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Framework Plan

for lands at

Stoney Road, Oldcastle, Co. Meath



prepared by

Fore Enterprises Ltd.

on behalf of

RJVB Property Partnership

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Preamble

The Oldcastle Local Area Plan 2009 - 2015 was adopted on July 24th 2009 and is the primary instrument along with the Meath County Development Plan 2007-2013 available to the Planning Authority to ensure that future development in Oldcastle takes place in a planned, co-ordinated and sustainable manner over the coming years.

The Oldcastle Local Area Plan 2009 - 2015 outline the policies and objectives, which will be applied to the designated urban settlement of Oldcastle.

A significant area of land has been zoned within the Oldcastle Local Area Plan 2009 - 2015 for residential and town centre uses to the north of Oldcastle Town Centre. This area is located between Cavan Street and the Stoney Road. The lands are identified as a key site, which requires the preparation of an approved Framework Plan, and subsequent planning applications will be required to adhere to the approved Plan. The zoning of the lands (A2 and B2) provides the following objectives:

'To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan'

and

'To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure'

respectively under the Meath County Development Plan 2007 – 2013.

Whilst Framework Plans are not statutory documents it is considered that they are an effective means of guiding new development in an area. The core aim of this Framework Plan is to provide urban design guidance for the development of the relevant lands and to achieve high quality development on the lands in terms of urban design, structure, aesthetics, delivery of community/amenity facilities and permeability.

Section 2.1.10 of the Meath County Development Plan 2007-2013 states that for proposals with a resultant population less than 2,000 persons the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority.

This Framework Plan provides for a population less than 2,000 persons and is not subject to the public consultation process and the approval of the elected members.

1. INTRODUCTION

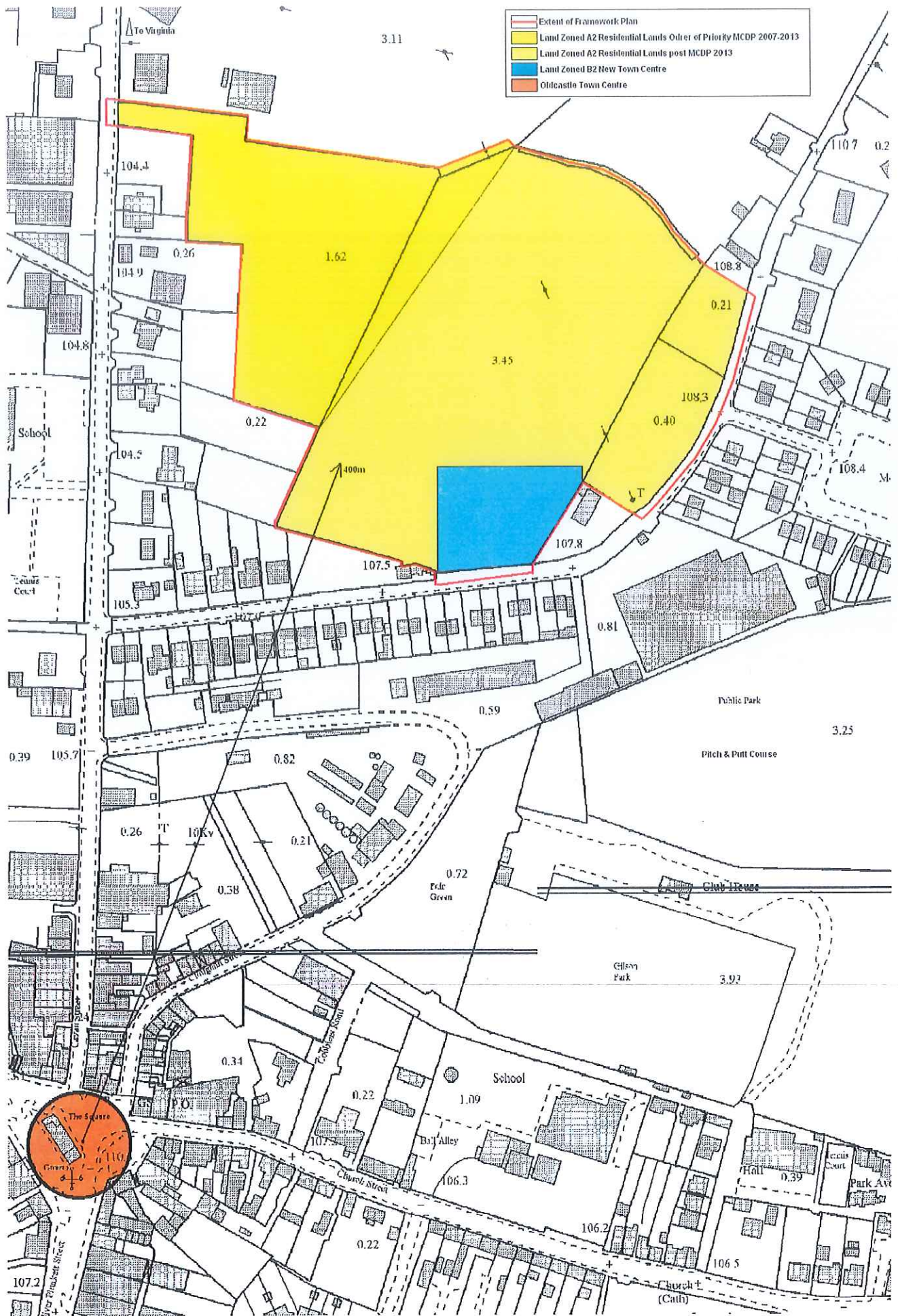
This Framework Plan relates to lands to the north of Oldcastle located approximately 400 metres from Oldcastle Town Centre. This Plan has been prepared in compliance with Section 2.1.10 of the Meath County Development Plan 2007-2013. The Oldcastle Local Area Plan 2009 - 2015 has identified the subject lands as a key site, which requires the preparation of an approved Framework Plan, and subsequent planning applications will be required to adhere to the approved Plan. The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and service infrastructure in a phased and sustainable manner.

The boundary of the framework plan lands is defined by a red verge line on Map 1.1. Another portion of land to the north-east of the framework plan lands is also zoned A2 Residential in the Oldcastle Local Area Plan 2009 - 2015 and consideration was given to inclusion of this land within the boundary of the framework plan, however the owner of this land had expressed a wish that their land would not be included in any such plan. In consideration of their wishes, the said land has been excluded from scope of this framework plan.

1.1 Scope of the Framework Plan

In accordance with the zoning objectives and the proper planning and sustainable development of the area, and the requirement of Section 2.1.10 of the Meath County Development Plan 2007-2013, this Framework Plan provides details of the design objectives for the relevant area including:

1. Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
2. The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
3. Proposals in relation to transportation including public transportation and non motorised models, vehicular road layout and access arrangements, loading/ unloading provision, the provision of parking spaces and traffic management.
4. Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
5. The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.
6. The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
7. To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of this proposal.



Map 1.1. Framework Plan Area Location Map

2.0 STATUTORY PLANNING CONTEXT

A number of planning policies and relevant documents have informed the preparation of this Framework Plan - The National Spatial Strategy, Regional Planning Guidelines for the Greater Dublin Area 2010-2022', 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities', the Meath County Development Plan 2007 -2013 and the Oldcastle Local Area Plan 2009 - 2015.

