

Nobber Written Statement

Settlement	Nobber
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fourth tier retail centre
Population (2011) Census	357
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	60 No. Units
Education	National and Secondary Schools
Community Facilities	Montessori, health centre, parochial hall, Post Office, Garda Station, graveyard, fire station, GAA grounds and a library.
Natura 2000 sites	No Natura 2000 sites within the village.
SFRA	SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019.

Goal

To make a positive contribution to the development of Nobber 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 Nobber is located in the north of County Meath along the R162 regional route from Navan (18km) to Kingscourt (9.5km). It is also located at the convergence of a number of county roads, specifically from Carlanstown, Drumconrath and Kells (13km). The amenity, character and heritage qualities of Nobber are largely derived from the readily legible rectangular central area of the village, located north of the Garda Station to the terrace of residential dwellings just north of the Parochial House. The Main Street, which traverses this central area, is wide and framed by the frontages of mainly two-storey buildings with diverse building styles along its eastern and western sides, some dating from the 18th century. This creates an attractive built environment.

The overall focus and vision for Nobber is to consolidate and strengthen the village, through the provision of a compact, vibrant and well defined village centre, as well as a range of land-uses to support the residential element in line with the Core Strategy of the County Development Plan and the village's role as a local service centre to the surrounding local area. Particular regard is afforded to the protection and enhancement of natural features such as the River Dee, historical features of interest, open space needs and the existing topography character within and surrounding the village. There are existing environmental constraints in the village which have been taken into account in considering appropriate lands for development. These constraints are due to the drumlin topography of the area which contains elevated sites, open views of the countryside views and significant flood areas associated with the River Dee. The resultant 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.

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 Nobber waste water treatment plant located to the south-west of Nobber, which is designed to cater for a design capacity of 600 population equivalent. There is limited wastewater capacity currently available in the waste water treatment plant.

Water supply for the village is obtained from the Nobber water treatment plant which has a design capacity of 550 population equivalent. The remaining PE is 30.

Future development proposals will be considered in the context of the existing deficiency with regard to the provision of water services.

03 Land Use

Nobber provides a limited amount of employment opportunities compared to its relative population base. The relative proximity of the surrounding towns to Nobber both within and outside of the County has allowed for a commuting pattern to emerge with an obvious leakage of associated expenditure to areas outside of the village. Nobber is located in a substantial agricultural hinterland catering mainly for the daily needs of this surrounding rural area and the residents of the village itself. The principal function of the village could therefore be described as that of a small local urban centre for the surrounding hinterland.

A land use survey identified a number of residential units on either side of the Main Street in the core area with some having converted ground floors for commercial use. Backland development has taken place particularly behind the residences fronting onto the Main Street to the west. There are two churches and a school located centrally in the village which represent community uses. 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.

Nobber has many environmental assets which could be built upon to attract tourists to the village. The River Dee is a significant asset to the village and supports a diverse range of flora and fauna. The Navan to Kingscourt rail line is being considered for redevelopment as a greenway as provided for in Volume I of the County Development Plan and would represent a significant opportunity to attract visitors to the village which would support the local economy. Further to the west of the rail line, there are impressive views into Brittas Demesne and the historical significance of the settlement is evident from the presence of the Anglo-Normans Motte and Bailey and the St. John's Church of Ireland ecclesiastical complex. This land use strategy supports and facilitates the development of tourist related facilities.

04 Residential Development

Residential development is evident throughout the village with older terraced and semi-detached houses having been integrated somewhat with the village centre. There are two housing developments accessed off the Main Street, Bridge Park (22 no. dwellings) which is on the western side and O' Carolan Park (14 no. dwellings) which is on the eastern side adjacent to the R.C. Church. Two more housing developments were constructed in the village, Cluain Beag (36 no. dwellings) which is accessed off the Creggs Road and Muff Crescent (16 no. dwellings) off the Kingscourt Road which is furthest from the village centre but is connected by footpath. Aside from the more recent development of Bridge Park and

Cluain Beag developments, there has not been a substantial level of residential development aside from single dwellings in the village's existing development boundary in the past decade.

