

Kilmainhamwood Written Statement

Settlement	Kilmainhamwood
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fifth tier retail centre
Population (2011) Census	312
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	20 No. Units
Education	National School
Community Facilities	Pre-school, crèche, retirement village, church, cemetery and GAA club and grounds.
Natura 2000 sites	None.
Strategic Flood Risk Assessment	No SFRA required. Lands identified within flood zone A&B rezoned to F1.

Goal

To make a positive contribution to the development of Kilmainhamwood 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 Kilmainhamwood is located in the northern part of County Meath, 16 kilometres northeast of Kells, 7 kilometres south of Kingscourt and 6 kilometres northwest of Nobber. The character of the village is rural in form although there are a number of housing developments including a retirement village and convalescent home. The village is located at the junction of county roads. The centre point of the village includes a fair green planted with mature deciduous trees and containing a water pump. The Kilmainham River runs along the northern and eastern edge of the village which has developed primarily to the south and west of the river. The statutory land use framework for Kilmainhamwood 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 Kilmainham River, historical features of interest, open space needs and the existing topographical 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 Kilmainhamwood is to cater for its current and future population needs in a sustainable manner. The new land-use zoning objectives are 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 Kilmainhamwood waste water treatment plant located adjacent to the development boundary to the southeast of the village, which is designed to cater for a design capacity of 1,000 population equivalent (PE) with provision made in

design/construction for upgrade to 1,500 PE if required in the future. There remains 520 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 1,500 population equivalent. The remaining PE for the settlement is 200. Future development proposals will be considered in this context although the availability of water services capacity is not considered to represent a deterrent to achieving the development strategy presented in this framework.

03 Land Use

The village core is located at the junction of the Kingscourt and Moynalty roads to the north of the village near the Kilmainham River. The Development Framework seeks to protect and enhance the retail and commercial core of the village, facilitating the reuse and adaptation of existing buildings and encouraging the redevelopment of derelict, vacant or backland opportunity sites. The village centre should seek to meet the social and community needs of the village and lands adjoining the crossroads have been identified for the development of small scale retail and commercial uses. These lands primarily consist of a number of residential units fronting onto the Main Street which have been predominantly 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.

Residential uses centre around three existing housing developments and a retirement village. Kilmainhamwood 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.

04 Residential Development

Kilmainhamwood is a small, relatively compact village. There are a number of small housing developments and a retirement village in the settlement. Kilmainhamwood retirement village is located to the south of the village. Edenwood housing development which comprises 40 semi-detached single storey dwellings is located adjacent to the retirement village. There are 25 houses located on Farrelly Avenue just south of the village centre and a further 11 houses opposite the church in the village core area. 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.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units to Kilmainhamwood over the 2013 – 2019 period. 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 Kilmainhamwood 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. A site with an area of 1.35 hectares has been identified opposite Senator Farrelly Avenue. 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

Kilmainhamwood is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a grocery store and two public houses in the village core area. The village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kingscourt 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. A parcel of land fronting onto both county roads in the village core area has been identified to provide for mixed residential and local enterprise/commercial use. Particular care would need to be taken to ensure an appropriate balance between commercial and residential development at this location to ensure adequate business opportunities. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. Kilmainhamwood is well located with respect to Baileborough, Kingscourt, Nobber and Ardee which have established employment opportunities. Kilmainhamwood does not in itself contain any major industrial or commercial employers. It is not envisaged that the village would fulfil such a role in the future. The key role for Kilmainhamwood has been to provide for the everyday needs of the local community and hinterland. The extent of services is governed by local demand and proximity to other population centres offering similar or alternative services.

Kilmainhamwood is a picturesque location that has potential to attract tourists. The built and natural heritage is an asset to Kilmainhamwood and should be exploited to a greater degree to encourage visitors. 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 Kilmainhamwood to other towns and villages in the area.

06 Community Facilities and Open Spaces

Kilmainhamwood contains a National School, pre-school, crèche, retirement village, church, cemetery and GAA club and grounds. The village also benefits from an amenity path which follows the line of the river through the village and provides a valuable recreational walking route. 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 identifies land for community use in the village, which could be developed for community, amenity and recreational development.

