

Moynalty Written Statement

Settlement	Moynalty
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fifth tier retail centre
Population (Geodirectory)	116 (40 units x 2.9 persons)
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	20 No. Units
Education	2 National Schools (one outside the village boundary)
Community Facilities	Health centre, church, cemetery, Post Office, Credit Union, Garda Station, Muintir na Tire Hall, showground hall/museum and tennis courts.
Natura 2000 sites	None. The Moynalty River which traverses the village drains to the River Blackwater SAC/SPA.
Strategic Flood Risk Assessment	No SFRA required. Lands identified within flood zone A&B omitted where required.

Goal

To make a positive contribution to the development of Moynalty 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

The village of Moynalty is located along the regional road R164 7km north of Kells, 16km south of both Kingscourt and Bailieborough and 5km from both Mullagh (to the west) and Carlanstown (to the east). The village has developed along the banks of the Moynalty River and has strong heritage and visual qualities. The statutory land use framework for Moynalty 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. Particular regard is afforded to the protection and enhancement of natural features such as the Moynalty River, historical features of interest, open space needs and the existing topography character within and surrounding the village. This land use framework endeavours to maintain and add to a built environment that is both attractive and distinctive, and which creates a unique sense of place for those who both live and work in, as well as those who visit, the village. The provision of a compact, vibrant and effective village centre is essential if Moynalty is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

02 Water and Wastewater Services

The village is currently served by Moynalty waste water treatment plant located adjacent to the development boundary south of the village, which is designed to cater for a design capacity of 800 population equivalent (PE). There remains 440 PE available in the waste water treatment plant.

Water supply for the village is obtained from an existing water treatment plant which has a design capacity of 750 population equivalent. The remaining PE for the settlement is 150. Future development proposals will be considered in this context.

03 Land Use

A land use survey identified a number of residential units fronting onto the Main Street. The village offers a mix of retail, educational and social services which provide for the day to day needs of the local and surrounding area. It is important that this role is protected, encouraged and enhanced both to maintain this tradition and to provide for a sustainable and self sufficient village and hinterland. 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 on development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development

Moynalty is a small, relatively compact village. There are a number of residences which front onto Main Street and a small cluster of housing to the east of the village at St. Marys Villas. However apart from the foregoing the area is characterised by individual dwellings on large plots. Due to the deficiency in waste water treatment facilities during the Celtic Tiger years which have since been remedied, Moynalty did not experience significant increases in residential development over the past decade and is almost unique from a Meath perspective in this regard. The Core Strategy of this County Development Plan seeks to ensure that future development and growth takes 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. Moynalty, by virtue of the quality of the existing built and natural environment, requires a high standard of intervention to successfully weave any new residential proposals into the existing fabric of the village. Each intervention will need to be site specific and tailored to respect the established context into which it is being inserted. In addition, proposals will need to contribute to a co-ordinated strategy that makes best use of the available opportunities to enhance the village.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units to Carlanstown over the 2013 – 2019 period. There are no extant planning permissions committed to in the village.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Moynalty Local Area Plan and still available for development. The Planning Authority evaluated sites on the basis of the identified flood risk, the relative remove of lands from the village, the absence of footpaths / street lighting and the difficulties associated with providing same along a narrow county road and the design sensitivities of the village and its setting. There remains a site (0.64 hectares) immediately west of and adjoining St. Mary's Villas which is suitable for development. The preferred means of accessing this site has been identified on the land use zoning objectives map off the Carlanstown Road through the car park of the health centre or through the side garden of the adjoining dwelling. In addition, 2 other "Opportunity Sites" are identified which could assimilate carefully designed residential developments into the village setting in favour of greenfield development. These sites have a combined area of 0.75 hectares and are both located in the Architectural Conservation Area. It is accepted that the existing attractive stone wall along the roadside boundary of both sites

would have to be remodelled / set back to facilitate the provision of the requisite sight distances. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 20 no. units. 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.

05 Commercial, Economic and Retail Uses

Moynalty is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services including a grocery store, post office, health centre, credit union, butchers, hairdressers, coffee shop, two public houses and an electrical store. The village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment. This Development Framework has ensured that sufficient and appropriately located land for commercial development has been identified for the life of the County Development Plan and beyond. There is a vacant shop unit and petrol station in the centre of the village. A number of parcels of land along Main Street have been identified to provide for mixed residential and local enterprise/commercial use. Moynalty is located close to settlements such as Kells, Bailieborough, Mullagh and Kingscourt which have established employment opportunities. Moynalty does not in itself contain any major industrial or commercial employers and it is not envisaged that the village would fulfil such a role in the future. The key role of Moynalty is to provide for the everyday life of the local community and rural hinterland. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. The level of residential versus commercial use should be monitored in the village core area and a mixture of uses encouraged as detailed in section 3.0.