The Core Strategy of this 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 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 areas identified to accommodate the 60 no. residential units provided under Table 2.4 of the Core Strategy are located north of and contiguous to Nobber Motors (1.1 hectare site) and off the Cregg Road (2.56 hectare site). The former site will be prioritised for development having regard to the stated constraints with regard to water services. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of flood risk, elevated nature of land allied to accessing difficulties or lands being land locked. 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

Nobber is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a range of retail services, including but not limited to a convenience store, butchers, pharmacy, hairdresser, bookmakers, restaurant, café, car dealership, beauty salon, auction house, veterinary surgery, agricultural supply depot and two public houses.

There have been additional commercial and retail developments in the past decade along the Main Street along with a number of refurbishments of existing premises in the village's centre. There are currently a number of vacant properties and opportunities for change of use of existing residences in the village centre. To fulfil the role of the village as a service provider for the surrounding rural area, the village may need to expand upon its commercial and retail functions in the future. Lands have been identified in the village centre which can cater for small to medium size businesses. Any future retail and commercial needs should be directed to the Main Street in the village.

There has not been any uptake on the former Enterprise and Employment zoned lands located along the Cregg Road which has been zoned for over a decade, probably owing to their waterlogged nature, being within the River Dee's floodplain, for much of the year. It is not proposed to identify these lands with a land use zoning objective as a result of the recommendations of the Strategic Flood Risk Assessment. A second site, extending to 6.27 hectares, identified in the 2009 Nobber LAP for industrial or manufacturing use on the Navan Road opposite O'Carolan College is being retained. This site is being identified with an E2 "General Enterprise & Employment" land use zoning objective. This site has an elevated and undulating character on a key approach to the village from the south. It is considered that any application for development on the subject lands shall be accompanied by a Framework Plan which will demonstrate the manner in which buildings can be successfully integrated into the landscape so that they do not dominate this entrance to the historic village and demonstrate the provision of a safe access to the subject lands.

To date, there has been no stated demand for enterprise development in Nobber and it is considered that the provisions of Policy ED POL 19 would be applicable on the approach roads into the village should such a need arise and in the event of the identified lands for enterprise and employment not being released for development. 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 and Open Spaces

Nobber contains a range of educational, childcare, health and community facilities which are considered representative of its role in the County Settlement Hierarchy. It contains a national and secondary school, the latter representative of the wide rural catchment served by the village. The old national school which is a Protected Structure sits in front of the current national school. The secondary school, O'Carolan College, is located just south of Nobber G.F.C. To the north of the G.F.C on approach into the village centre, there is a fire station and Garda Station. To the northwest of the village centre, there is a library and Health centre both off the Kingscourt road. The village also offers a Montessori school, a parochial Hall and Post Office.

A significant number of community groups are active in Nobber providing a strong public voice to the proper planning and sustainable development of the village. It is essential that sufficient community facilities are established, catering for all age groups in the village. Youth facilities and useable public open space are lacking in the village and as such, it may be considered appropriate to provide a community centre or gym for the residents of the village and wider rural catchment area. The former secondary school site is promoted for this use. Sufficient lands have been reserved for such facilities to accommodate both existing and proposed future populations.

Nobber enjoys some notable environmental qualities, specifically the undulating drumlin landscape, the enveloping nature of the River Dee, views into Brittas Demesne to the west of the village and the village's unique built heritage, characterised by features such as the former St. John's Church of Ireland ecclesiastical complex and the Motte and Bailey. Furthermore, Nobber GAA pitch is easily accessible in the village adjacent to the secondary school. There is a small open space area located to the south of the fire station in memory of the Irish Harpist Turlough O'Carolan.

