

## ***Kildalkey Written Statement***

<b>Settlement</b>	<b>Kildalkey</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>Fourth tier retail centre</b>
<b>Population (2011) Census</b>	<b>663</b>
<b>Committed Housing Units (Not built)</b>	<b>6 No. 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>Church, Parochial Hall and St. Dympna's G.A.A grounds.</b>
<b>Natura 2000 sites/Natural Heritage Areas (NHA)</b>	<b>No Natura 2000 sites within the village. A tributary of the Tremblestone River flows through the village and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).</b>
<b>SFRA</b>	<b>No detailed SFRA required. Flood Zones identified on CDP maps.</b>

### **Goal**

**To make a positive contribution to the development of Kildalkey 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**

Kildalkey is approximately 7km west of Trim, 5km south of Athboy and 7 km north east of Ballivor. The village is located at the confluence of three county roads leading to the above named settlements and a minor county road known locally as the "*Boreer*". The village has a distinctive rural character with some important heritage buildings, including the former convent and the present parish church. Kildalkey essentially provides local services for a generally rural hinterland.

The statutory land use framework for Kildalkey 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. 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 within, as well as those who visit, the Village.

In order to facilitate the delivery of this vision for Kildalkey, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy for Kildalkey 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. The household allocation of 20 no. additional units provides for an extension befitting the village's position in the county settlement hierarchy. The provision of a compact, vibrant and effective Village Centre is essential if Kildalkey 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 Kildalkey waste water treatment plant to the north of the Village located outside of the development boundary. It is designed to cater for a design capacity of 900 population equivalent (PE). There remains 290 PE available in the waste water treatment plant, noting the extant permission for a residential development of 6 no. additional units and a 72 bedroom nursing home.

Water supply for the village is obtained from the Athboy water treatment plant which also services the town of Athboy and Rathcairn. The remaining PE for the entire catchment is 1,500. Future development proposals will be considered in this context.

## 03 Land Use

The land use pattern evident in Kildalkey 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 (lands identified for B1 "Village Centre" land use zoning objective) should be conserved. On the Athboy road, there is an existing row of two storey dwellings, some of which have converted ground floors to commercial use. However, in contrast on the Trim road, the village core area consists of individual detached dwellings on relatively large plots. These have been retained primarily in residential use, with the exception of one site which comprises a village store and petrol station. 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.

## 04 Residential Development

Kildalkey has been the subject of substantial residential development in recent years having regard to its former scale and form, specifically the construction of medium scale residential development projects. This is evidenced by the population increase of the village between 1996 and 2011 from 149 to 663 persons. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further 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 policy framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing Village's built environment.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Kildalkey over the 2013-2019 period. There are 6 no. committed units that relate to one planning application. A parcel of land off the Athboy Road north of the village centre is identified as Phase 1 in the Order of Priority. Its location 260 metres from the village centre and proximity to existing services make it a suitable location for residential development. Furthermore, the development of this land would open up an opportunity to develop the amenity lands to the rear. The Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the Order of Priority to accommodate the household allocation of 20 units. All other lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

The evaluation of residential lands has had regard to the recommendations of the Strategic Flood Risk Assessment undertaken for the County Development Plan and to the identification of Flood Zones A and B respectively. It is noted that there is a permitted nursing home on lands identified for A2 "New Residential" land use zoning objectives. It is uncertain whether or not this permission will be realised. In any event, this land has been identified as Phase II

in order to ensure the household allocation for the village is not exceeded. Should an application be submitted seeking to extend the appropriate period of the planning permission, it shall be considered on its merits and shall not be refused on the basis of being included in Phase II Residential (Post 2019).

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**

Kildalkey 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 public house and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities.

The 2011 Census recorded 58% of the population aged 15 years and over as being at work. There is land zoned for village centre uses which also provides opportunities for small to medium sized enterprises to develop. To date, the retail core area has been retained primarily in residential use. No land was identified for employment generating uses in the 2009 Local Area Plan. The Planning Authority has not considered it necessary to identify specific lands for employment generating uses in this Development Framework. It is considered that the development of industrial or manufacturing uses in Kildalkey would be inappropriate having regard to its rural character and current population. Furthermore, it would militate against the orderly development of such uses in Trim which is approximately 7km from the village and is designated as a District Employment Centre in the County Development Plan. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.

## **06 Community Facilities and Open Spaces**

St. Dymphna's National School is located centrally in the village. However, it is noted that a recent planning application was submitted to the Planning Authority seeks the relocation of the existing National School to a site on the Athboy road. It is proposed to construct a new 12 classroom National School. Pending the outcome of the application, there may be an opportunity to redevelop the existing school site for other community uses. The Roman Catholic Church is located adjacent to the existing National School. St. Dymphna's cemetery is located on the Athboy road outside the development boundary. There is also a Parochial Hall on the Athboy road. St. Dymphna's G.A.A ground is located adjacent to the village centre to the rear of Cloneylogan and immediately adjoining Bellview Court residential development from which it shares its access.

Planning permission was also granted in 2010 on land to the east of the G.A.A grounds for a nursing home, medical centre, recreational hall and retirement homes however development has not commenced to date. 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. 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.