2.1 Local Area Plan Status of Lands

The Oldcastle Local Area Plan 2009 – 2015 outline the policies and objectives, which are applied to the designated urban settlement Oldcastle.

2.1.1 Zoning of the Lands

The lands are zoned A2 Residential and B2 Town Centre uses in the Plan.

Land use zoning objective A2 states: *'To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan'* and *Normal acceptable uses within this coming objective are as follows. -*

- A.T.M (in commercial premises)- B&B- Bring Bank- Community Facility/Centre
- Crèche/Childcare Facility- Guest House- Halting Site/Group Housing- Library- Open Space
- Public Services- Residential- Retirement Home- Local Shop- Water Services

Land use zoning objective B2 states: *'To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure'*

. Normal acceptable uses within this coming objective are as follows. -

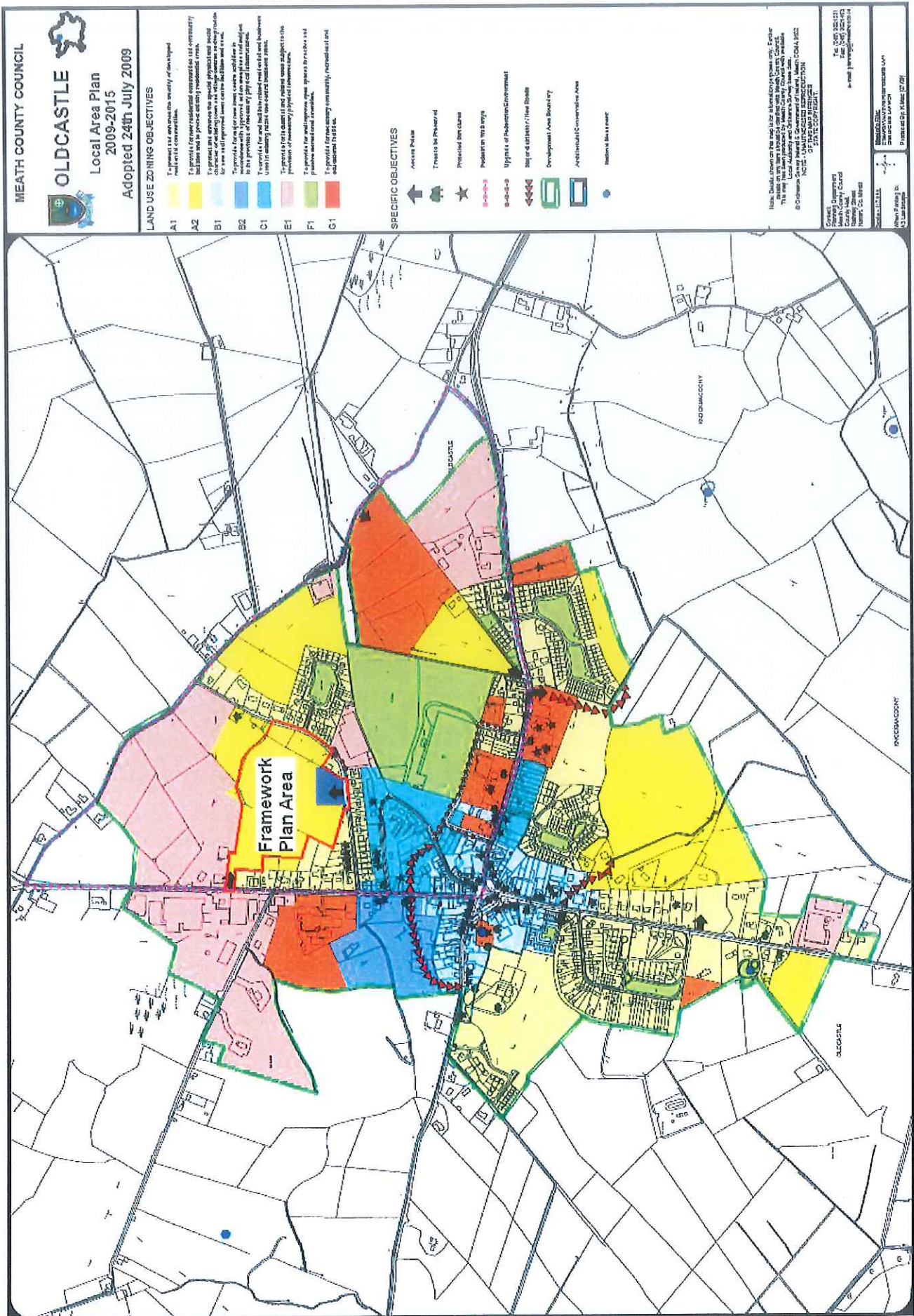
- A.T.M (in commercial premises)-Adverts- B&B- Bank / Financial Institution- Betting Office- Bring Bank-Car Park (Commercial)-Cash & Carry- Casual Trading- Community Facility/Centre- Conference Centre
- Crèche/Childcare Facility- Dance Hall / Night Club- Doctors / Dentists- Education- Funeral Home- Guest House- Health Centre- Hospital- Hostel- Hotel / Motel- Leisure / Recreation- Library- Offices < 100m2- Offices 100 to 1000 M2- Offices > 1000m2- Open Space- Public House- Public Services- Restaurant / Café- Local Shop- Major Shop- Shopping Centre- Take-Away- Telecommunication Structures- Tourism Complex- Veterinary Services- Water Services.