However the village is lacking in active recreational and community amenities; there are presently no riverside activities, significant open spaces or safe walking and cycling networks to maximise and appropriately utilise such natural and man-made environmental assets, their settings and views. There is an opportunity to create a circuitous amenity walkway along the disused railway line in conjunction with the creation and improvement of footpaths along the R162 from Nobber Cemetery through the village's Main Street to the health centre and creating a relationship between the village and the River Dee. This is an objective of this Development Framework and is illustrated on the land use zoning objectives map. The River Dee provides the opportunity for many river based and riverside amenities being developed. The River has good stocks of salmon, brown trout and sea trout. Angling and coarse fishing should be promoted. The village would also benefit from a children's play area or recreational amenity grounds.

07 Urban Design

Nobber historically developed in a linear fashion along the village's Main Street and later running parallel to the now disused rail line. It was during the Anglo Norman period that the village began to take on its current form being characterised by an elongated Main Street. This period also gave the village its current name; Nobber or '*An Obair*' in Irish (meaning "*the work*") and refers to the village's Motte and Bailey. The "*wedge-shaped*" Anglo-Norman layout was subsequently filled-in with a range of Georgian buildings, including a number of

well executed townhouses, a Coach Inn, a Schoolhouse, a Police Station, a Post Office and a Church of Ireland Chapel. During the Victorian Period, these buildings were later complemented by a Roman Catholic Church, a village hall, and a railway platform, station and warehouse. The disused railway line runs to the west of the village and connects Kingscourt, Co. Cavan to Navan.

Nobber has been classified broadly into three character areas: Nobber North, the village Centre and Nobber South.

7.1 Nobber North

The nature of development along this route is primarily residential with some non-residential development. The eastern side of the road has been developed however the western side has remained undeveloped. Further development at this location is limited by virtue of the elevated nature of the topography to the west, the location adjacent to the River Dee and its floodplains, the railway line and the winding nature of the road. The town centre has been linked with the housing development of Muff Crescent and the health centre beyond.

7.1.1 Opportunity Sites

The Nobber Motor car sales garage and adjoining sheds and existing disused residences on the opposite side of the road impact upon the quality of the streetscape and these sites would benefit from a more consolidated and purpose-built urban form. Cars are being parked in a disorganised fashion on both sides of the road in front of the motor sales garage and disused residences. These brownfield lands represent a significant opportunity to provide a consolidated and managed approach to redevelopment of both sides of the road.

7.2 Village Centre

This area comprises the lands north and south of the Main Street. The ground configuration of Main Street is formed by a long mall type 'linear square' where the Garda station at the southern side and a similarly configured house at the northern end provide the outer extents to this central space. There is a distinct building line associated with the Main Street, broken only by the Parochial House, Catholic Church and educational buildings (including the former national school) to the eastern side of the road at the northern side of the Main Street. There are two church buildings in the confines of the village centre on opposite sides of the Main Street. The Roman Catholic Church is openly visible whereas the former Church of Ireland is discreetly hidden behind the Main Street with glimpses of its profile visible on approach to the village. Backland development has taken place primarily on the western side of the Main Street.

The buildings located on the Main Street generally follow a vernacular-style and are one or two storeys in height, contain a pitched roof with noticeable chimney design and a simplified façade with a strong 'solid to void' ratio. Owing to the topography, there is variation in the relative height of building ridgelines with individual building terraces tending to step-up given the increase in the topography of the village centre from south to north.

7.2.1 Urban Design Vision for the Village Centre

The overall urban design vision for the village centre of Nobber can be summarised as follows:

- To upgrade the existing environment at street level and create a legible public realm on the Main Street that will generate a lively, vibrant village centre. This will necessitate the transformation of the Main Street into an easily negotiated pedestrian friendly route linking north and south.
- To build on Nobber's inherent physical potential to improve connections between existing communities and amenities, create new connections as part of consolidating existing successful backland development and propose new backland sites that can provide similar successful linkages.

