

## **Kentstown Written Statement**

<b>Settlement</b>	<b>Kentstown</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 5 retail centre</b>
<b>Population (2011) Census</b>	<b>1,099</b>
<b>Committed Housing Units (Not built)</b>	<b>7</b>
<b>Household Allocation (Core Strategy)</b>	<b>60 No. Units</b>
<b>Education</b>	<b>National School</b>
<b>Community Facilities</b>	<b>2 no. Churches, Montessori school and national school</b>
<b>Natura 2000 sites</b>	<b>River Nanny SPA</b>
<b>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</b>	<b>No SFRA Required Implement Flood Risk Management policies from CDP.</b>

### **Goal**

**To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and the social and physical infrastructure in the village.**

### **01 Village Context**

Kentstown is located to the east of County Meath, 3.5km west of the N2. It is located circa 12km from Slane, 11km from Navan and 18km from Ashbourne. Kentstown is ranked as a 'village' in the County Settlement Hierarchy as set out in the County Development Plan 2013-2019. The village functions primarily as a residential centre and has a limited service role. The village is a relatively small one and is characterised by recent ribbon development and relatively large scale residential developments. The population of Kentstown has grown from a population of 355 in 2002 to 1,099 in 2011; a population increase of 210%. The village developed largely as a commuter/ dormitory centre due to its strategic location between the N2 and N3 and has a limited commercial or service function. Future development needs to be consolidated and growth directed to appropriate locations within the village envelop, allowing more sensitive areas and landscape features to be protected from undesirable development. The village should grow in a more sustainable manner than that experienced over the last decade. The statutory land use framework for Kentstown 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 Kentstown, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Kentstown seeks to accommodate more modest levels of population growth in accordance with the levels of growth provided for in Table 2.5 (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 Kentstown waste water treatment plant. This plant has been designed to cater for a design capacity of 600 population equivalent (PE) and there is currently limited capacity available. There are no immediate plans to upgrade the waste water treatment plant; however this would be desirable in order to facilitate future development in the area.

The public water supply in Kentstown is served by the East Meath Water Supply Scheme. There is a total capacity to cater for 500 PE. There is currently limited capacity available; an upgrade of this supply to increase capacity would be desirable.

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 Kentstown and the realisation of the household allocation from the Core Strategy may not occur until the water services constraints have been remedied.

## 03 Land Use

Residential development has largely taken the form of low density residential estates, with houses being set in single plots with front and back gardens. This has caused the village to sprawl outwards from the crossroads at its core. Other than residential land use which predominates, the other uses in Kentstown comprise of limited local service, community, educational and employment uses. The commercial and employment uses are discussed in Section 5.0.

The new residential development has not been accompanied by the provision of the necessary commercial, retail and community facilities required to serve a growing community. The village currently only supports a single public bar (Maguire's Bar & Lounge) which functions as a key landmark in the centre of the village. As the village does not have a community centre or any form of youth facilities, the pub tends to function as the village's only real community meeting point.

Adjoining the pub to the rear is a small grocery store which provides every day necessities. Both the pub and grocery store share a surface car park, which also accommodates some recycling facilities – some bring banks and clothing recycling facility. In addition to this, Kentstown has a Montessori School which is located just southeast of the pub and shop, adjoining Churchfields residential development.

The land use strategy for Kentstown aims to address the identified imbalance by only zoning sufficient lands to accommodate the projected household allocations as contained in the Core Strategy. In order to provide sustainable development, new development in Kentstown should contribute towards maintaining a compact settlement. This is reflected in the location of zoned lands as set out in this Development Framework.

The existing residential zoned lands to the north west of the existing Glasheen Estate are sufficient to cater for the future needs of the area over the life of the Development Plan. The existing village centre facilities and uses land use zoning objective at the village cross roads will provide additional street frontage at this location improving upon the current public realm within the village core.