2.1.2 Local Area Plan Objectives

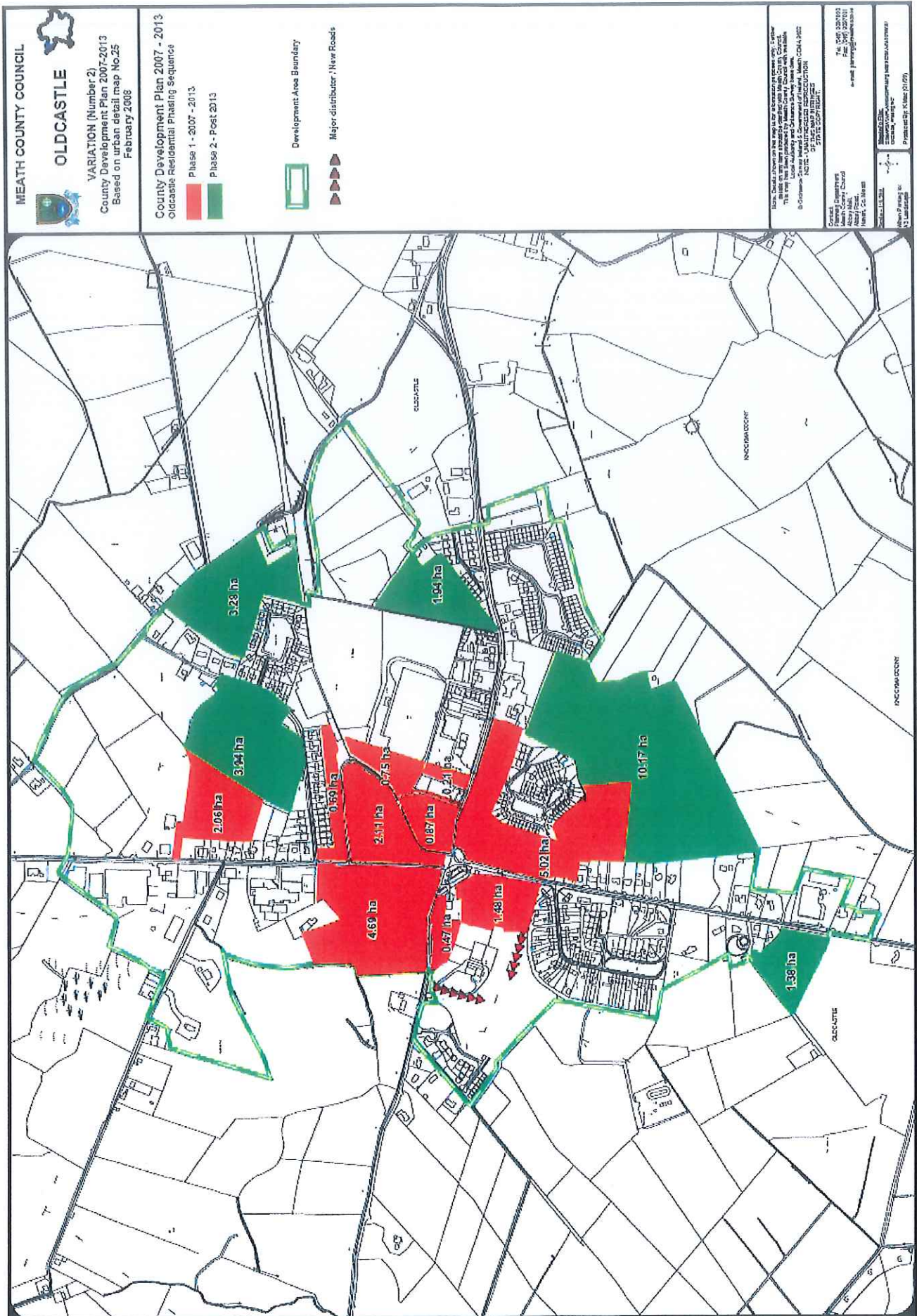
The subject lands are also subject to an objective in the Oldcastle Local Area Plan 2009 - 2015 *to facilitate the provision of a new access point to the west onto Cavan Street and to the south onto the Stoney Road.*

It is considered appropriate that this Framework Plan should be considered in conjunction with adjoining lands and their proposed land use context to ensure a fully integrated approach to the future development of the subject lands. Lands immediately to the north of the subject lands are zoned E1 the objective of which is *'to provide for industrial and related uses subject to the provision of necessary physical infrastructure'*.

Lands immediately to the north-east of the subject lands are zoned also zoned A2 the objective of which is *'To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan'*



Map 2.1. Framework Plan Area in the context of the Oldcastle Local Area Plan 2009 – 2015



Map 2.2. Residential Phasing for Oldcastle in Variation 2 of the Meath County Development Plan 2007 – 2013

2.1.3 Variation No. 2 Order of Priority Meath County Development Plan 2007-2013

Context

The settlement strategy for County Meath as contained in the Meath County Development Plan (hereafter referred to as the CDP) 2007 - 2013 seeks to locate residential growth in the county in accordance with the National Spatial Strategy and the Regional Planning Guidelines. The primary tenet of the adopted County settlement strategy is to channel residential development into the three settlements of Navan, Dunboyne/Clonee/ Pace Rail corridor and Drogheda Environs. As a result, the development of the small growth towns and key villages in the County will need to be slowed dramatically and will be more closely linked to local growth rather than to regional growth. This will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi house developments are being reserved for locals only. In the case of Kells, Trim, Dunshaughlin and the Small Growth Towns, Key Villages and Villages, the residentially zoned landbank in these areas is being revisited to ensure that only the quantum and scale of projected residential development contained in Table 5 (Population & Household Projection for the Plan Period) and Table 6 (Location of Household Growth 2006 - 2013) will take place. This is to ensure that the Development Plan accords with the policy framework contained in both the NSS and RPG's.

Oldcastle

As set out in the CDP, the number of units identified as being permissible for the life of the County Development Plan in this area for 2007 - 2013 is 200. No significant planning applications have been granted that need to be provided for within Table 6 so there is adequate capacity to release the areas of lands identified in Phase 1 which provides for 60 units within the framework plan area. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan. The delivery of social and improved physical infrastructure along with the promotion of a more sustainable economic base located on town centre lands is a priority in Oldcastle.

Development of the Framework Plan lands shall conform to the provisions of the Order of Priority as set out in Variation 2 of the Meath County Development Plan 2007 - 2013.

2.1.4 Residential Policy

Approximately 5.2 ha of the Framework Plan lands are zoned A2 Residential in the Oldcastle Local Area Plan 2009 - 2015 to be developed over two phases. The land use zoning objective of these lands is "To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan".

Section 4.1.42 of the Oldcastle Local Area Plan 2009 - 2015 provides a number of policies and primary objectives for new residential developments. These are:

- All new residential developments must comply with the standards set out in Table No. 8 and Section 8 of this LAP
- All new developments should aim to achieve low energy performance in accordance with the Section 8 of this Plan.

This Framework Plan has been prepared within the context of the policies and objectives provided within the Oldcastle Local Area Plan 2009 - 2015 for new residential development.

2.1.5 Residential Development Guidelines and Standards

The design of the residential element of the Framework Plan has been guided by the development management quantitative and qualitative criteria and standards as provided in Part 4 of the Oldcastle Local Area Plan 2009 - 2015 and the objectives of 'Sustainable Residential Development in Urban Areas' published by the Department of Environment, Heritage and Local Government.

The creation of residential areas with a sense of place and a high quality public realm is a priority for the Framework Plan lands.

Residential Density

The Oldcastle Local Area Plan 2009 - 2015 recognise the benefits of increasing the density of residential development at appropriate locations subject to a high standard of design, layout and finish (POL LU 3).

The Residential Density Guidelines advocate a net residential density of 35 - 50 per hectare for outer- suburban/ greenfield sites. According to the Meath County Development Plan 2007, it provides that in smaller towns and villages, maximum densities of 30 units per hectare shall be applicable and in general densities and house types shall be compatible with established densities and housing character in the area. Having regard to requirements of the Plan and Section 4.1.3 of the LAP it is proposed to provide for a density of 25 - 35 units/Ha. on the subject lands. Public open space shall be provided at a minimum rate of 15% of the total site area.

Qualitative Standards

1. Houses

In accordance with Table No. 8 Section 4.1.4 of the Oldcastle Local Area Plan 2009 - 2015 the development of the Framework Plan lands is in accordance with the following standards.

- All houses will have an area of private open space exclusive of car parking. To the rear of the building line and minimum rear garden size shall conform to the context of the Residential Density Guidelines.

- A minimum of **22** metres between directly opposing windows will be provided. This distance may be reduced for single story dwellings where sufficient private open space is provided and privacy maintained.
- Screen walls, 2.0 metres in height and constructed in accordance with LS.325, shall be provided where the boundaries of the house site abut roads, pedestrian ways or open spaces, and where the areas of private open space provision are below the minimum standards.
- Public Open Space will be provided at a minimum rate of 15% of total site area.
- A mix of dwelling units and, tenures will be encouraged by the Council in order to meet varied demand and create a cohesive and balanced community

2. Apartments

- The maximum height of apartment development will be 2-3 storeys.
- Car parking to be broken up by planting and located where they do not obtrude on the layout while providing for reasonable convenience of users.