7.3 Nobber South

On approaching from the south along the Navan Road, there is a prevalence of mono-uses that includes largely community led development fronting along the Navan Road extending to the village centre. Development has been concentrated on the western side of the road. This is likely to be down to the topographical constraints evident on the eastern side of the road with the significant elevation due to the Drumlin landscape. Further to the northeast off the Navan Road, there is a drop off in contours revealing open views of the wider countryside. Owing to the undulating nature of the landscape, it is not considered feasible to develop lands on the eastern side of the Navan road. There is a continuous footpath linking the village centre to O'Carolan College secondary school located south west of the village. The cemetery, secondary school and GAA playing pitches dominate this area of Nobber, although residential ribbon development is also evident.

7.3.1 Opportunity Site

Given the significant level of development along the western side of the Navan road in this character area, particularly of community facilities, an opportunity exists to link these areas with one another and with the village centre area. The presence of the Kingscourt to Navan rail line, a natural desire line forming the western boundary of the development boundary of Nobber, presents an opportunity to link these various facilities with one another and the village centre. Where future development of sites along the rail line occurs, a coordinated approach between key stakeholders should be encouraged to incorporate a passively supervised pedestrian linkage between the north and south of the village.

7.3.2 Opportunity Site

A substantial Protected Structure, that is currently vacant, exists along the western side of the Navan road in this character area. This is the Ceard Scoil which is located north of O'Carolan College. An opportunity exists to return this building to an active use such as residential, community or cultural uses. Its physical location at what is effectively a T-junction gives the building an added advantage signalling an entrance or arrival point into the village.

08 Heritage

The rich archaeological, built and natural heritage of the Nobber area are important resources that must be protected and enhanced to add to the local sense of place and belonging and to increase the attractiveness of the area to tourists and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Nobber contains two sites of archaeological interest. The first area is the ecclesiastical site, surrounding the former Church of Ireland of St. John the Baptist, including that area potentially outlining the initial early development of the village to the west of the current village centre. The second zone of archaeological interest surrounds Nobber Motte and Bailey to the north of the village. The village also contains 8 items identified on the Record of Monuments and Places which are arranged around the 2 historical sites of Nobber Motte and the ecclesiastical settlement and early village centre. These items highlight the extensive length of human occupation in the village.

There are a number of buildings and structures of historical significance in Nobber. The village has 20 structures included in the Record of Protected Structures. Volume I shall be consulted in relation to the policy framework for assessing development proposals relating to such structures. The continued protection of the built heritage of Nobber 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 or national level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the River Dee which is in the International Neagh Bann River Basin District and drains to Dundalk Bay flows through the village. The River Dee is the

most significant natural environmental feature in the village. Furthermore, there is a diversity of natural and semi-natural habitats in the Nobber environs area including hedgerow, grassland, river and woodland habitats. A sustainable approach to future development is needed to protect and conserve the village's natural assets. The protection of the natural environment of Nobber 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. The policy framework provided which supplements that contained in Volume I will ensure that the natural heritage of the village is protected for the enjoyment of future generations.

There are also significant trees, stands of trees and hedgerows / stone walls which should be retained and incorporated, where possible, into any development proposals. These features are identified on the land use zoning objectives map.

8.1 Views and Prospects

The topography of the drumlin-landscape surrounding Nobber, as well as the existence of the landscaped parkland of Brittas Demesne to the west of the village has endowed the village with a number of notable views and prospects. These views and prospects of special amenity value and/or special interest are illustrated on the land use zoning objectives map.

09 Movement & Access

Nobber is within easy reach of Kingscourt, Navan, Kells and Ardee. A village the size of Nobber needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities. There are three main approach roads into the village. The principal approach road is from Navan (R162). This route also interlinks with the main access routes from Carlanstown and Drumconrath (N52) to the south-west and southeast of the village respectively. The other routes are from Kingscourt (R162) and the Cregg Road, which enters the village from the northeast.