The main provision of open space in Kildalkey is the G.A.A hurling field and the amenity area behind the school and Parochial House. Residential land to the front of the amenity land has been identified as Phase 1 in the Order of Priority. There may be an opportunity to open up the amenity land as part of a residential scheme on the said lands. This should be pursued through the development management process. A number of open spaces within existing

housing estates are also visible. Trees associated with the Church and Parochial House on the approach roads contribute greatly to the attractiveness of Kildalkey. The Village is lacking in safe walking and cycling networks to maximise upon and appropriately utilise existing natural and man-made environmental assets, their settings and views. Any new development should be provided in conjunction with pedestrian and cyclist linkages with the village core area.

## **07 Urban Design Guidance**

The focal point of the village is the R.C. Church and St. Dymphna's National School. It is noted that previously these two focal buildings were reversed with the original national school being located where the church is and vice versa. Individual dwellings developed in a linear fashion from this focal point on the Trim, Ballivor and Athboy roads with Trim road in particular is dominated by ribbon development. In more recent years, housing developments were constructed to the rear of the various rows of linear dwellings. The village core area consists primarily of existing two storey residences along the Athboy road and detached dwellings on large plots along the Trim road. It would be desirable to prepare an urban design framework for the village. It is important that any new development respects the rural character of the village. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. High quality architecture and urban design should be demonstrated in any future redevelopment of the town centre and new residential schemes.

## **08 Heritage**

The built and natural heritage of the Kildalkey 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. There are a number of buildings and structures of historical significance within Kildalkey. The Village has five structures included in the Record of Protected Structures (RPS). These include St Dymphna's Church and the Parochial House (Alms House).

Kildalkey does not have any items on the Record of Monuments and Places (RMP) within the development boundary. However a Church, reference ME029-020, is recorded at the cemetery off the Athboy road just north of the development boundary. The continued protection of the built heritage of Kildalkey 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 level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However a tributary of the Tremblestone River flows through the village and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).

The village also contains a number of trees of amenity value which are associated with a number of protected structures, namely Kildalkey Parochial House and the Roman Catholic Church. These contribute greatly to the attractiveness of Kildalkey.

The protection of the natural environment of Kildalkey 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 strategy 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.
- Public transport accessibility is maximised.

- 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.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

Kildalkey is served by a poor level of public transport. The roads leading to Trim, Ballivor and Athboy are circuitous. The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. Presently, the village is served by the No. 111 service which connects Dublin to Cavan via Trim, Kildalkey, Athboy and Granard. This connects the village to Athboy & Trim albeit once a day in each direction. In particular, it is essential to develop a more regular shuttle bus service to Trim and Athboy which would improve the range of services available to the resident population.

The 2011 Census of Population recorded that 64% of the population aged 5 years and over travel by car (passenger and driver) to work, school or college. In contrast, 19% travel by foot and 0.7% travel by bicycle. It is critical to improve the movement of both pedestrians and cyclists through the area. Furthermore, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

## Strategic Policies

<b>SP 1</b>	To promote the future development of the Village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
<b>SP 2</b>	To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the Village.
<b>SP 3</b>	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> <li>i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</li> <li>ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.</li> </ul>

## Policies

### Flood Risk

**FR POL 1** To manage flood risk and development in Kildalkey 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 (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 / 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.

**FR POL 3** Any future planning application lodged with respect to the site identified on the land use zoning objectives map as having the benefit of an extent

planning permission to the east of Bellview Court shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

### Land Use

**LU POL 1** To reserve access to backlands at appropriate locations as identified on the land use zoning objectives map.

**LU POL 2** To reserve capacity in water services infrastructure to facilitate employment creation and community development in Kildalkey.

### Commercial Uses

**CER POL** To consolidate the central area of the village for commercial uses.

### Community Facilities

**CF POL** 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 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 protect the established building line within the Village, particularly along the Main Street.

**UD POL 3** To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.

### 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.

**MA POL 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.

## Objectives

### Community Facilities and Open Spaces

**CF OBJ 1** To require the provision of short-term on-street vehicle parking where appropriate.

**CF OBJ 2** To reserve sites for Community Use as shown in the zoning objective map.

### Heritage

**HER OBJ 1** To protect the attractive quality of the built heritage of Kildalkey.

**HER OBJ 2** To promote the conservation or reuse of old stone walling within the development envelop.

### Movement and Access

**MA OBJ 1** To install a pedestrian crossing within the Village Centre area.

**MA OBJ 2** To seek, over the life of the County Development Plan, to identify additional car parking spaces in the centre of the village.

**MA OBJ 3** To provide a link road from Woodlane to the Ballivor Road in tandem with the development of the lands identified for A2 "New Residential" land use zoning objective inclusive of new bridge across the tributary of the Tremblestown River. The bridge should be designed so as to demonstrate that it will not have any impact on the cSAC/SPA downstream.

**MA OBJ 4** To co-operate with relevant transport bodies and authorities to develop a more regular shuttle bus service to Trim and Athboy which would improve the range of public transport services available to the resident population.

### Map Based Objective

**HER OBJ 3** To protect the following tree stands within the Village as identified because of their amenity value:

1. Trees within the grounds of the Parochial House.
2. Trees within the grounds of St. Dymphna's Church.

**County Development Plan  
2013-2019  
Variation No. 2  
KILDALKEY**

Land Use Zoning Objectives Map

**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.
- 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
- Trees to be preserved
- Protected Structures
- Amenity Walkways (Proposed/Existing)
- Footpaths & Public Lighting (Proposed/Existing)
- Major Distributor / New Roads (Diagrammatical only)
- Development Area Boundary
- Multiple Residential Development Granted Planning Permission
- Residential Phase II (Post 2019)
- 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.  
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Scale -  
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Adopted County Development Plan 2013\Variation number 2  
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