The village benefits from an amenity path which follows the line of the river through the village and provides a valuable recreational walking route. This could be upgraded and extended. Kilmainhamwood G.F.C is located opposite Edenwood housing development within easy walking distance of the village centre. Kilmainham R.C. Church is located adjacent to the village centre with a stone wall defining the roadside boundary. It is surrounded by open space and mature trees. There are a number of groups of trees in the village which add to its beauty. There would be merit in carrying out a tree survey in the village. The land use zoning objectives map identifies amenity areas in the village which could be further developed and improved upon for community, amenity and recreational purposes.

6.1 Renaissance Community Plan

The Economic Development Strategy contained in Volume I of the County Development Plan acknowledges that the proposed Village Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns and villages across the County and is generally welcomed. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

Policy ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Kilmainhamwood has been prepared by Meath Partnership in January 2013. The Development Framework for Kilmainhamwood is supportive of the proposals contained in the Village Plan as they relate to the development boundary of same. The projects which have been identified as “highest priority projects” in the Community Plan are complementary to the land use strategy put forward in this Development Framework.

07 Urban Design

Future development in Kilmainhamwood must have particular regard to the existing architectural heritage in the village. Kilmainhamwood has a number of under utilised sites in the village centre. The restoration, reuse or redevelopment of under utilised buildings should be a priority to assist in enhancing the character of the streetscape. Their redevelopment would improve the amenity of the village by reversal of the dereliction and provision of new facilities. Re-development of backland areas must be cognisant of the close proximity of the river and the character of the village. A co-ordinated approach should be employed to maximise the benefit of a single access. There are a number of protected structures concentrated in the village core area which add to the architectural form of the village. It would be desirable to prepare an urban design framework for Kilmainhamwood.

08 Heritage

Kilmainhamwood sits within a 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 Kilmainham River. To the north, northeast and southwest and west of the village, the land rises steeply. To the south stretching to Whitewood Lake, the terrain is flat. The built and natural heritage of the Kilmainhamwood 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.

Kilmainhamwood has a strong archaeological and built heritage which forms an intrinsic part of the village's character. Kilmainhamwood contains three sites on the Record of Monuments and Places, which are illustrated on the land use zoning objectives map. The village has eight structures included in the Record of Protected Structures. Future development in Kilmainhamwood must have particular regard to the existing architectural heritage in the village. It is widely accepted that the context and setting are equally as important as the buildings themselves and their details.

Although the village and the surrounding environs hold environmental assets, none are designated at international or national level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the Kilmainham River which flows along the north and east of the village drains to Whitewood Lough and onto the River Dee which is in the Neagh Bann

International River Basin District. The diversity of natural and semi-natural habitats in the Kilmainhamwood 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 Kilmainhamwood 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

Kilmainhamwood 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 along the river. It is important that access and car parking are managed in a way that protects the amenity of the village whilst ensuring that it is an attractive place to live, shop and visit. Possible realignment of the junction as illustrated in figure 1 below would enhance parking and safety in the village centre.

Bus Éireann has a scheduled service twice daily which passes through Kilmainhamwood and provides an important infrastructural link to Dublin, Navan, Nobber and Kingscourt. 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. The present footpaths 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 seek to provide for the extension of footpaths and provision of public lighting to the development boundaries on all public roads. This should occur concurrently with any new development.



Figure 1: Possible re-alignment of junction to enhance parking and safety also provide on street car parking

Strategic Policies

SP 1	To encourage the sustainable growth and improvement of Kilmainhamwood 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 regard to the scale, character, topography and amenities of the village.
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 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 Kilmainhamwood 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.
CER POL 3	To encourage the appropriate development of vacant, underused and derelict sites in the village core.

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 encourage the development of amenity walkways along the streams and hedgerows.

CF POL 3 To provide for the sustainable expansion of the Kilmainhamwood Day Care Centre and Nursing Home.

Renaissance Community Plan

REN POL To facilitate and support the implementation of Kilmainhamwood Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.

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 of the village and streetscape.

HER POL 2 To protect and conserve the architectural features in the village.

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 1 To seek to improve the road configuration to enhance the village centre.

MA POL 2 To seek to manage the 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 To encourage the development of a tourist trail utilising the villages of North Meath.

Heritage

HER OBJ 1 To preserve trees at the following locations because of their amenity value and to make tree preservation orders where it is considered appropriate:

- The church Grounds.
- To the rear of the parochial Hall.
- Opposite the school.
- Directly north of Boynagh Cross.
- On the banks of the River.