## 04 Residential Development

Kentstown has experienced considerable development pressure in recent years as a result of its location within close proximity to the Greater Dublin Area and Navan. The settlement has developed along the 5 roads which converge at this junction rather than in a concentrated manner, around a defined village core. The majority of recent developments have been along the approach roads leading to the village centre. Pressure for more suburban forms of residential development has increased significantly bringing with it a number of changes to

the local community and character of Kentstown. Residential development in Kentstown has taken place without commensurate development in community and social infrastructure.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 60 units to Kentstown over the 2013 – 2019 period. There is an extant planning permission for 7 no. units adjoining the entrance to the Slan Duff View housing development which is identified on the land use zoning objectives map.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 60 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 Kentstown Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach from the village centre allied to topographical considerations. A site with an area of 3.5 hectares has been identified east of Slane Duff View and west of Glasheen. Meath County Council is satisfied that sufficient lands have been identified to accommodate the household allocation of 60 no. units. All other lands are identified as a Strategic Reserve 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.

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 Development Framework will endeavour to ensure that new development contributes towards the consolidation of the village rather than its continuous outward spread, in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment; and to enhance the character of Kentstown and make provision for future community infrastructure for the village commensurate with the scale of the local population.

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

Kentstown is identified as a level 5 retail centre in the County Retail Hierarchy. Kentstown does not have a defined village centre and has a limited range of retail and business services, primarily one local convenience shop and one public house. Employment uses include the local services mentioned, Reilly Agri Plant Sales and Hire and Kilmore Car Sales are located on the opposite side of the village crossroads fronting the Navan Road (R153) and Evan's Coaches, which is located off the main road. A site has been identified at the crossroads to accommodate village centre facilities and uses.

The potential of Sommerville Demesne from a tourism perspective would encourage further tourism related facilities in Kentstown.

Meath County Council has identified lands for employment generating uses in this Development Framework to the south west of the village including the former furniture factory accessing onto the Legnanara Road. The site is being identified with an E2 "General

Enterprise & Employment” land use zoning objective. It is considered that any application for development on the subject lands shall be accompanied by a Framework Plan which has been agreed in writing with the Planning Authority in advance. The Framework Plan shall demonstrate the manner in which the proposed scheme successfully addresses the issues raised by An Bord Pleanála in previous applications. Meath County Council has included 2.7 hectares within Phase I and a further 3.25 hectares in Phase II. The Framework Plan shall extend to both Phases.

Furthermore, it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

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

There is one primary school located adjacent to the village development boundary along the R150 to the north east of the village. Meath County Council is satisfied that adequate provision has been made in the land use zoning objectives to cater for the expansion of the national school and accommodating the projected growth in the local population arising from this Development Framework. The nearest secondary school is located at Navan. Sensechalstown GAA pitch serves the Kentstown parish and is located outside of the development boundary circa 6km to the north of the village. Moore Park Golf club also serves the local area and is located on the R153 to the west of the village. Kentstown Rovers FC soccer club and Knockharley Cricket Club are both located in close proximity to the village. Kentstown has a limited level of community facilities and amenities in relation to the population that resides there.

The existing level of civic and community facilities is insufficient to cater for the Village’s needs having regard to the population now resident. It is therefore essential that sufficient community facilities are established, catering for all age groups. A community hall with meeting rooms where various events, functions etc can be hosted is seen as a prerequisite to allow a place where the community can meet. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations. The provision of a playground to serve the young population of this village is urgently required.

## **07 Urban Design**

The village is linear in character having been developed around crossroads at the junction of the R150 and R153. Kentstown does not have a defined village centre. This Development Framework aims to promote the development of a high quality, well designed, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, environment, heritage and landscape of the village. The design of new development should be responsive to its contextual surroundings and interact appropriately between settlement and landscape always aiming to enrich the existing qualities of the village. High quality design, appropriate use of materials and quality layout will be essential in order to ensure that new development contributes positively to Kentstown and helps to create an attractive and sustainable settlement.

The Village Design Strategy for Kentstown seeks to ensure that all new development in Kentstown is carefully thought out and planned to facilitate the provision or improvement of key infrastructure or community facilities (e.g. extension/provision of footpaths, cycle routes and public lighting). It promotes the use of design principles and approaches that seek to create a high quality built and natural environment that are appropriate to the context and landscape setting of Kentstown.

## 08 Heritage

The landscape area in which Kentstown is situated is generally characterised by rolling drumlins interspersed with numerous large estates and associated parkland. Some distance to the west of the village is Sommerville Demesne which includes the large late Georgian house which gave rise to Kentstown village.

