

Kilmessan Written Statement

Settlement	Kilmessan
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fourth tier retail centre
Population (2011) Census	586
Committed Housing Units (Not built)	39 No. committed units
Household Allocation (Core Strategy)	159 No. Units
Education	National School
Community Facilities	Two churches, Parish Hall, Credit Union and Garda Station.
Natura 2000 sites/Natural Heritage Areas (NHA)	No Natura 2000 sites within the village. However, the River Skane is a tributary of the River Boyne which is both a Special Area of Conservation (SAC) and Special Protection Area (SPA).
Strategic Flood Risk Assessment (SFRA)	SFRA carried out in accordance with recommendations of the Strategic Flood Risk Assessment of the Meath County Development Plan 2013 - 2019. Flood Zones A & B identified.

Goal

To make a positive contribution to the development of Kilmessan 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

Kilmessan is located in the south of County Meath, some 13km from Navan and 10km from both Trim and Dunshaughlin. Kilmessan lies at the junction of five third class roads which meet in the centre of the village. It is one of a small number of development centres in the county which is not served by either a national or regional road. It is considered that this is a causal factor in the village not having experienced a comparable level of population growth as other centres in the south and east of the County. Kilmessan, designated as a Village in the County Settlement Hierarchy, essentially provides local services for a generally rural hinterland. It has developed in a linear fashion along a county road primarily between the former Navan-Dublin railway line to the west and the River Skane to the east. The southern part of Kilmessan has been designated as an Architectural Conservation Area (ACA). Large mature trees play a very significant role in defining space and views within the ACA. Furthermore, the attractive stone walls and mature trees within the ACA form a pleasant backdrop to the village. The village contains a number of buildings which add significantly to its character.

The statutory land use framework for Kilmessan 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 within, as well as those who visit, the village. This will be achieved through the sensitive treatment of appropriate infill development and the conservation of important or key buildings. The provision of a compact and vibrant village centre is essential if Kilmessan is to cater for its current and future population needs in a

sustainable manner. The consolidation of the village will be enhanced through appropriate street finishes, footpaths, green spaces and the redevelopment of key neglected infill sites.

The household allocation contained in the Core Strategy of this Plan provides for a more significant extension than normally befitting a village in the county settlement hierarchy. This reflects the positioning of the village along the proposed Phase II extension of the Navan – Clonsilla rail line whilst noting that this project is not expected to be advanced within the life of the Development Plan. This land use framework provides that lands identified for development are closely linked to, and integrated with, the existing village fabric, thereby encouraging more sustainable modes of transportation such as walking and cycling. Furthermore, it 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.

02 Water and Wastewater Services

The village is currently served by the Dunshaughlin Sewerage Scheme which was subject to an extensive upgrade between 2003 and 2006. The scheme serves the town of Dunshaughlin and a number of villages including Kilmessan, Dunsany and Kiltale. The new wastewater treatment plant has a current capacity of 12,000 population equivalent (PE). There remains 2,500 PE available in the waste water treatment plant which must be allocated between all of the settlements served by same. Water supply for the village is obtained from the Kilmessan water treatment plant which has a capacity of 1,500 PE. The remaining PE for the village is 200. Future development proposals will be considered in this context. There is presently limited remaining capacity available in the piped water supply to serve Kilmessan having regard to the existing commitments in the form of extant permissions for multiple unit residential developments.

All development proposals shall be considered in the context of the available waste water and water supply capacity. It is accepted that the future development of Kilmessan and the realisation of the household allocation from the Core Strategy may not occur until the water services constraints outlined above have been remedied.

03 Land Use

The land use pattern evident in Kilmessan typifies other villages in the County which have undergone significant residential expansion during the Celtic Tiger years, a relatively compact and limited village core with residential developments located off the radial routes to the village centre. Access to backlands within the village core (identified as B1 "Village Centre" land use zoning objective) should be conserved. The village centre area has been largely retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where "living over the shop" schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

The land use strategy is informed by the reservation of the detailed design of the Navan Rail Line Phase II to the west and the River Skane and associated flood plains to the east. Whilst adequate lands have been identified to allow the village to expand upon its residential and commercial function, it is considered that the lands located between the rear of properties on the Main Street and the rail line shall be preserved from development during the life of this plan. This area has been zoned as White Lands with an objective, *'To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre'*. Should a decision be taken to seek planning consent for the

development of the rail line and a commitment is given to construct same, the master planning of this strategic area could be considered.