Moynalty is a picturesque location that has potential to attract tourists. While the annual steam threshing festival is a successful, well established event, it does not attract the year round or seasonal tourism that might sustain a greater level of business in the village. The built and natural heritage is an asset to Moynalty and should be exploited to a greater degree to encourage visitors. The provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a Tourist Trail that could link Moynalty to other towns and villages in the north Meath area.

06 Community Facilities and Open Spaces

Moynalty contains two national schools, a health centre, church, cemetery, Post Office, Credit Union, Garda Station, Muintir na Tire Hall, showground hall and museum and tennis courts. The village benefits from the natural park and river amenity, which provide for recreational walking, close to the village centre. The Council will continue to work in partnership with the local community to maintain and enhance these existing amenities. In addition, they will seek to identify new opportunities to improve facilities and provide new amenities in the village, such as a playground. The land use zoning objectives map sets out proposed amenity areas in the village, which could be developed for community amenity and recreational development. The Moynalty Steam threshing festival is a significant feature in the village life of Moynalty and it is a policy of the Council to continue to support and encourage this festival which has significant potential to attract visitors to the area.

Moynalty enjoys some notable environmental qualities, particularly the Moynalty River, complemented by the village's collection of several noteworthy structures. The open space on the Main Street is defined by the buildings and boundary treatment of the properties. The

west end of the street leading up to the church is defined by a high old stone wall on the north side to Moynalty Lodge and to the south side by a low stone wall that allows views to the river and countryside beyond.

An open park space area lies to the southwest of the ACA which allows good access and views to the river and from the higher ground there one can see the high quality landscape setting of the village and individual buildings among the trees. A walkway exists on the south side of the river and runs parallel to the river bank. The graveyard east of the bridge has a high stone embankment wall along the river. Significant trees stand in the graveyard including a number of yew trees. There would be merit in carrying out a tree survey in the village.

07 Urban Design

Moynalty lies on a slope north of the Moynalty River. The village essentially comprises of one street, the Main Street, which runs north-west to south-east. This street follows the contour of the ground and is roughly parallel to the path of the river. The north side of the Main Street exhibits a completeness of the typical village architecture of Moynalty with similar and recognisable architectural detailing and execution of the buildings. The south side of the Main Street is less homogeneous with differing building lines and building types.

Moynalty is a picturesque estate village laid out and built during the 1820's by an improving landlord, John Farrell. Work on rebuilding the village began in 1826 and was largely completed by 1847. The village derives its characteristics and beauty from a location along the banks of the Moynalty River. The layout and plan form of the village is an integral part of its character.

The architectural form in the village consists of two-storey estate houses with dormer windows, and gables, while the design of certain properties on the northern side of the Main Street is based on Swiss Architectural Styles which were built there in order to maintain the views of the Moynalty River and its associated valley. The attractive stone walls and backdrop of mature trees add to the pleasantness of the scene while the streetscape is enlivened by traditional water pumps, gates and milestones. A six arch stone bridge crosses the Borora River and makes a distinctive entrance to the village from Kells. The survival of the stone weir complete with its sluice gates, mill race and machinery make it an interesting contributor to the architectural and industrial history of Moynalty.

Future development in Moynalty must have particular regard to the existing architectural heritage in the village. The village is designated an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Moynalty and that care must be taken with regard to any future proposals in this area. Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further information on Moynalty ACA is detailed in the Character Statement which is available on the Council's website (www.meath.ie). 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.

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 in 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.

08 Heritage

Moynalty sits in a most picturesque landscape setting and the Council will seek to protect the character of the village and the open countryside. The village derives its characteristics and beauty from a location along the banks of the Moynalty River. The built and natural heritage of the Moynalty area are important resources that must be protected and enhanced to add to the local sense of place and belonging and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Moynalty contains five items listed on the Record of Monuments and Places, three of which are within the development boundary of the village. These are illustrated on the land use zoning objectives map. The village is designated an Architectural Conservation Area and there are a number of buildings and structures of historical significance in Moynalty. The continued protection of the built heritage of Moynalty is intrinsic to the sustained success and viability of the village itself.

Although the village and the surrounding environs hold environmental assets, none are designated at international, national or local level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the Moynalty River which flows through the village drains to the River Boyne and Blackwater SAC/SPA creating a natural pathway between the village and Natura 2000 sites. The diversity of natural and semi-natural habitats in the Moynalty environs area including hedgerow, grassland, river and woodland habitats is notable. A sustainable approach to future development is needed to protect and conserve it. The protection of the natural environment of Moynalty is fundamental to the success of this Development Framework, as it provides the village with its own unique identity and amenity background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the village.