3. Childcare

In accordance with Section 4.1.1 POL LU 5 of the LAP the provision of a purpose built unit for childcare facilities will be provided for large housing developments in excess of 75 units.

4. Services

It is proposed to connect to existing services infrastructure within Oldcastle. Section 7 of the Framework Plan details the adequacy of services within the area.

5. Parking

- The standards will comply with the Oldcastle Local Area Plan. Car parking spaces will be provided on the basis of one/two spaces per dwelling unit depending on dwelling size. Generally car parking will consist of 2 spaces per conventional dwelling and 1.25 spaces per apartment unit. No more than 10-15 spaces will be provided in a shared parking cluster, in the interest of visual amenity.
- Secure cycle parking facilities shall be provided in new office, residential, retail and employment generating developments at a rate of one cycle stand per 3 no. parking spaces.

2.1.6 Amenities and Community Facilities

Under Residential Development Objective POL LU 4 of the LAP it is the policy of the Council to "Ensure that road infrastructure and other infrastructural improvements, community and recreational facilities match the needs of new residents. Housing development will be phased to correspond with the provision of these facilities and Variation No. 2 of the CDP"

As such a landscaping and recreational strategy is provided under Section 5.3 of the Framework Plan. This strategy has been prepared in accordance with the requirements of the LAP under Section 4.1.1 and Section 4.6 for the coherent development of the A2 lands. The development of the lands recognises the following policy objectives:

- To co-operate with the relevant statutory, voluntary and community groups in the provision of a multi-purpose Community Centre and an active recreational space at an appropriate location within the Town.
- To ensure that future residential growth in the Town will provide additional, or improve the quality and capacity of existing, leisure facilities.
- To seek the inclusion of bring banks, bottle banks or other appropriate recycling facilities as part of overall developments, with the sites made available to the Local Authority at the developer's own expense and maintained by the Council or its agents.

It is an aspiration of the Framework Plan that most residents should have access to an open space area within 150m walking distance from their home.

2.1.7 Education

The subject lands are zoned A2 Residential and B2 Town Centre in the Oldcastle Local Area Plan 2009 – 2015 therefore this framework plan will make no provision for educational facilities.

2.1.8 Social and Affordable Housing

Social and affordable housing is to be provided as part of any residential development within the framework plan lands and in accordance with the provisions of Part 5 of the Planning and Development Act 2000 (as amended) as incorporated into the Meath Housing Strategy 2007 or as subsequently reviewed.

2.1.9 Settlement Strategy

Policy SP3 of the CDP requires that 25% of all new multi-house developments, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue of their employment require to live in the urban centre. This will ensure that the development of Small Growth Towns is more closely linked to local rather than to regional residential growth.

3.0 SITE CONTEXT

The Framework Plan lands measuring 5.65 Ha. are located approximately 0.4 km from Oldcastle Town Centre. The lands, which are a short walking distance from the town centre are currently in agricultural use and divided into fields separated by indigenous hedgerows and stone walls. The lands are in one land ownership and are owned by RJVB Property Partnership:

The general topography of the surrounding area is flat and drains towards an unnamed stream, which is in the River Inny Catchment Area. The site is bounded to the North by industrial sites, is bounded to the South, West & East by existing residential development and to the Northeast by lands zoned A2 residential.

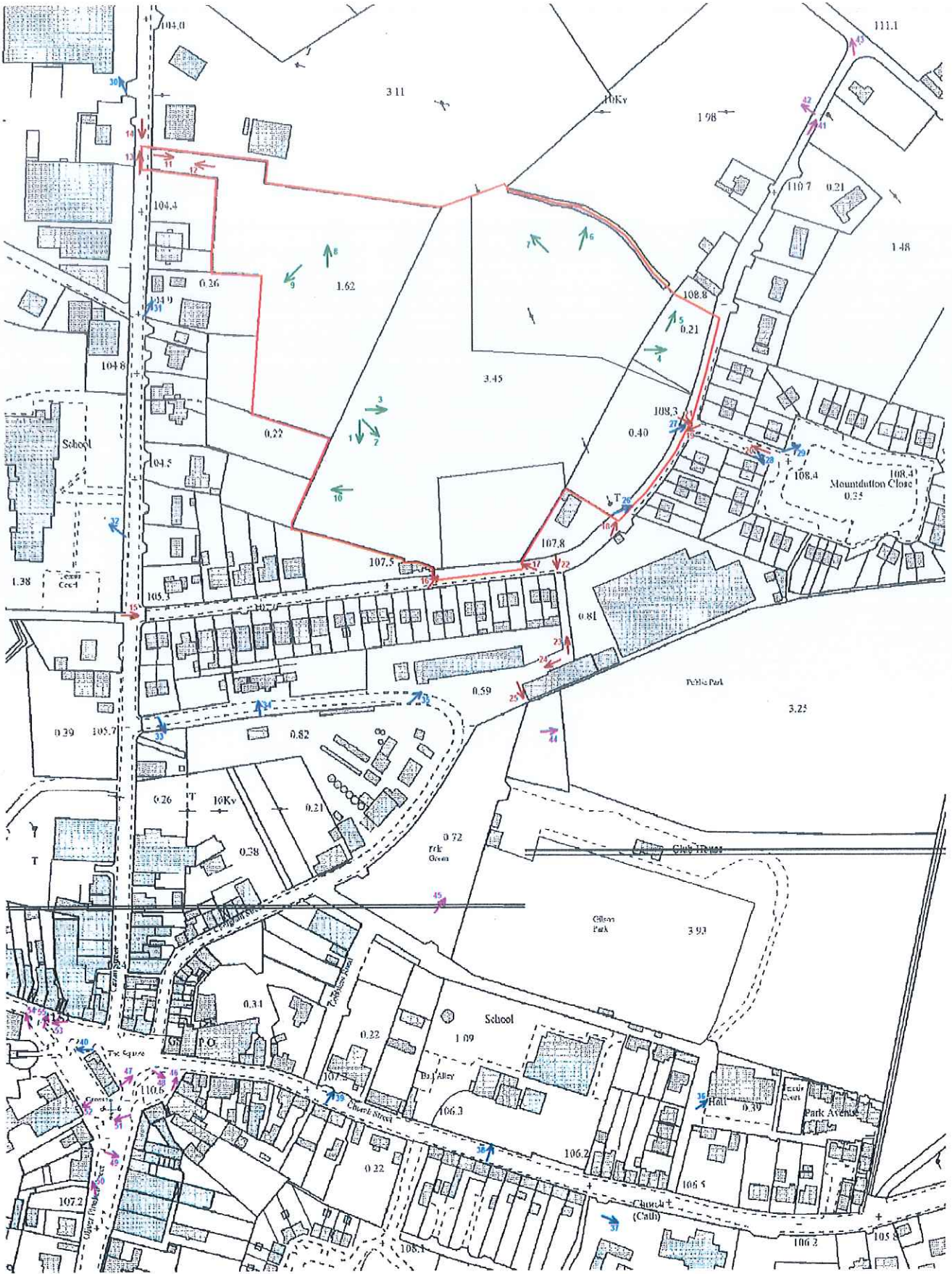
The area is characterised by 2 storey houses, detached, semi-detached and terraced.

