form of the village. It is envisaged that this area will have a concentration of commercial and retail service facilities to meet the day to day requirements of the local residents. In terms of retail provision, it is expected that this area could accommodate a small convenience outlet. The shopping provision in Kilbride should strictly cater for local needs and should be of a local convenience format. Commercial and residential development will be encouraged in this mixed use area to promote day-long activity.

To the north west of this nucleus, along the southern side of the Ratoath Road, the infill space between the commercial area and existing Cherry Tree Drive is identified for residential land use. Similarly, the area to the north east of the commercial area along the southern side of the Ashbourne Road is zoned for residential use as far as the existing residential enclave. These lands will be included within phase 2 of development lands identified on the associated zoning map.

South of the Kilbride GAA grounds along the western side of the Hollystown Road is also identified for residential land use which will link to established dwellings north of the Ward River, at the junction of the Ashbourne Road with the Ratoath Road. These lands will deliver the majority of residential units required over the life of the current development plan. These lands are ideally placed directly adjacent to the existing school, community grounds and employment lands. Further residential lands are identified along the eastern side of the Hollystown Road and are included within Phase 2 of the lands to be released post 2019.

As mentioned previously, lands in Belgree are designated for employment purposes, consistent with the established uses on and adjoining these lands. It is envisaged that these lands could potentially accommodate primarily start up and incubator business uses. The development of these lands should be carried out on a phased basis in accordance with an agreed framework plan.

The framework plan should indicate the overall building, road and footpath layout for the site, uses proposed and services arrangements. The first phase of any development on these lands should incorporate the lands which front onto the Hollystown Road and include start up and incubator units and the roadworks and infrastructural services required to cater for the development of the lands. Footpaths and cycleways should be provided along the Hollystown Road in the vicinity of the site. In the interest of residential amenities, buffer zones and screening, in the form of planting, landscaping and mounding, shall be required adjacent to residential properties.

## 04 Residential Development

There is a limited extent of development in Kilbride. Residential development is mainly in the form of detached dwellings on individual sites, although a number of clusters exist notably at Forge Cross, Cherry Tree Drive and Glenard to the north east of the church. Pedestrian connectivity in the village centre is poor at present particularly with regard to the developments located to the north of the centre. This Development Framework will endeavour to improve accessibility to these developments and any future development within the village in terms of pedestrian / cycle linkages.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion within 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. This is in order to promote the efficient use of land and of energy, reduce pressure for one-off housing on rural lands, minimise unnecessary transport demand while encouraging walking and cycling, to enhance the existing built environment and the character of Kilbride and make provision for future community infrastructure for the village.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 20 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 average density set down for Kilbride in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 1 hectare of residential land to satisfy this allocation. The Planning Authority is satisfied that sufficient lands have been identified in Phase 1 of the Order of Priority to accommodate the household allocation.

Residential lands will be delivered on a phased basis as illustrated on the land use zoning objectives map. Following an evaluation of residential lands which were identified for residential land use zoning objective in the 2009 Kilbride Local Area Plan, the lands directly across from the National School are identified for inclusion in Phase 1 of the Order of Priority. In addition, there are lands identified with a B1 "Village Centre" land use zoning objective located to the north east of the village which could also deliver a small number of residential units in order to provide a mix of housing types for future residents. The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of applying the sequential approach from the village centre outwards. All other remaining 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

Kilbride is identified as a Level 5 retail centre in the County Retail Hierarchy. Commercial facilities in the village consist of a petrol station and associated convenience shop (currently disused), a public house, and Rennicks sign manufacturers. Development in this village has occurred in a dispersed fashion rather than in a distinct village form.

The Planning Authority has previously identified a large parcel of land adjacent to the existing Rennicks sign manufacturers to facilitate the future expansion of this business and the provision of additional employment uses on a phased basis. It is noted that, excluding the

existing Rennicks sign manufacturers and adjoining dwelling which extend to 4.1 hectares combined and the area of land adjoining the Ward River within Flood Zones A and B which extend to 3.85 hectares, there remains 28.31 hectares of lands available which were previously identified with an enterprise and employment land use zoning objective. Volume I of the County Development Plan requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan (ED POL 2 refers). Kilbride along with the Maynooth Environs are two centres which are specifically referred to in this regard.

