Please note that this is the Original Meath County Development Plan 2021-2027 (adopted on the 22nd September, 2021). Following the adoption of Variation No. 1 & Variation No. 2 on the 13th May, 2024 and Variation No. 3 on the 27th January, 2025, this Plan has now been superseded by the Consolidated version.

The Consolidated version of the Meath County Development Plan 2021-2027 (incl. Variations 1, 2 & 3) is available to view at this link HERE

1.0 Village Context/Character

Kildalkey is approximately 7km west of Trim, 5km south of Athboy and 7km north east of Ballivor. The village is located at the confluence of three county roads leading to the aforementioned settlements and a minor county road known locally as the “Boreen”. The village has a distinctive rural character with some notable heritage buildings, including the former convent and the present parish church. Kildalkey essentially provides local services for a generally rural hinterland. At present the main village services and social infrastructure are centrally located near where the three county roads converge.

Position in Settlement Hierarchy	Village
2016 Population	708
2011 Population	663
Percentage Change 2011-2016	6.70%
Housing stock 2016	254
Number of units completed 2016-2019	1
Committed units not yet built	0
Population Projection 2027	758
Education Facilities	1
Community Facilities	6

Architectural Conservation Areas (ACAs)	None
Protected Structures	6
Zone of Archaeological Potential	None
Natura 2000 Sites	The nearest Natura 2000 site is the River Boyne & River Blackwater SPA and SAC which is located approximately 1.6km to the east.
Strategic Flood Risk Assessment	Manage flood risk and development in line with approved policies and objectives as set out in Vol. 1 Chapter 6: Infrastructure. The application of a sequential approach and associated detailed FRA is required for any new development within Flood Zone A/B.
Water Services Infrastructure/Capacity	Kildalkey is supplied by Athboy Water Supply Scheme – limited capacity available. Kildalkey Wastewater Treatment Plant- Limited capacity available.

2.0 Vision

The vision for the development of Kildalkey over the lifetime of the Development Plan is to promote a compact village settlement with a defined village core and to conserve and enhance the established natural and historical amenities of the village and its intrinsic character. Only natural/organic residential growth is to be encouraged over the lifetime of the Development Plan in line with the Development Plan Core Strategy. A central tenet of this Plan will be the creation of a positive relationship with the rural hinterland.

3.0 Opportunities

Kildalkey provides local services for its rural hinterland. The village is reasonably compact at present but there remain several potential development sites near to the village core. These sites could readily provide for the development needs of the village over this Plan period. The new school site to the north of the village presents opportunities to improve walking/cycling infrastructure in the village, in addition to potentially releasing village centre lands (i.e. former school site) for re-development.

4.0 Land Use Strategy

This strategy endeavours to maintain and enhance 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. The land use strategy aims to make more efficient use of land within the built-up area and near to the village core. 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.

4.1 Settlement and Housing

Kildalkey has been the subject of substantial residential development in the past. Between 1996 and 2011 there was an increase in population from 149 to 663 persons. The village experienced more modest growth (45 persons) between 2011-2016. Only natural/incremental residential growth is to be facilitated over the period of this Development Plan. It is considered that there is adequate land zoned for residential development to cater for the needs of the village over the Development Plan period.

4.2 Economy and Employment

Commensurate with its level 4 status in the County retail hierarchy, Kildalkey provides for a limited range of retail / commercial uses. These uses include two pubs, a take-away, and a small

convenience shop. The village core area has been retained primarily in residential use. To promote a level of commercial activity onto the main street, 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. Further retail/commercial development would benefit the vitality and viability of the village.

This Plan ensures that there is sufficient and appropriately located land identified for village uses to cater for the commercial needs of Kildalkey over the lifetime of the Development Plan.

4.3 Water Services Infrastructure

Kildalkey is served by the following water services infrastructure: ,

Water: Kildalkey is supplied from the Athboy Water Supply Scheme. It is on the periphery of the scheme and hence network constraints limit spare capacity.

Wastewater: The village is served by the Kildalkey Wastewater Treatment Plant. Spare capacity at this plant is limited.

4.4 Movement

The village core is at the confluence of three roads and this dictates the radial movement patterns in the village. There is significant scope to improve footpath connections throughout the village and in particular footpath / cycle connections from the new school site to the village core. Public transport service provision is poor. 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.