Section 3.1 provides a photographic survey of the lands, neighbouring land uses and possible connections to existing development adjoining the boundaries of the Framework Plan lands.



Photo 3.1 Aerial view of subject site

3.1 Photographic Survey



Map 3.1 – Photographic Survey.

Site



View 1 South towards existing dwellings on the Stoney Road



View 2 Southeast towards existing dwellings on the Stoney Road



View 3 East towards existing dwellings on the Stoney Road



View 4 East towards existing dwellings on the Stoney Road



View 5 North towards existing buildings on the Stoney Road



View 6 North over adjoining agricultural land



View 7 Northwest towards adjoining commercial property



View 8 North towards adjoining commercial property



View 9 West towards adjoining commercial garage & shop on Cavan St.



View 10 West towards existing dwellings on Cavan St.

Access



11 Access point to lands viewed from Cavan St.



12 Access point to Cavan St. viewed from framework plan lands.



13 View from access point to Cavan St. towards Virginia.



14 View from access point to Cavan St. towards Oldcastle town centre.



15 Stoney Road viewed from Cavan Street.



16 location of proposed vehicular entrance to site from Stoney Road.



17 Framework plan lands fronting onto the Stoney Road.



18 Framework plan lands fronting onto the Stoney Road.



19 location of proposed pedestrian entrance to site from Stoney Road.



20 Framework plan lands viewed from Mount Dutton Close.



21 Mount Dutton Close viewed from Framework plan lands.



22 Pedestrian link from Stoney Rd. to Cloughan St. viewed from Stoney Rd.



23 Link from Stoney Rd. to Cloughan St. viewed from Cloughan St.



24 Cloughan St. viewed from pedestrian link to Stoney Rd.



25 Pedestrian links from Cloughan St. to Fair Green & Pitch & Putt club.

Built Surrounding



26 Dwellings on Stoney Road.



27 Dwellings on Stoney Road & entrance to Mount Dutton Close.



28 Mount Dutton Close.



29 Mount Dutton Close.



30 Kelletts Oldcastle bedding factory.



31. Maxol filling station.



32. St. Oliver Post Primary School.



33 Disused chimney



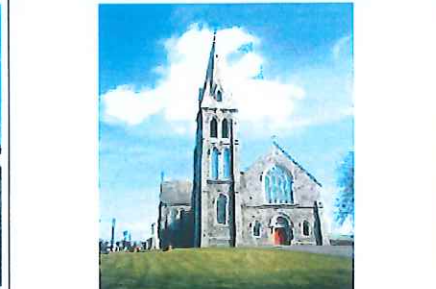
34 Former railway station.



35 Oldcastle Co-Op (formerly railway station sheds).



36 Show Hall.



37. Oldcastle Catholic Church.



38 Gilson National School.



39 Oldcastle Health Centre



40 Oldcastle Church of Ireland church

Surrounding Area



41 North end of Stoney Road.



42 Adjoining agricultural land.



43 Well at north end of Stoney Road.



44 Oldcastle Pitch & Putt club.



45 Fair Green playground.



46 "The Square" cafe & "J & Js Fruit & Veg"



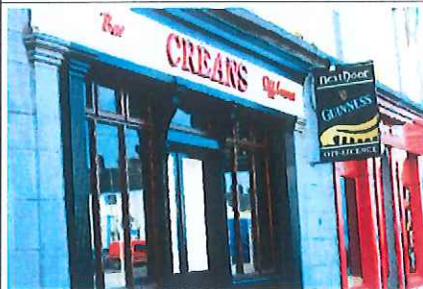
47 Oldcastle Garda Siochana station.



48 The Dublin Bar.



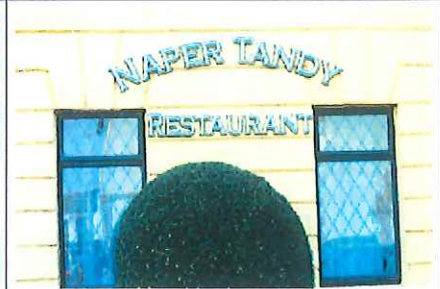
49 E. A. Brennan Solicitors.