The River Nanny flows to the south of the village providing amenity for walkers and anglers. However the river runs along the village's southern development boundary where the topography of the landscape rises and as such the river is not instantly visible from the village. The development which has occurred in Kentstown has not encroached on the river corridor thus ensuring the protection and enhancement of the River Nanny corridor and the natural habitats contained therein.

In Kentstown there are a number of attractive mature trees, both broadleaved copses and rows of pines that contribute much to the natural heritage and character of the area. These are primarily located within the church grounds of both St. Mary's Roman Catholic Church (or Church of Assumption) in the village centre and in the grounds of St. Mary's Church of Ireland on the Sommerville Road. Retaining and protecting these trees is important and will be provided for in this Development Framework.

The village boundary defines the outer limits for development within the village. Meath County 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.

With the exception of the River Nanny which is a Special Protection Area (SPA) there are no other existing or candidate Special Areas of Conservation (SACs), proposed Special Protection Areas (SPA's) within the immediate vicinity of Kentstown. There is a proposed Natural Heritage Area (pNHA) known as Balrath Woods located approximately 0.7km to the northeast of the village.

Kentstown 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 number of sites of archaeological interest within the village core have been identified on the Record of Monuments and Places. These monuments include Saint Mary's Roman Catholic Church and Saint Mary's Church of Ireland (SMRS ME032 005 & ME032 006 respectively).

There may also be undiscovered archaeology within the village which will need to be provided for in the course of development.

## 09 Movement & Access

Kentstown has developed around a 5-arm road junction and each of these roads is considered to be of a good quality. The junction of the R150 and R153 has been upgraded to provide for a more user friendly arrangement. Nonetheless the junction remains a busy one with traffic often travelling at speeds along the R153 between Navan and Ashbourne.

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. Meath County 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 also be given to the creation of cycle lanes which provide a further alternative to cars.

Kentstown is currently served by a public transport service consisting of the 188 route which links the village to Navan and Drogheda and the 107 route which links Kingscourt to UCD, Belfield via Navan and Ashbourne.

## Strategic Policies

<b>SP 1</b>	To ensure that the growth and development of Kentstown shall be directed to meet the needs of the local community and be in keeping with the existing character, amenity, heritage and landscape of the village.
<b>SP 2</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 "New Residential" land use zoning objective but qualified as "<b><i>Residential Phase II (Post 2019)</i></b>" are not available for residential development within the life of this Development Plan</p>
<b>SP 3</b>	<p>To operate an Order of Priority for release of lands identified for E2 "General Enterprise &amp; Employment" 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) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard.</p>

## Policies

### Water and Wastewater Services

<b>WWS POL 1</b>	To actively pursue the provision of additional water supply for Kentstown to serve the existing population and any increases during the lifetime of the County Development Plan.
<b>WWS POL 2</b>	To pursue the expansion in capacity of the Waste Water Treatment Plant in Kentstown in order to accommodate the current population and any population growth expected to occur during the lifetime of the County Development Plan.
<b>WWS POL 3</b>	To promote the provision of a sewer connection from the existing system to Kentstown National School.



### Flood Risk

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

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

### Land Use

**LU POL** Investment in new or improved services in Kentstown shall be utilised properly through the prioritisation of development that either re-uses brownfield development and, such as sites in or adjoining the village centre, or appropriately located backland sites. Development of such sites will be subject to the relevant design standards and safeguards outlined in this Development Framework, where the protection of existing residential amenity will be paramount.

### New Residential Development

**RD POL** Future residential development should integrate visually with the existing character of Kentstown.

### Commercial, Economic and Retail Uses

**CER POL** To cater for and allow the Village to expand on its current employment base.

### Community Facilities and Open Spaces

**CF POL 1** To retain existing community facilities and prevent change of use or redevelopment, unless it can be clearly demonstrated that the facility is no longer required and that the new use or development contributes to the community needs of the village.

**CF POL 2** To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities including community facilities and recreational facilities, and to seek their provision concurrent with development. The Planning Authority shall seek the efficient delivery of community and social facilities in Kentstown commensurate with the needs of the resident population and that these facilities are developed.

**CF POL 3** To support the facilities of Kentstown Rovers A.F.C., its future upgrade, expansion or relocation and its aim to have an all weather sports facility located in Kentstown in order to provide an appropriate level of sports and recreational facilities to service the needs of the local community.

## Urban Design

**UD POL 1** To ensure that future residential development occurs in close proximity to existing services and facilities.