The R162 regional road is in physically good condition upon approach to the village centre from both the north and the south. However due to its excessive width to the south of the village, poor pavement quality in the village centre area and the nature of the traffic utilising this route, specifically heavy goods vehicles, environmental improvements and traffic calming measures are required. In this regard, the village centre would benefit from environmental improvements such as construction of pedestrian crossings, upgraded footpaths, cycleways, textured surfacing, tactile paving and improved road markings for cyclist, pedestrian and motorised traffic. These should be carried out in tandem with the appropriate demarcation of areas for car parking and public bus stop shelters located along both sides of the village centre.

Pedestrian paths are provided mainly in the central area but are evident throughout the village in a piecemeal fashion. They also vary in surface quality and do not all link in one cohesive network.

Relatively new footpath surfaces are apparent along Main Street. However, in a substantial amount of areas surfaces tend to be uneven and difficult to traverse. Footpaths on both sides of the approach roads are also lacking through-out the village. Streets where these issues are apparent have been identified for improvement works. There are no dedicated pedestrian crossings in the village.

To the north, of the village, public lighting from the village centre ends at the junction of the Cregg and Kingscourt Roads, yet re-appears in the residential developments of Muff Crescent and Cluain Beag. A continual link of public lighting is required from the village centre to the HSE Health Centre. Public lighting should also be fully extended to the cemetery to the south of the village.

There does not appear to be an issue with regard to the availability of car parking facilities in the village, however there is space for improvement. Parking takes place in a haphazard manner as the car parking bays are not delineated. This practice extends from the Garda Station to just north of the Parochial House

Although there are no designated 'bus stops' in the village, Bus Éireann provides Nobber with a limited bus service serving Dublin – Navan - Kingscourt (Route 107).

Strategic Policies

SP 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
SP 2	To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.
SP 3	To develop a strong local economy by continuing to encourage the role of Nobber as a local service centre for the surrounding rural hinterland.
SP 4	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 Nobber 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*" 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.

Land Use

LU POL 1 To promote the intensification of the village centre area through the development of various infill backland sites.

LU POL 2 To encourage new developments along Main Street to contain ground floor retail/commercial uses.

LU POL 3	To provide for the development of small scale businesses and the creation of employment opportunities in Nobber village subject to the provision of necessary infrastructure.
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Commercial, Economic and Retail Uses

CER POL 1	To maintain and improve the vitality and viability of Nobber village centre as the centre of commercial and retail activity in Nobber, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community.
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CER POL 2	To cater for and allow the village to expand on its current employment base.
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CER POL 3	To encourage and facilitate the provision of tourist facilities in the village.
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CER POL 4	<p>To promote the development of walking routes through-out the village. These walks include:</p> <p>a) In conjunction with TRAN OBJ 8 (ii) of Volume 1 which seeks to promote the development of a cycle/greenway on the disused Navan-Kingscourt rail line and which will form the spine of walking routes through the village, to seek to create a network of new or improved footpaths along the R162 from Nobber Cemetery through the village's Main Street to the HSE Health Centre.</p>
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Community Facilities and Open Spaces

CF POL 1	To facilitate any necessary future expansion of Nobber library, Nobber National School and O'Carolan College to accommodate their future needs.
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CF POL 2	To accommodate the provision of a community centre or gym for the residents of the village and surrounding areas. The reuse and adaptation of the former school buildings represents an opportunity for such uses.
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CF POL 3	To undertake an overview of the level of signage in the village, and if deemed to be deficient regarding the sign-posting of community facilities, to complement the current signage provision in the village. Suitable signage should be maintained at the village's approach roads.
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CF POL 4	To examine the possibility of a riverside walk and aim to extend it where the opportunity arises in partnership with the community and private developers 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.
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CF POL 5	To encourage and promote the development of publicly accessible river based amenities along the River Dee, such as bird watching and walking, to include the provision of benches along the river way, and fishing, through the provision of designated fishing beats.
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CF POL 6	To provide Nobber with a bottle-bank/recycling facility, as the need arises, in consultation with the Council's Environmental Awareness Officer.
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Urban Design

UD POL 1 To require all new developments to consider and reflect the physical, social and environmental context of the village. Proposed uses shall be compatible with the surrounding areas and the established character of the village.