HER OBJ 2 To seek the development of a linear park along the Kilmainham River to Whitewood Lake 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.

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 Kilmainhamwood.

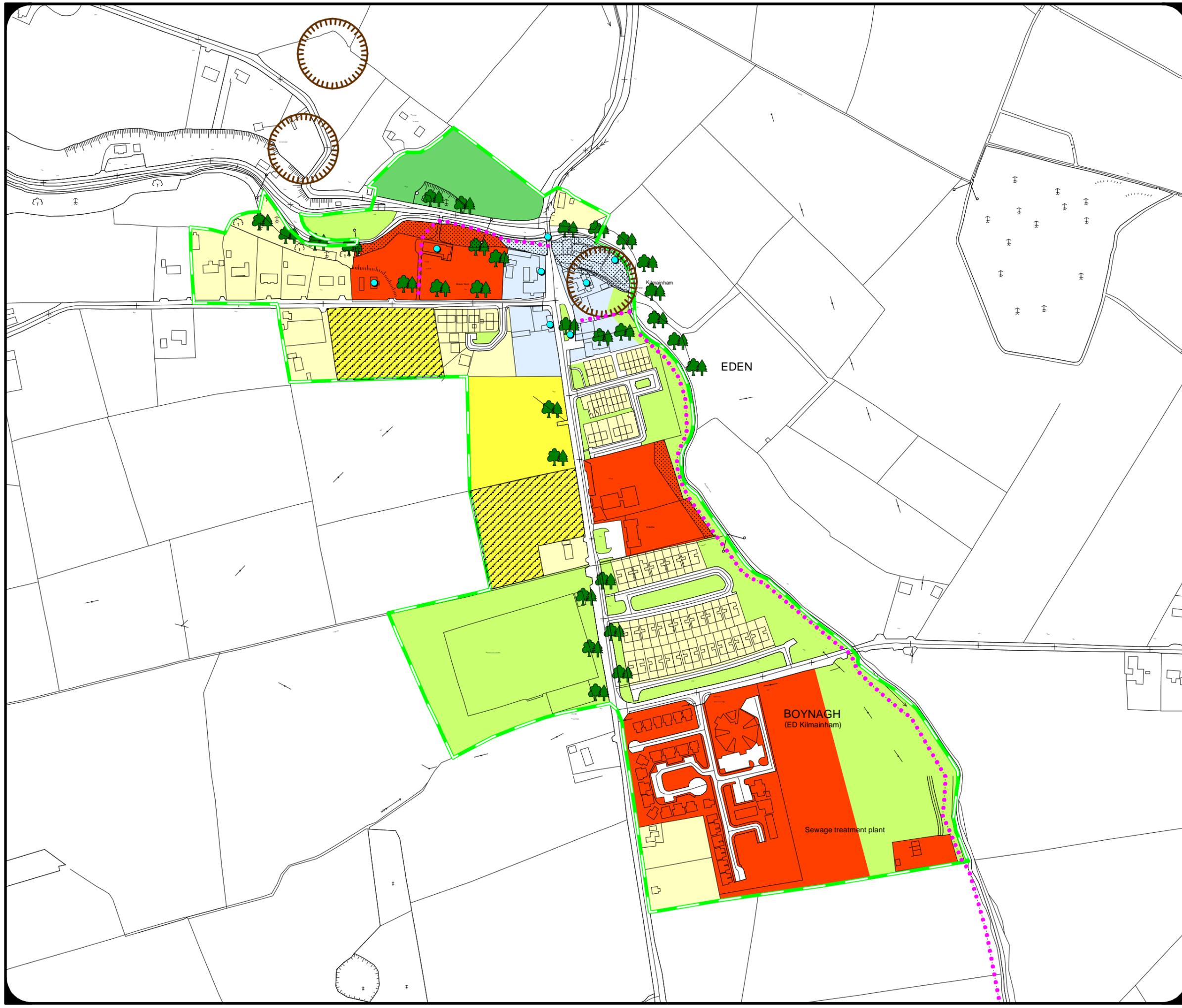
VARIATION MADE on the 19th May 2014

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

-  Trees to be preserved
-  Protected Structures
-  Pedestrian Walkways (Proposed/Existing)
-  Development Area Boundary
-  Sites and Monuments
-  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. 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
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