4.5 Cultural and Natural Heritage

There are a number of Protected Structures of historical significance within Kildalkey which have significant 'place defining' potential. These include the Community Centre (former Alms House), Kildalkey Parochial House, and Saint Dympna's Roman Catholic Church (MH035-111).

There are no Natura sites within the village although a tributary of the Tremblestone River flows through the village and drains to the River Boyne, approx. 2km away to the east, which is designated as the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232) There are a number of noteworthy tree stands in the village in particular trees within the grounds of the Parochial house and trees within the grounds of St. Dympna's Church which are worthy of protection.

4.6 Green Infrastructure

Whilst there are several open space areas within housing developments, the village does not benefit from structural/landscape open space within its boundary. Any potential redevelopment of the 'old' school site may present an opportunity to achieve an area of public landscaped open space for recreational use.

4.7 Social Infrastructure

The village's social infrastructure primarily consists of the National School, the GAA grounds and community hall. A new school is being built on a site to the north of the village to accommodate the existing St. Dympna's National School. It would be beneficial to improve the social infrastructure of the village, including the provision of a purposeful open space area/playground in tandem with improving cycling/walking connections. There may be an opportunity to redevelop the existing school site and this could include elements of community / recreational uses. The Council is satisfied that sufficient lands have been reserved for social/community infrastructure to accommodate both existing and future populations over the lifetime of the Development Plan.

4.8 Urban Design and Public Realm

The village core, north of the Trim Road, would benefit from a stronger village character with more active frontage and enclosure to the street. The open space area to Moyrath View presents as a pleasant village green type feature which could assist in enhancing the definition of the village core. It would be desirable to give the village a more pedestrian friendly environment as roads largely dominate the public realm. High quality architecture and urban design should be demonstrated in any future redevelopment of the village centre and new development schemes.

5.0 Town/Village Development Policies and Objectives

The Policies and Objectives set out below are in addition to those included in the Written Statement in Volume One of the County Development Plan. To avoid repetition Policies and Objectives have only been restated where they have particular relevance to the settlement. These Policies and Objectives should therefore be read in conjunction with the Policies and Objectives and Development Standards in Volume One of the County Development Plan

Policy

It is the policy of the Council:

Settlement and Housing

KILD POL 1

To make a positive contribution to the development of Kildalkey by consolidating and strengthening the defined and attractive Village Centre, recognising the importance of conserving and enhancing the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.

Objectives

It is an objective of the Council:

Settlement and Housing

KILD OBJ 1

To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kildalkey as set out in Table 2.12 of the Core Strategy is not exceeded.

KILD OBJ 2

To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.

Economy and Employment

KILD OBJ 3

To consolidate the central area of the village for commercial uses.

Infrastructure

KILD OBJ 4

To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village over the Plan period.

KILD OBJ 5

To manage flood risk and development in line with the Strategic Flood Risk Assessment (Volume 4 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).

Movement

KILD OBJ 6

To improve footpath connections to the village centre from surrounding residential areas and in particular the provision of improved pedestrian / cycle connections between the new school and the village core.

KILD OBJ 7

To seek to facilitate the provision of a pedestrian crossing within the village and a dedicated bus pull-in area in conjunction with relevant stakeholders.

KILD OBJ 8

To seek to facilitate the provision of a pedestrian / cycle path west of the 'old' school site to link the new school site with lands south of the village.

KIL D OBJ 9

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

Cultural and Natural Heritage

KILD OBJ 10

To protect the attractive quality of the built heritage of Kildalkey.

KILD OBJ 11

To promote the conservation or reuse of old stone walling within the village.

KILD OBJ 12

To promote the preservation of individual trees or groups of trees and hedgerows as identified on the land use zoning map including those in the vicinity of the Parochial House and Saint Dympna's Church and to manage these trees in line with arboricultural best practice.

Social

KILD OBJ 13

To promote the development of a community playground within the village.

KILD OBJ 14

To promote community initiatives to redevelop the 'old' school site as an amenity for community and recreational use.

Urban Design and Public Realm

KILD OBJ 15

To consolidate and give better definition to the village core, and reduce the dominance of roads and vehicular speeds.

KILD OBJ 16

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.