UD POL 2 To protect the established building line in the village, particularly along Main Street.

Heritage

HER POL 1

a) To protect the water quality of the stretch of the River Dee which passes through the village and ensure it is not compromised by any existing or proposed developments within Nobber.

b) To require future development proposals on lands adjoining the River Dee and its main tributaries in Nobber to include the identification of the River's associated riparian zone and to maintain these areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource.

HER POL 2 To protect the significant tree stands in the village identified and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village.

HER POL 3 To protect and retain those areas of land surrounding Nobber Bridge, Nobber Motte, and the ecclesiastical complex of the former St John's Church of Ireland site, free from inappropriate development, by reason of their sensitive locations, protected views and important associations with Protected Structures and National Monuments.

HER POL 4 To facilitate and encourage the preparation of a Conservation Plan for St John's Church of Ireland site and adjoining lands.

HER POL 5 To support access, if appropriate, to the various sites of archaeological importance in Nobber, with the prior co-operation of the individual landowners and to integrate, where possible and if appropriate, sites of archaeological interest into walking trails in Nobber.

HER POL 6 To protect the burial grounds in Nobber Village identified in the Record of Monuments and Places, in co-operation with the National Monuments Section of the Department of the Arts, Heritage & the Gaeltacht, specifically the churchyard and accompanying burial ground surrounding the former Church of Ireland Chapel of St John the Baptist.

HER POL 7 To ensure continued protection for the following natural heritage features and allow for these features to be integrated in the overall goal for the village:

- The River Dee,
- Mature tree stands,
- Significant hedgerows,
- Significant views, particularly of Brittas Demesne and the undulating surrounding drumlin landscape,
- Open space networks, and
- Walking routes.

HER POL 8	<p>To retain, where possible, the following hedgerows and incorporate them into future development layouts in the village:</p> <p>a) Those hedgerows along the approach roads into the village, specifically to the east of the R162 southern approach to the village and those hedgerows fronting on to the R162 northern approach route.</p> <p>b) The hedgerow and stone walls surrounding Nobber Motte.</p> <p>c) The individual trees, shrubbery and hedgerow species lining both the rail line to the west of the village and the River Dee.</p>
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Movement and Access

MA POL 1	To implement appropriate traffic management measures throughout Main Street.
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MA POL 2	To reserve access points throughout Nobber to allow development of vehicular routes in facilitating the sustainable development of backland areas and thereby allowing for appropriate circulation levels. Access roads should be overlooked and appropriately landscaped.
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MA POL 3	To consider the promotion of controlled or directional measures such as traffic lights, pedestrian prioritised paving, road islands, pavement widening or other traffic calming measures on Main Street, where particular attention is given to the detail of road surfaces, finishes and materials that allow for a distinction between car and pedestrian activities.
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MA POL 4	To work in conjunction with National Transport Authority to provide bus stops and accompanying shelters in the village centre on each side of Main Street.
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Objectives

Commercial, Economic and Retail Uses

CER OBJ	To require the preparation of a Framework Plan for the site identified with an E2 "General Enterprise & Employment" land use zoning objective on the Navan Road opposite O'Carolan College. The Framework Plan shall demonstrate, inter alia, the manner in which buildings can be successfully integrated into the landscape so that they do not dominate this entrance to the historic village and demonstrate the provision of a safe access to the subject lands. It shall also demonstrate how the development will be connected to the village centre by way of footpath with public lighting and be accompanied by a phasing programme. The visual impact of any development of this site will be determined through the submission of a Visual Impact Assessment with any future planning application(s). No application for development on 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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Heritage