Having regard to the positioning of Kilbride as a village in the settlement hierarchy, it is considered that the inclusion of 10.6 hectares of the lands previously identified for employment and enterprise land use zoning objectives is more than sufficient to cater for the anticipated employment needs of this village. It is considered that the lands with road frontage onto the Hollystown Road between Rennicks sign manufacturing facility and the village shall be identified as Phase I in the Order of Priority identified on the land use zoning objectives map. The remainder of the lands previously identified shall be included in Phase 2 of the Order of Priority. All lands shall be identified with an E2 "General Enterprise & Employment" land use zoning objective. It is also considered that a non statutory Master Plan shall be prepared to guide the development of this sizeable land bank.

## **06 Community Facilities a Open Spaces**

Current community facilities in Kilbride consist of the R. C. church, community hall, GAA grounds and Scoil Bhríde national school. Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area. Additional land has been zoned around the national school to allow for the extension of the school in the future should such a need arise. It is noted that the site identified for school expansion is located within Flood Zones A and B and as a result, careful consideration of flood risk management will be required at development management stage.

It is anticipated that community health services, such as doctors, dentist and pharmacy could also be accommodated within the village centre area in the future.

The Ward River passes through Kilbride. This feature has the potential to act as an amenity space for the village. It is identified in the land use zoning objectives as a walkway and in the future, any development of adjoining lands should incorporate proposals for the walkway.

It will be an objective of this Development Framework to identify and facilitate the provision of open spaces within Kilbride as part of any new development.

## **07 Urban Design**

The standard of urban and architectural design will be critical in assimilating new development into the village without detracting from the character of the area. The main urban design objective of this Development Framework is to create a greater sense of urbanity along the county roads within the development envelop of this plan, as a means of identifying Kilbride as a rural village and of generating a centre of activity and a recognisable place. It is an objective to create a sense of enclosure in the centre of Kilbride namely the commercial area, extending to the residential area along the Hollystown Road. It will be a requirement for new development to present a consistent building line along the county roads, with the set back from the road to buildings to incorporate footpaths, public lighting and on street parking. The layout of residential properties in this area, in particular, shall include for open space to be provided to the rear of houses, in order that a building line close to the road can be maintained. The area of defensible space between the building and public space of the footpath should be carefully considered and appropriate proposals for same included in planning applications.

A high standard of building design will be required for all types of development in Kilbride. The design approach should be representative of Kilbride as a rural village with cues for building form demonstrably taken from the traditional and vernacular built heritage in the area. New building should respond to the individual site context and take due cognisance of adjoining development. Apart from a limited portion of on-street car parking, the bulk of car parking serving commercial areas shall be behind the building line. The use of high quality materials and finishes in the public realm will be promoted.

This Development Framework seeks to achieve a balance between facilitating further sustainable growth and development within Kilbride while ensuring that the existing rural character of the village is maintained and enhanced.

## **08 Heritage**

There are no items in Kilbride listed on the Record of Protected Structures included in the County Development Plan. However, the Church of St. Brigid and the Sacred Heart is an attractive building and occupies a dominant setting in the village. It is an objective to preserve the character and setting of this building, including the trees on these lands.

There are a number of archaeological monuments in the village environs which include an Earthwork at Priest Town to the north of the village (SMRS Ref: ME02015 refers) and an Enclosure to the east at Baytown (SMRS Ref: ME051-009 refers). It is an objective to preserve and protect these features.

There are no Candidate Special Conservation Areas (c.SAC), Special Protection Areas (SPA) or proposed Natural Heritage Areas (pNHA) within the development boundary of Kilbride.

Development within the village should have regard to existing biodiversity within the significant stretches of hedgerow present. It is recognised that along the main roads passing through the village some removal of hedgerow and trees will be required to construct footpaths and create new entrances for access roads. However in other areas, new site layout plans should include for the preservation of natural features on the site, particularly trees and hedgerow, in the interests of both visual amenity and biodiversity.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the village and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

## **09 Movement & Access**

Kilbride is situated at the junction of the county roads L-1007-30 (Ratoath Road), L-1009-11 (Ashbourne Road) and L-1007-40 (Hollystown Road). The village is in close proximity to the N2, N3 and R147 (former N3) national routes and motorways. The roads passing through the village are frequently used by commuters from outside of this area travelling to Dublin. The village therefore experiences a significant amount of through traffic which has implications for the quality of the environment and safety for pedestrians and cyclists. There is a limited amount of footpaths and public lighting present in the village.

The transport vision for Kilbride is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement. In order to achieve this vision it will be necessary to provide for improvements in pedestrian and cycle facilities and traffic movement within the village. The provision of pedestrian and cycle links from existing residential developments to the village core will be a priority of this Development Framework.

Kilbride is not currently served by a public transport service.