50 Creans Bar & Off Licence.



51 Oldcastle Bank of Ireland.



52 Naper Tandy Restaurant at the Naper Arms Hotel.



53 Caffreys Bar & Lounge.

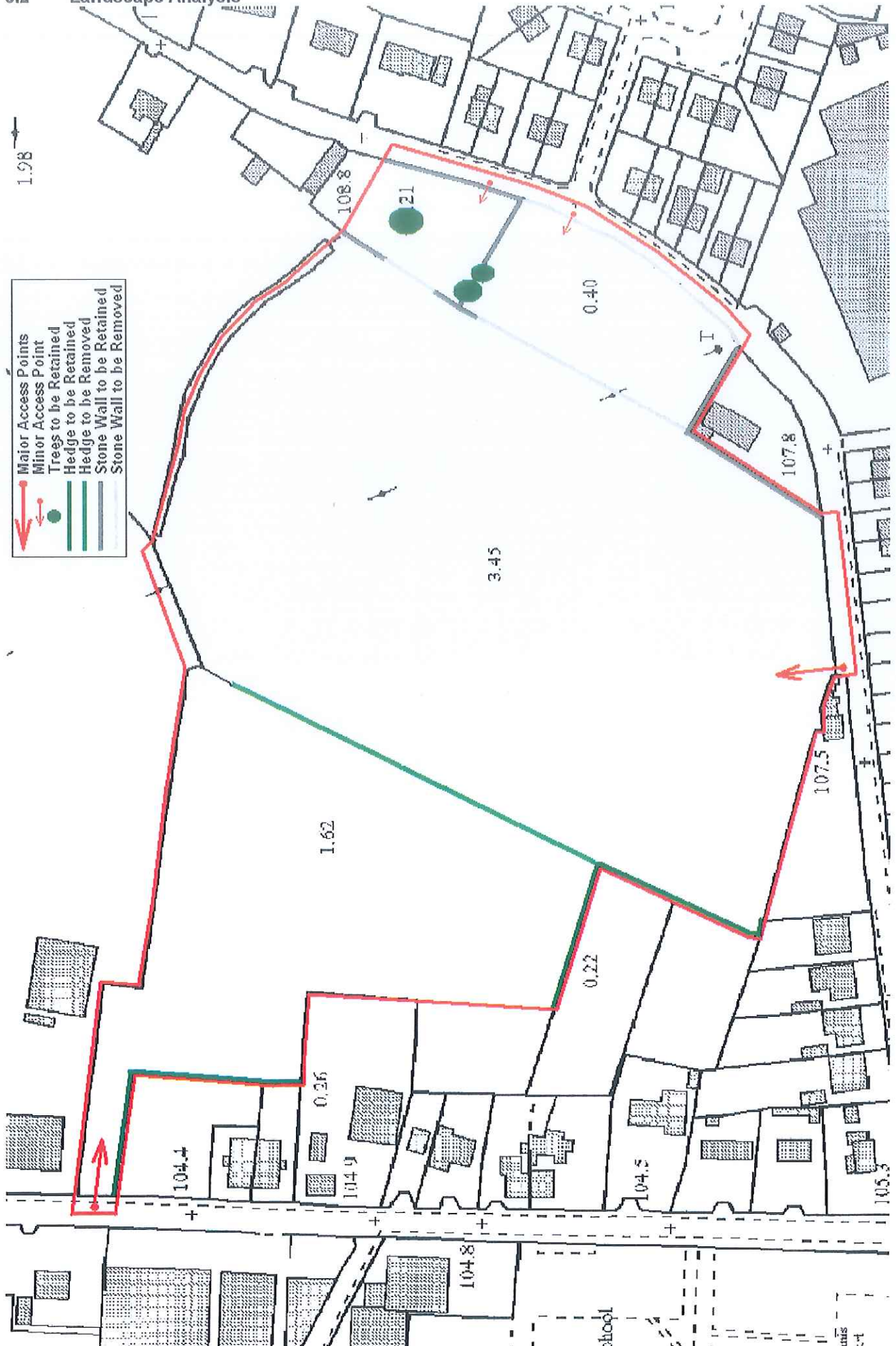


54 Chinese Take Away & The Flower Shop.



55 Owen Trayner's Grocery Shop & Bar.

3.2 Landscape Analysis



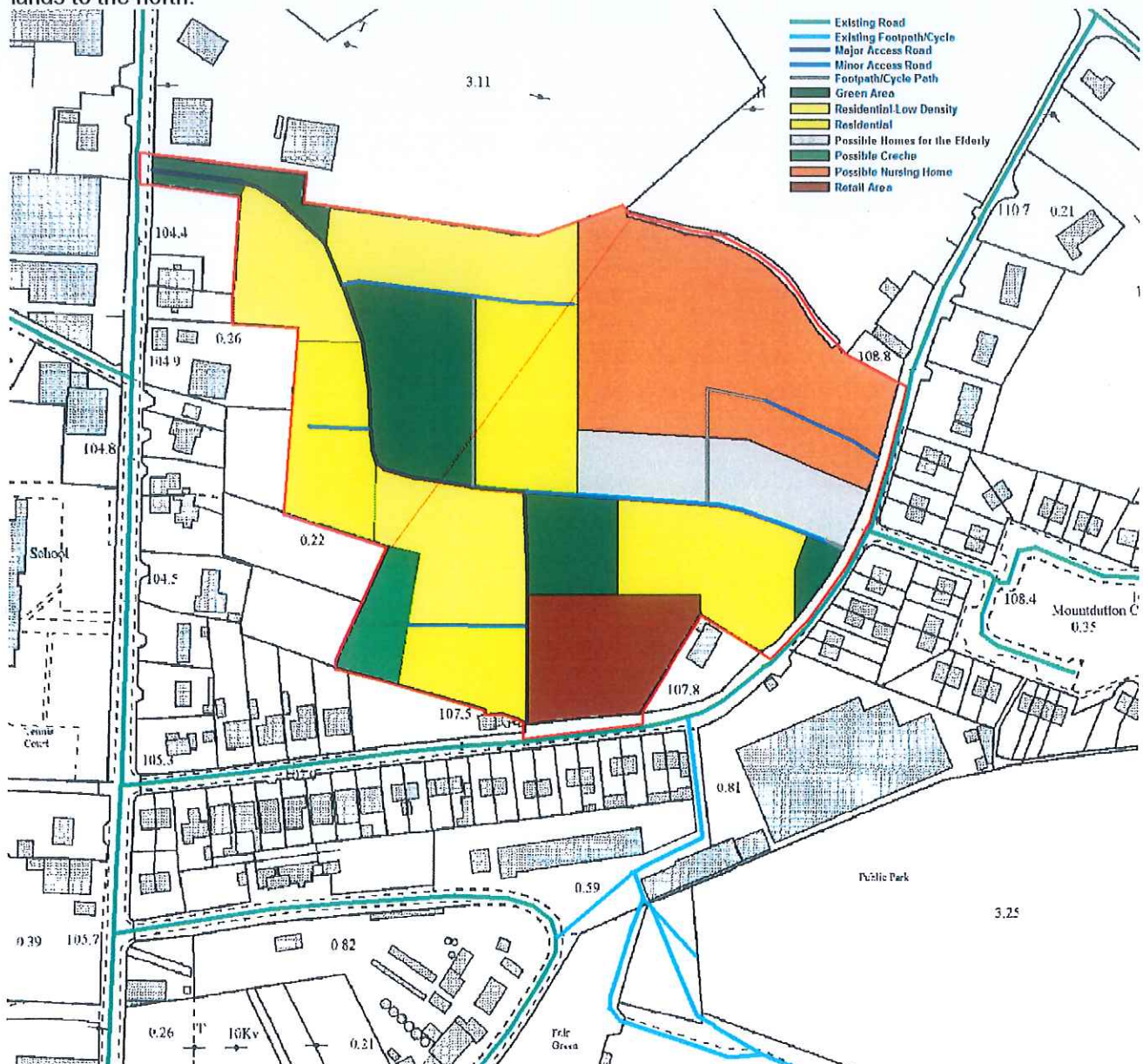
Map 3.2 Existing Landscape Analysis.

3.3 Opportunities for the Plan Area

Map 3.3 indicates the significant development opportunities available for the Plan area. The residential and commercial development of the Framework Plan lands in conjunction with the delivery of necessary roads infrastructure will ensure the following:

- Highly accessible residential lands with appropriate pedestrian and vehicular access and integration with adjoining land uses including existing and proposed residential lands, industrial lands, the nearby schools and the town centre.
- Integration of new residential development into the natural and built environment in a way that makes a positive contribution to the overall environment of the locality.
- To ensure a variety in residential design and unit mix and ensure a network of functional and aesthetically pleasing public, semi-private and private spaces.
- Provision of lower density housing in proximity to the existing residential development of Stoney Road and Cavan Street respectful of established character at this location.
- Opportunity for higher density development in clusters where existing residential development would not be adversely affected.
- New Residential Road network will provide effective permeability throughout the Framework Plan lands.
- Provision of pocket parks throughout the Framework Plan area.
- Provision of a permeable street network and local distributor roads.
- Provision of pedestrian links to existing residential development of Mount Dutton Close & the Stoney Road.
- Provision of a nursing home facility close to the Stoney Road.
- Provision of local shops/offices close to the Stoney Road.
- Provision of a crèche facility close to the Stoney Road.

No connections are proposed from the framework plan lands to adjoining lands to the north due to incompatible land uses. The are to the north-west of the framework lands is residential and abuts industrial lands to the north while the are to the north-east of the framework lands is designated for a nursing home and abuts residential lands to the north.



Map 3.3 Site Layout.

4.0 URBAN DESIGN FRAMEWORK

The vision for the future development of the plan area is to:

Create a new neighbourhood that focuses on the quality of life and amenity of residents and provides good quality homes and facilities, designed using best practice urban design.

Generally, development in the plan area should:

- Create an attractive, interconnected and liveable new neighbourhood with a sense of place.
- Integrate existing site features such as the mature trees, and stone walls whitethorn bushes into open spaces.
- Ensure a high quality public realm and good connections with adjoining communications and local services.
- Promote innovative architecture and a range of house types.
- Introduce a building form that has variation and punctuation to respond to the natural features of the site (e.g. ridges and contours).
- Employ building materials of a high quality and natural/soft look to complement the natural setting.
- Be designed around energy efficiency principles.
- Be orientated along a north south axis so that the front or back of buildings is generally faced south to take best advantage of passive solar gain.