8.1 Views and Prospects

One of the greatest assets of Moynalty is its setting and the views into the open countryside. The Council will seek to protect the natural and built environment of the village and will resist proposals which would be likely to have an adverse impact upon the villages' environment. Moynalty has a strong archaeological heritage and it is important that it is protected as part of the character of the village. It is not sufficient to protect the particular structures and features but the setting and views should also be protected. There are seven protected views in Moynalty which are illustrated on the land use zoning map.

09 Movement & Access

Moynalty has a simple road layout, comprising a single primary street, with junctions at either end. There is no car parking provision other than along the street, nor is there a dedicated bus stop. The pedestrian pathways follow the streets with the exception of the amenity pathway through the show grounds. The main road through the village takes a large sweep which provides no passive traffic calming and discourages pedestrian movement thereby bisecting the village.

Moynalty provides many services for residents, passers-by and tourists. It is vital that access and car parking are managed in a way that protects the amenity of the village while ensuring that it is an attractive place to live, shop and visit. Bus Éireann has a scheduled service which passes through Moynalty and provides an important infrastructural link to Dublin, Navan and Kells and onto Baileborough. A dedicated bus stop would improve safety, traffic flow and enhance the service for the public. A shelter would encourage more people to avail of the public transport service.

The present paths are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The Council will also seek to provide for the extension of footpaths and public lighting to the development

boundaries on all public roads. This should occur concurrently with new development. Consideration will be given to the creation of cycle lanes which provide a further alternative to cars.

Strategic Policies

SP 1	To encourage the sustainable growth and improvement of Moynalty on an appropriate scale relative to its attractive form and its classification in the County Settlement Hierarchy.
SP 2	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 3	To protect the unique character of the village through the provision of appropriate infill and new development which has (a) regard to the scale, character, topography and amenities of the village, and; (b) seeks to protect the setting and character of the streetscape, as appropriate.
SP 4	To develop the heritage aspect of the village to encourage recreation, leisure and tourism by: <ul style="list-style-type: none"> a) Improving the village through strengthening and enhancement of the commercial core. b) Improving accessibility in the village. c) Protecting the established amenity areas and the built and natural heritage. d) Identifying opportunities to develop tourism in the village such as a heritage route.
SP 5	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan. ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

Policies

Flood Risk

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

FR POL 2 Where existing development in the village envelop is at potential risk of flooding (B1 "Village Centre" G1 "Community Infrastructure" land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.

Commercial, Economic and Retail Uses

CER POL 1 To preserve and enhance the existing retail and service function of the village.

CER POL 2 To encourage and facilitate the development of new services and facilities in the village.

Community Facilities and Open Spaces

CF POL 1 To promote the provision of a playground to serve the needs of the village.

CF POL 2 To facilitate the development of amenity walkways along streams and hedgerows subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

Heritage

HER POL 1 To seek to conserve and enhance the built and natural heritage of the village by ensuring that the height, scale, and design of any proposed development in the village complements the character and streetscape of the village.

HER POL 2 To protect the character and appearance of the Architectural Conservation Area and existing architectural features.

HER POL 3 To require the preservation and re-instatement of traditional details and materials on existing buildings and where improvements or maintenance works are being carried out.

HER POL 4 To protect the rivers and watercourses in the village and to have regard to the bio-diversity value of existing trees and hedgerows.

HER POL 5 To preserve the items identified on the Record of Monuments and Places as indicated on the land use zoning map.

Movement and Access

MA POL To seek to manage existing car parking areas and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village.

Objectives

Commercial, Economic and Retail Uses

CER OBJ 1 To encourage the development of a tourist trail utilising the villages of North Meath.

CER OBJ 2 To support and encourage the development of the Moynalty Steam Threshing festival.

CER OBJ 3 To encourage and facilitate the provision of tourist facilities in the village.

Heritage

HER OBJ	To protect the following views: <ol style="list-style-type: none">1. View of Moynalty Bridge and St. Mary's church and their settings, seen from the south as you enter the village from Kells.2. View from the elevated height of the threshing field of the River and Main Street beyond.3. View of the River.4. View along the Kells Road of stone wall and trees as you enter the village.5. View looking northwest along the Mullagh Road of stone wall and trees as you exit the village.6. View of St. Mary's Church and its setting.7. View looking northwest of stone wall and entrance to village from Carlanstown.
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Movement and Access

MA OBJ 1	To maintain and enhance the established pedestrian paths in the village.
MA OBJ 2	To support the development of an identifiable bus stop with at least one shelter in the village centre. The shelter design shall be such that it enhances the character and setting of Moynalty.
MA OBJ 3	To seek to improve the road configuration to enhance the village centre and encourage local development, while protecting the historic character and setting of the village.