HER OBJ 1	<p>To protect the following views as illustrated on the land use zoning objective map:</p> <ol style="list-style-type: none"> 1. Views of the undulating drumlin landscape to the east of the Kingscourt Road to the north of the village. 2. Views into Brittas Demesne, the River Dee floodplain area and the undulating drumlin landscape to the west of the Kingscourt road to the north of the village. 3. A view into Brittas Demesne, the River Dee floodplain area and the undulating drumlin landscape to the west of Nobber Motte and Bailey to the north of the village. 4. Two separate views north and south of the Bridge to the west of the village over the Kingscourt to Navan Rail Line, which is a Protected Structure.
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HER OBJ 2	<p>To preserve trees at the following locations because of their amenity value and to make tree preservation orders where it is considered appropriate:</p> <ol style="list-style-type: none"> 1. Two mature 'Irish Yew' trees (<i>Taxus baccata</i> 'Fastigiata') to the front of the Parochial House. 2. A stand of Sycamore to the east of the current primary school with an additional sycamore located in the site to the west of the Fire Station. 3. Trees contained in the former Church of Ireland site. 4. A European Beech specimen located in a dwelling's front garden along the south of the Cregg Road. 5. A monkey-puzzle at the rear of Turlough's Restaurant. 6. A stand of trees to the east of Nobber Bridge along the River Dee's channel, extending to those trees surrounding and associated with Bridge Farm comprising both coniferous and deciduous trees, excluding the mature Leyland Cypress (<i>X Cupressocyparis leylandii</i>). 7. Stand of trees surrounding a residential dwelling to the north-west of 'Muff Crescent' housing development. 8. A stand of coniferous trees to the south of the route linking 'Casey's Forge' with the rail line to the north of the village 9. A stand of coniferous and European Ash (<i>Fraxinus excelsior</i>) trees to the south of Nobber Cemetery. 10. An extensive stand of Poplars to the rear of the current secondary school.
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Movement and Access

MA OBJ 1	To delineate the existing car parking bays in the village centre. This will involve the upgrading of the quality of the road surfacing in the village centre, amongst other things.
MA OBJ 2	To investigate the provision of additional off-street public car parking in the village centre and encourage the development of adequate parking to serve the village centre and community facilities, as the need arises.
MA OBJ 3	To provide adequately demarcated car parking bays adjacent to Nobber Cemetery.
MA OBJ 4	To provide disabled car parking spaces at appropriate locations throughout the village.

MA OBJ 5	To provide loading bays to serve the commercial and retail areas of the village at appropriate locations.
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Footpath and Public Lighting Provisions

FPL OBJ	<p>To facilitate the provision of footpaths and public lighting in the following areas:</p> <ul style="list-style-type: none">a) To initiate public footpath upgrades in the village centre area involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and motorised traffic. This should involve the widening of the footpaths with a corresponding demarcation of the R162' route through the village centre in order to make the village centre safer for pedestrian traffic.b) To install a pedestrian crossing in the village core area, preferably to the front of the primary school, where extended pieces of pedestrian paving are already in place.c) A continuous length of public lighting should be extended from the junction of the Cregg and Kingscourt Roads to the HSE Health Centre.d) Public lighting and footpaths should be extended to serve Nobber Cemetery to the south of the village. All developments along this route will be contingent upon the delivery of this objective in conjunction with the Council.e) Public lighting should be extended from the junction of the Cregg and Kingscourt Roads as far as the housing development of Cluain Beag.f) A footpath should be constructed on the western side of the Kingscourt Road into the village centre linking with the footpath already evident to the front of 'Keoghan's Public House'.
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**County Development Plan
2013-2019
Variation No. 2
NOBBER**

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

-  Protected Structures
-  Pedestrian Walkways (Proposed/Existing)
-  Provision of footpaths
-  Development Area Boundary
-  Sites and Monuments
-  38 KV ESB Overhead Line
-  Trees To Be Preserved
-  Views and prospects
-  Residential Phase II (Post 2019)
-  Interface with Flood Risk Zones A & B
-  Framework Plan Boundary (CER OBJ Refers)

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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