4.1 Indicative Block Layout & Frontage

Development of individual areas within the framework plan boundaries shall be guided by concepts and objectives contained here-in. The proposed layout of the framework plan lands shall provide for a connected and legible neighbourhood. In particular, the design and development of the proposed layout should aim to embody the following principles:

- Create a well connected and permeable neighbourhood that links with existing surrounding infrastructure.
- The creation of a layout that encourages a well defined, enclosed, safe and attractive streetscape.
- Promote architectural innovation with a strong emphasis on good quality materials. Height and massing can also be used to create visually diverse and interesting streetscapes at appropriate locations, however they shall be sympathetic to scale and forms of contiguous buildings/ developments and should not interfere with residential amenity of adjacent properties.

4.2 Indicative Densities

Compact urban forms and increased residential densities are appropriate in certain areas. In general a range of densities should be achieved to create a variety of living environments and unit types. The density of development in the plan area should respond to the surrounding character, features and to the capacity of infrastructure and facilities. Densities shall generally conform to that indicated in the Oldcastle Local Area Plan 2009 – 2015.

4.3 Indicative Building Heights

Building height in the plan area should respond to the surrounding character of the area and should be generally 2 storeys in height. There may be exceptions depending on location and scale for higher buildings, where they contribute to the quality of urban design. They may be used to create variation across the plan area, to frame open spaces, at key junctions and to reinforce comers and areas of civic importance. Landmark buildings at key junctions should act as focal points with the emphasis on high quality innovative design and finish.

Increased building heights should not be proposed in locations where they would unduly impact on the existing residential amenities of the area.



Photo 4.1 example of typical 2 story dwelling in Residential development at Glanmire, Cork



Photo 4.2 Examples of increased heights at appropriate locations Residential development in Citywest, Dublin

4.4 Indicative Dwelling Mix

Variety in dwelling design, type and size enhances visual attractiveness and provides for a mix of dwellings to accommodate different household sizes. Residential development in the plan area should include a mix of

house types, sizes and tenures, incorporating apartments, duplex units and conventional housing. Apartments and duplexes should be not be located in close proximity to existing low density housing developments. The tables below contain an indicative dwelling mix for each stage. The final dwelling mix will be decided at the development management stage. The release of land for development within the framework plan areas shall conform to the release of lands indicated in the adopted Order of Priority, Meath County Development Plan 2007-2013 as amended. Therefore only Phase 1 can be accommodated for residential development until 2013.

PHASE 1

Site Area overall: 1.81 ha (residential zoned lands)

Total no. of units: 45

Density: 25/ha; 10/ac

Proposed Mix (approx.);

Terraced Dwellings	16 No.
Semi-detached Dwellings	22 No.
Detached Dwellings	7 No.
Terraced Dwellings	2 and 3 bed
Semi-detached Dwellings	3 and 4 bed
Detached Dwellings	3 and 4 bed

PHASE 2

Site Area overall: 3.84 ha (3.396 ha zoned A2 and 0.44 ha zoned B2)

No. of units: 70 + Crèche + Nursing Home + retail

Density: 20/ha; 8/ac

Proposed Mix (approx.):

Terraced Dwellings	6
Apartments and Duplexes	12
Semi-detached Dwellings	46
Detached Dwellings	6
Terraced Dwellings	2 and 3 bed
Apartments and Duplexes	1 and 2 bed
Semi-detached Dwellings	3 and 4 bed
Detached Dwellings	3 and 4 bed

4.5 Indicative Movement Strategy

Free movement and promoting choice for the user are key elements in good urban design. The ability to wander freely through streets has been limited with the increase in private car usage. Places can lack permeability, these are often characterised by single access points and narrow unsafe pedestrian laneways to the rear of houses. Distances to local services tend to be increased given the limited permeability.

The movement strategy is based on a hierarchy of streets and movement corridors, which are designed to reflect their likely usage and character. These streets and movement corridors support integrated, efficient, safe and legible routes that form the basis of the urban structure of the plan area. Further detail on the street typologies and the movement network can be found under the indicative street typologies section of this plan and in the indicative movement strategy shown to the right.

interconnectivity and development of efficient, safe and legible routes are a focus of this Framework Plan. In order to promote connectivity within the plan area and linkages to the wider area, due consideration has been given to the number and location of access points in the plan.

Proposals for additional pedestrian access points may also be considered.

No connections are proposed from the framework plan lands to adjoining lands to the north due to incompatible land uses. The are to the north-west of the framework lands is residential and abuts industrial lands to the north while the are to the north-east of the framework lands is designated for a nursing home and abuts residential lands to the north.

4.5.1 Indicative Street Typologies

Main Access Road - Indicative Section

- 6m carriageway
- Perpendicular and parallel on-street parking provided continuous/intermittent
- 0.75m Buffer Strip
- 1.5m Cyclepath
- 2.5m Footpath with street trees