04 Residential Development

Kilmessan has been the subject of a moderate increase in the extent of residential development in recent years, specifically the construction of one medium scale residential development project to the east of the Main Street. This growth is evidenced by the population increase between 1996 and 2011 from 230 to 586 persons, an increase of some 65% over this 15 year period. The Core Strategy of the County Development Plan seeks to limit the further expansion of villages at a rate reflective of their position in the County Settlement Hierarchy. However, as outlined previously, it is recognised that the detailed design of Phase II of the Navan rail line includes a station to serve Kilmessan. Although a timeframe has yet to be confirmed for the delivery of this project, the household allocation is cognisant that the Regional Planning Guidelines emphasise that growth should be focused on areas served and to be served in the future by public transport. Volume I of the County Development Plan indicates that the household allocation to Kilmessan endeavours to support the potential investment in public transport. It will be important to monitor Government policy in the area of capital infrastructure together with the timeframe for the delivery of the rail line. The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 159 no. units to Kilmessan over the 2013-2019 period. There are 39 no. committed units that relate to six extant planning applications in the village which are identified on the accompanying land use zoning objectives map.

The average density set down for Kilmessan in the County Development Plan is 35 units per hectare. It is clear that this is predicated on the delivery of Phase II of the Navan Rail Line as the average density for all other villages in the County Settlement Hierarchy (Table 2.4 refers) is a more modest 20 no. units per hectare. In this context, there is a requirement for 4.5 hectares of residential land to satisfy this allocation. The areas identified to accommodate the 159 no. residential units provided for under Table 2.4 of the Core Strategy comprise of 3.94 hectares to the north of the village, 0.6 hectares adjacent to Kilmessan Green residential development (both identified with an A2 "New Residential" land use zoning objective) and 0.85 hectares zoned for B1 "Village Centre" land use to the north of Evergreen Court and Kilmessan Village residential schemes. The 3.94 hectare site to the north of the village would need to be accessed from an existing residential development to the south, Bective Lodge. It is noted that planning permission has been granted for a new access off the Main Street and through Bective Lodge to access this land. The development of the 0.6 hectares of residentially zoned land would be a natural extension of Kilmessan Green residential development. The 0.85 hectares site identified for village centre uses has the ability to accommodate residential development in conjunction with commercial uses. Meath County Council is satisfied that sufficient lands have been identified within Phase 1 of the Order of Priority to accommodate the household allocation of 159 units. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable taking into account the strategic flood risk assessment and these lands are not being retained for residential land use as a result. There was no requirement to identify any lands as Residential Phase II (Post 2019) in the village.

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

Kilmessan 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 pharmacy, hair dresser,

restaurant, butchers, post office, café and two public houses. The village would benefit from having a greater range and variety of such facilities. Kilmessan featured in the top ten electoral divisions in Meath to record highest rates of growth, with a population increase of 23.6% between 2006 and 2011. The 2011 Census of Population recorded that 61% of the population aged 15 years and over resident in Kilmessan are at work. There are a number of vacant retail units available within the village at present. Kilmessan is located 13km from Navan which is designated a Large Growth Town I and 10km from Dunshaughlin, a Moderate Sustainable Growth Town. Having regard to Kilmessan's designation as a village under the settlement hierarchy, its proximity to settlements such as Navan and Dunshaughlin and owing to its road network comprising entirely of county roads, it would not be appropriate to zone land for industrial uses within the village.

The existing land identified for B1 "Village Centre" land use zoning objective within the village centre will also provide opportunities for small to medium sized enterprises to develop. There are a number of commercial units available in a mixed use development located adjacent to Bective Avenue. Furthermore, there is potential within the village to redevelop existing sites. A site of 0.85 hectares to the north of Evergreen Court to the rear of a dwelling fronting onto the Main Street represents a redevelopment opportunity within the village centre. This Development Framework has ensured that sufficient and appropriately located land for village centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces

Saint Joseph's National School is located centrally within the village. Immediately adjacent to the school is the Roman Catholic Church, the Church of the Nativity of Mary. The R.C Church which was first erected c. 1820 but more recently modernised as a Protected Structure. The former national school which is a detached five-bay two storey building built c. 1927 stands to the south of the R.C Church. Kilmessan Parish Church (C of I) is located further to the south of the village and was first built in 1731. The Credit Union and Garda station are located to the north of the Church of Ireland.

Whilst Kilmessan has a strong sporting ethos, there is a lack of sporting facilities within the village itself. The well known hurling and camogie club is located 1km from the village on the Ringlestown Road while Kilmessan Parish joins with Dunsany for Gaelic football utilising the pitch in Dunsany. The badminton club uses the GAA pavilion on the Ringlestown road. Kilmessan ladies and men's soccer teams currently train at the astroturf pitch at the GAA grounds and are seeking a suitable location for a pitch. There is a considerable amount of land zoned F1 "Open Space" within the development envelop which could be utilised for active and passive recreational amenities. Furthermore, the 2009 Kilmessan Local Area Plan indicated a shortage in burial space in Kilmessan. However it is noted that a recent planning application for an extension to the existing cemetery to the rear of the R.C Church has been submitted to the Planning Authority. It is considered that the extension to the existing cemetery will ensure that adequate lands have been identified for this purpose for the life of the County Development Plan and beyond. 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.