**UD POL 2** To encourage the reuse of existing buildings within the village in order to revitalise the village core.

## Heritage

**HER POL 1** To protect and maintain the trees identified for preservation on the Land Use Zoning Map and located in the grounds of St. Mary's R.C Church (also known as The Church of the Assumption) and St. Mary's Church of Ireland.

**HER POL 2** To conserve and enhance the amenity of the River Nanny in Kentstown including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.

**HER POL 3** To co-operate with local community groups, interested parties such as Fáilte Ireland, An Taisce, sports clubs and other appropriate organisations to protect the recreational potential of the River Nanny and lands adjoining it and to carry out appropriate developments where resources permit including the laying out, upgrading or maintenance of walks, bridle paths, access points, new access links and picnic sites in Kentstown, where no negative impact to the natural environment is inflicted.

**HER POL 4** To encourage the creation, development and maintenance of ecological corridors, ecological stepping stones, green bridges, animal underpasses, eco-ducts and culverts, where appropriate in Kentstown.

## Movement and Access

**MA POL 1** To consult with Bus Éireann and encourage the provision of a public bus stop at Kentstown crossroad.

**MA POL 2** To support the school where possible, in seeking to provide additional car parking in the existing school site, in order to alleviate current parking/traffic problems there.

**MA POL 3** To require that cycle lanes be included in all new housing estates in Kentstown.

## Education

**ED POL** To facilitate where appropriate the expansion of the Kentstown Primary School as and when necessary to accommodate any growth in population. While the primary school is located some distance outside the development boundary of the village on unzoned lands, the Council will facilitate where possible, the expansion of the existing school and its facilities on adjoining lands, should this be required to accommodate any increases in enrolment figures in the future.



## Public Lighting

<b>PL POL</b>	To review the current status of public footpath and public lighting provision in Kentstown and to upgrade where necessary.
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## Electricity Transmission Infrastructure

<b>ET POL</b>	To reserve a buffer zone of 23 metres adjacent to overhead power lines traversing the village as indicated on the Land Use Zoning Objectives Map.
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## Objectives

### Flood Risk

<b>FR OBJ 1</b>	To undertake regular maintenance of the Kentstown Bridge (R153 Regional Road) in accordance with the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS).
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<b>FR OBJ 2</b>	To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Nanny.
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### Commercial, Economic and Retail Uses

<b>CER OBJ</b>	To secure the development of a light industrial park for the specific provision of sites for small indigenous starter/incubation units to the west of the village. The development of these lands which have been identified with an E2 " <i>General Enterprise &amp; Employment</i> " land use zoning objective shall require the preparation a Framework Plan. The Framework Plan shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services including connection to Kentstown Sewerage Scheme, upon such time as the waste water treatment works is upgraded to accommodate additional population. No application for development within the subject lands will be considered in the absence of the required Framework Plan having first being agreed in writing with the Planning Authority. When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the Framework Plan.
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### Community Facilities and Open Spaces

<b>CF OBJ</b>	To promote the provision of a playground to serve the needs of the village.
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### Heritage

<b>HER OBJ</b>	To secure the development of a formal linear walkway and amenity area along the banks of the River Nanny in Kentstown to increase the accessibility and amenity value of the river and its wildlife corridor. The Council will also seek to provide a pedestrian link to the river walkway from the village centre.
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**Movement and Access****MA OBJ**

To provide footpaths along the Sommerville Road and along the R153 from the village crossroads to the end of the row of houses that front the road on its northern side.

**VARIATION MADE on the 19th May 2014**

**LAND USE ZONING OBJECTIVES**

- A1**  To protect and enhance the amenity of developed residential communities.
- A2**  To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1**  To protect, provide for and / or improve town and village centre facilities and uses.
- E2**  To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.
- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for necessary community, social and educational facilities.
- H1**  To protect and improve areas of high amenity.

**SPECIFIC OBJECTIVES**

- Access Points
- Development Area Boundary
- Overhead 220kv Cable (buffer zone of 25m required)
- Multiple Residential Development Granted Planning Permission
- Protected Structures
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands
- Interface with Flood Risk Zones A & B

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council.  
This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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Scale -  
Not to scale  
Mapinfo File:  
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Adopted County Development Plan 2013\Variation number 2  
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