## Strategic Policies

<b>SP 1</b>	To promote the development of Kilbride in an integrated manner and to ensure that a balance of uses, necessary to sustain the local community, is achieved in the Development Framework area.
<b>SP 2</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 3</b>	To protect the 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 4</b>	<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 "<i>New Residential</i>" 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.</p> <p>ii) The lands identified with an A2 "<i>New Residential</i>" land use zoning objective but qualified as "<i>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan</p>
<b>SP 5</b>	<p>To operate an Order of Priority for release of lands identified for E2 "<i>General Enterprise &amp; Employment</i>" in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E2 "<i>General Enterprise &amp; Employment</i>" land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E2 "<i>General Enterprise &amp; Employment</i>" land use zoning objective but qualified as "<i>Phase II</i>" 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.</p>

## 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 Development 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.
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## Flood Risk

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

**FR POL 2** Where existing development to the east of the village envelop is at potential risk of flooding (A1 “*Existing Residential*”, B1 “*Village Centre*” G1 “*Community Infrastructure*” land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / upgrade including any extension to the existing National School 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. This may require detailed modelling of the adjoining Ward River.

**FR POL 3** Any planning applications submitted seeking permission for new development proposed adjacent to minor field drains shall be accompanied by an appropriately detailed Flood Risk Assessment to fully consider potential impacts arising from the Ward River.

## Land Use

**LU POL 1** To support a pattern of land use development which will strengthen the form and character of Kilbride as a rural village.

**LU POL 2** To consolidate the central area of the village for commercial uses by supporting the development of local services and facilities including small scale retail, commercial and office use.

**LU POL 3** To support a sustainable balance of new residential development within the village centre.

**LU POL 4** To support the development of small scale businesses and the creation of employment opportunities in Kilbride subject to the provision of necessary infrastructure and protection of the rural character of the area.

**LU POL 5** To support the development of the lands identified for E2 land use zoning objective (Phase 1) in the Order of Priority for employment creation purposes.

**LU POL 6** In the case of the development of industrial lands adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

**LU POL 7** To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, primarily residential property.

**LU POL 8** To require an appropriate density of development which will contribute to a compact urban form while respecting the context and character of the area.

## Urban Design

**UD POL 1** To preserve the character of Kilbride 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.



**UD POL 2** To facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.

**UD POL 3** To improve street finishes, footpaths and the public domain.

**UD POL 4** To promote the development of a consistent building line in new residential areas.

**UD POL 5** 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.

### Community Facilities and Open Spaces

**CF POL 1** To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Kilbride in liaison with other statutory, voluntary, and community groups.

**CF POL 2** To protect the sites of existing facilities and support their further development and expansion.

### Heritage

**HER POL 1** To protect wildlife corridors including rivers, watercourses, trees and hedgerows within the development envelop of Kilbride.

**HER POL 2** To have regard to the bio-diversity value of existing trees and hedgerows in areas that are likely to be developed.

## Objectives

### Land Use

**LU OBJ** To require that the lands identified with an E2 "*General Enterprise & Employment*" land use zoning objective should be developed on a phased basis in accordance with an agreed Master Plan.

The Master Plan shall be prepared for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands. It shall include, inter alia;

- A Design Concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- A Transport Assessment which addresses the following issues:
  1. Access arrangements to the Development Site;
  2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;
  3. Provision and access for Service Vehicles to the site.
- Address through quality design any potential impacts upon neighbouring land-uses.

### Community Facilities and Open Spaces

- CF OBJ 1** To provide for the expansion of Kilbride National School and associated play areas should such a need arise during the life of this Development Plan.
- CF OBJ 2** To develop a walkway along the Ward River.
- CF OBJ 3** To support the continued operation of Kilbride GAA club.

### Urban Design

- UD OBJ** To provide for the development of a continuous building line and active street frontage along the lands identified with a B1 "Village Centre" land use zoning objective.

### Heritage

- HER OBJ 1** To protect and enhance the setting of the Church of St. Brigid and the Sacred Heart and its associated grounds.
- HER OBJ 2** To enhance the landscape setting of Kilbride through the planting of native trees and hedgerows within and surrounding the village.

### Movement and Access

- MA OBJ 1** To implement appropriate traffic management and environmental improvement measures throughout the village.
- MA OBJ 2** To carry out improvements to the junction at the Church of St. Brigid and the Sacred Heart subject to the availability of finance.
- MA OBJ 3** To provide footpaths and to carry out general road improvements throughout the village subject to the availability of finance.
- MA OBJ 4** To co-operate with relevant transport bodies and authorities to support and encourage the provision of bus services in Kilbride.