In the 2009 Kilmessan Local Area Plan, land to the west of the village had been identified for transport and related uses along with an area that was subject to the preparation of a Framework Plan (LUP 2 refers which sought the creation of employment purposes in the context of the opening of the railway line and station in Kilmessan). However, the land take for the provision of the railway line and associated infrastructure has now been identified on the land use zoning objectives map which differs considerably from that shown on the Local Area Plan previously, particularly with regard to considerable alterations to the roads infrastructure to the north and south of the town associated with the existing railway bridges, both protected Structures. This now allows the removal of the Framework Plan designation which overlaps with the land take associated with the detailed design of the

railway line. The remaining zoned land to the south of the village has been amended to a G1 "Community Infrastructure" land use zoning objective which is being reserved for appropriate uses. The land use zoning objective which applies to the lands to the north has been replaced as they are effectively landlocked following the detailed design of the rail line. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

On approaching the village from the east, one crosses Kilmessan Bridge, this lies west of a T-junction with an open triangular grassed area. The road is well defined by stone boundary walls at the bridge and by a stone wall that runs the whole way from the T-junction to Church View and further and around the glebe grounds on the western side. The line of trees south of the wall reinforces the boundary character of the wall and together they give good definition to the approach to Kilmessan. St. Mary's Church sits in a picturesque setting with a backdrop of large mature trees with mature Irish yews and other smaller specimens to the foreground. A landscaped open space green area is visible in the front of Bridge View residential development which is to the west of the Glebe house grounds. A large open space area associated with Bective Avenue residential development is visible to the north of the village. It is the policy of the Council to facilitate the improvement and maintenance of open spaces to a very high standard. There is a significant amount of open space associated with the proposed River Skane Linear Park. This area acts as a flood plain to the river but could be developed as an attractive amenity walk. An indicative route for this walkway has been illustrated on the land use zoning objectives map.

07 Urban Design

The village of Kilmessan developed in a linear format along the former Navan-Dublin railway line. The river Skane flows to the east of the village. There are a number of two storey residences along the Main Street some of which have been converted to commercial use. A two storey mixed use development was constructed at the northern end of the village centre. Part of the village is designated an Architectural Conservation Area (ACA). The ACA encompasses St. Mary's Church of Ireland and graveyard, the former glebe house and grounds and the police station. The northern end of the ACA includes some houses north of the Navan road from the east and stops at Kilmessan Bridge over the river Skane. The meandering roads in and on the perimeter of the ACA are a distinctive part of its character. The roads change level with the topography and encompass Kilmessan bridge crossing over the river Skane. The railway bridge with embankments over the former railway line to the west of the ACA is a significant feature on approach from Curtistown direction. Most of the buildings within the village core have painted render facades with slate roofs. However, St. Mary's Church has a stone west gable. Stone is also used for boundary walls and retaining walls around the church grounds and glebe house.

Infill and new proposals must offer high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch within the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes shall be insisted upon. The reversal of previous inappropriate alterations will also be encouraged. Contemporary design will be considered on a case by case basis and shall be analysed in the context of a particular site. Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach, should be employed to maximise the benefit of a single access. Section 11.1.7 and the Meath Rural Design Guide set down in this County Development Plan deal with Urban Design and Architectural Features. It would be desirable to prepare an urban design framework for the village.

The southern part of the village is located within an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Kilmessan. Care must be taken with regard to any future proposals within the ACA. Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further

information on Kilmessan ACA is detailed in the Character Statement which is available on the Council's website (www.meathcoco.ie). A summary of significant views and vistas is also detailed within this document. The best method of conserving historic buildings is to keep them in active use. While a degree of compromise will be required in adapting a protected structure to meet the requirements of modern living, it is important that its special interest is not damaged.

08 Heritage

Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. Although its buildings are relatively modest, it is the topography and setting which make the most contribution to its special character. The focal point of the Architectural Conservation Area (ACA) is at the junction of roads at the southern end of the village and is characterised by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the two churches and their grounds. The attractive stone walls and backdrop of mature trees within the ACA are a pleasant visual amenity to the village while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe and railings within the grounds.

There are a number of other buildings and structures of historical significance within Kilmessan. The village has eleven structures included in the Record of Protected Structures (RPS). The continued protection of the built heritage of Kilmessan is intrinsic to the sustained success and viability of the village itself. Kilmessan has two items on the Record of Monuments and Places (RMP) which are identified on the land use zoning objectives map as 'sites and monuments'. The Recorded Monuments are a Church, reference ME037-029 and Earthwork, reference ME037-004.

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 Skane is a tributary of the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). Large mature trees play a very significant role in defining space and views within the ACA setting. Furthermore, there are a number of trees and hedgerows around the village which contribute to its rural character. The protection of the natural environment of Kilmessan 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 movement strategy for the village 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;
- 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; and,
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

In addition, the Development Framework is also cognisant of the medium to longer term potential of the delivery of Phase II of the Navan Railway line from Dunboyne (M3) to Navan including a station at Kilmessan. The movement strategy seeks to maximise the potential use of public transport with the Development Framework envelop as a result.

The 2011 Census recorded that 65% of persons normally resident in Kilmessan aged 5 years and over travel by car to work, school or college. The development of public transport links is

critical to ensure a better modal split in favour of public transport away from the private motor vehicle. Kilmessan is strategically placed along the Navan-Dublin railway line. Phase II of the Navan Railway line would involve the re-opening of the railway line from Dunboyne (M3) to Navan. This includes a station to serve Kilmessan. A timeframe has yet to be confirmed for the delivery of this project. However, it is the intention of this Development Framework to protect the designed route of the rail line extension from development which would compromise its future delivery.

Bus Éireann Route 134, Dorey's Forge-Dunsany-Navan, provides one pick up in Kilmessan once a week on a Thursday and one drop off on the same day. It would be beneficial to provide a more regular service as it is important that a village the size of Kilmessan maintains good transportation links to surrounding urban areas, such as Navan, Trim and Dunshaughlin, in order to attract future population and potential business opportunities. Further, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

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.

Policies

Water and Wastewater Services

WWS POL	To endeavour to 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.
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Flood Risk

FR POL 1	To manage flood risk and development in Kilmessan in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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FR POL 2	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Kilmessan. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement / Volume I of the County Development Plan.
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Commercial, Economic and Retail Uses

CER POL 1	To maintain and improve the vitality and viability of Kilmessan Village Centre area as the focus of all commercial and retail activity, in order to ensure both a mixture and variety of local shopping to serve the shopping needs of the local community.
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CER POL 2 To consolidate the central area of the village for commercial uses.

CER POL 3 To reserve access to backlands at appropriate locations as indicated on the accompanying land use zoning objectives map.

Community Facilities and Open Spaces

CF POL 1 To reserve the area to the rear of the National School identified with a G1 "Community Infrastructure" land use zoning objective for the future development of the school.

CF POL 2 To support the provision of all-weather playing facilities and hard courts within the village.

CF POL 3 To protect the sites of existing facilities and support their further development and expansion.

Urban Design

UD POL 1 To preserve the character of the village by requiring that the height, scale, and design of any proposed development within the village should complement the character of the village and its open space, 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 enhance landmark/focal points in Kilmessan by redeveloping neglected/infill sites and obsolete areas.

UD POL 4 To secure high quality developments which utilise a design approach with a strong village character.

Heritage

HER POL 1 To protect existing wildlife corridors including watercourses, wetlands, trees and hedgerows within the Development Framework envelop.

HERPOL 2 To have regard to the bio-diversity value of existing trees and hedgerows and seek to retain such features in areas that are likely to be developed.

HERPOL 3 To protect trees identified on the land use zoning objectives map to the front of St. Josephs Church and generally within the Architectural Conservation Area.

HERPOL 4 To protect the natural landscape setting which is identified as being of high value in the Landscape Character Assessment in the County Development Plan.

Movement and Access

MA POL 1 To require the provision of short-term on-street vehicle parking where appropriate.

MA POL 2 To require screened parking in the village centre.

MAPOL 3 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.

MAPOL 4 To require the extension of footpaths, cycleways and public lighting to the development boundaries on public roads in association with further development.

Objectives

Flood Risk

FR OBJ To undertake regular maintenance of the Kilmessan Bridge to reduce probability of structure blockage.

Land Use/Transportation

LU OBJ 1 To protect the detailed design route for the railway line and associated infrastructure, as identified as R1 "Rail Corridor" land use zoning objective on the land use zoning objectives map, and ensure it is kept free from development.

LU OBJ 2 To reserve an area for Park and Ride facilities adjacent to the R1 "Rail Corridor" reservation identified with a G1 "Community Infrastructure" land use zoning objective to ensure that an area is protected for such uses adjacent to the railway line.

Community Facilities and Open Spaces

CF OBJ To seek to identify a suitable site for a playground.

Movement and Access

MA OBJ 1 To facilitate the development of a railway station, park and ride facility and associated infrastructure as part of the delivery of Phase II of the Navan Rail Line.

MA OBJ 2 To implement appropriate traffic management and environmental improvement measures throughout the village.