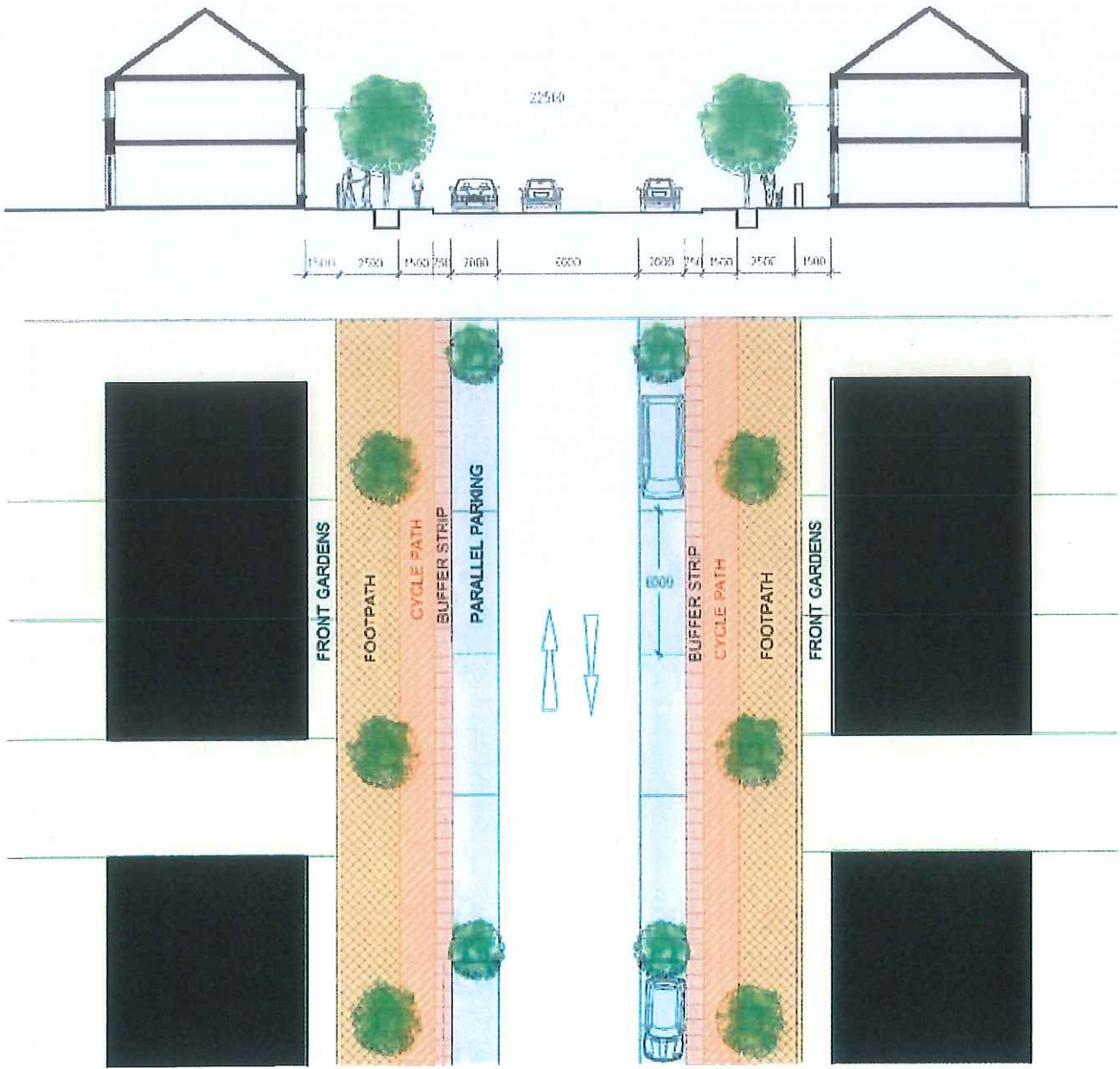


Fig. 4.1: Main Access Road - Indicative Section

Minor Access Road - Indicative Section

- 6m carriageway
- Perpendicular and parallel on-street parking provided continuous/intermittent
- 2m Footpath with street trees



Photo 4.3 Example of street type residential development

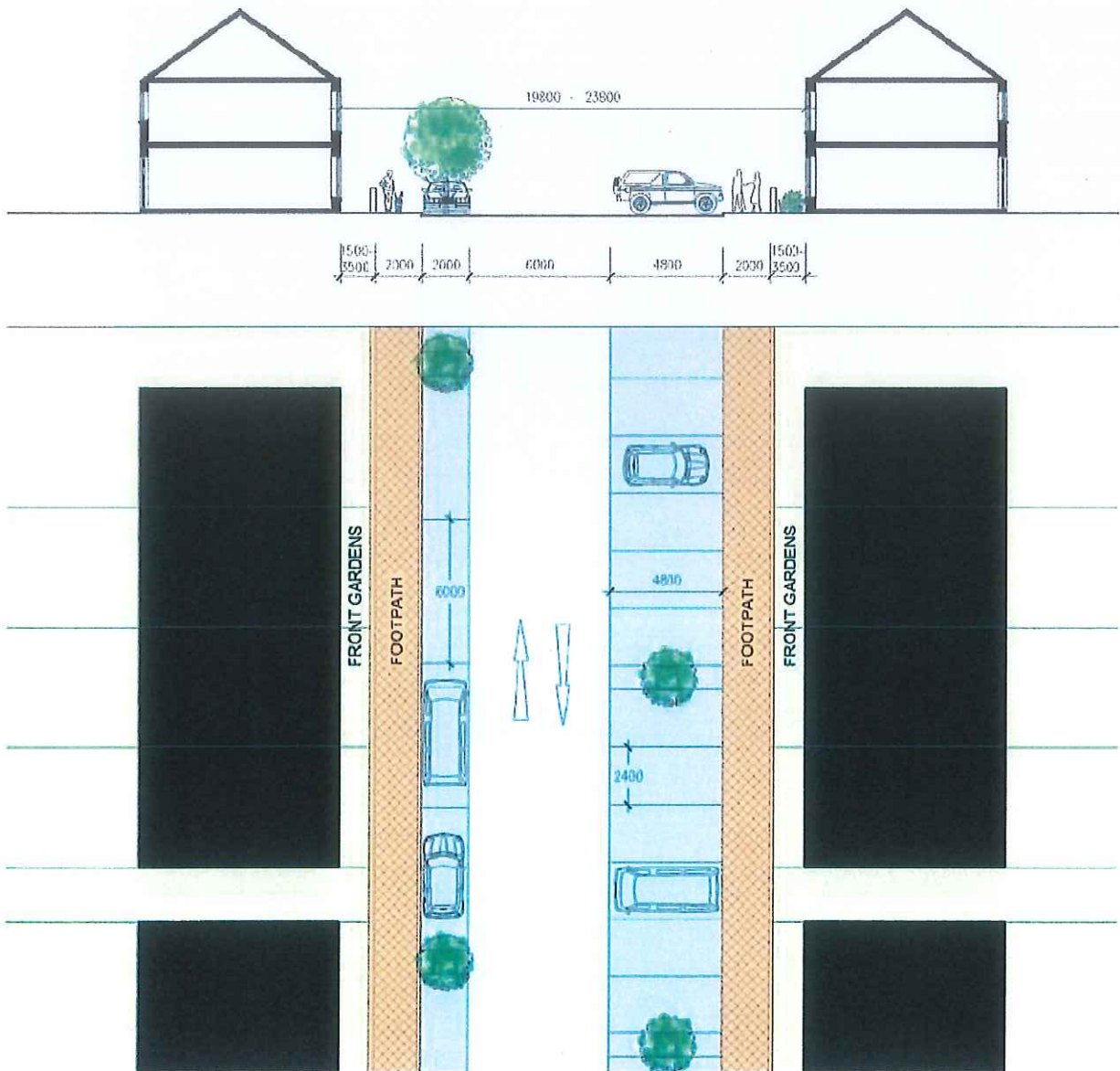


Fig. 4.2: Minor Access Road - Indicative Section

4.5.2 Local Area Traffic Management

Residential developments should be designed as living and social spaces that cater for road engineering and servicing requirements, but are not dominated by them. This involves a change in attitude to the design of new residential areas to ensure that the private vehicle shares the street with all users. Reducing vehicle speeds and increasing driver awareness are key attributers to reducing road accidents. In general, except for parkland areas, vehicles should not be segregated from pedestrians and cyclists for safety, as the most successful streets are generally those which are well used and shared by all users. Street layout and street design should be used to integrate traffic management and calming techniques to avoid the need for aggressive use of speed ramps/humps etc.

Possible traffic management techniques include:

- The use of textured surfaces and shared surfaces at strategic points and around social spaces.
- The creation of a well-enclosed streetscape with a good relationship between street width, carriageway width and building heights.
- The use of horizontal carriageway deflections, street furniture, on-street car parking bays and landscaping to slow the vehicle user down.
- Raised speed tables at certain strategic junctions to slow traffic down and ensure safer junctions and crossing points for pedestrians.
- Multiple junctions will slow down car speeds as will the use of tighter kerb radii (a mixture of 6.0 m and 4.5 m depending on the street type). The kerb radii still allow for emergency services and service vehicles to access the streets. Streets should not be dictated by onerous large sweeping radii that serve infrequent vehicle movements and allow fast vehicle movements making it more difficult and dangerous for non-vehicle users.

4.5.3 Car Parking

Balancing car parking needs so that they do not dominate the streetscape is an important issue. Car parking shall be provided in accordance with the Oldcastle Local Area Plan 2009 – 2015.



Photo 4.4 Example of perpendicular on-street car parking in a residential context in Swords

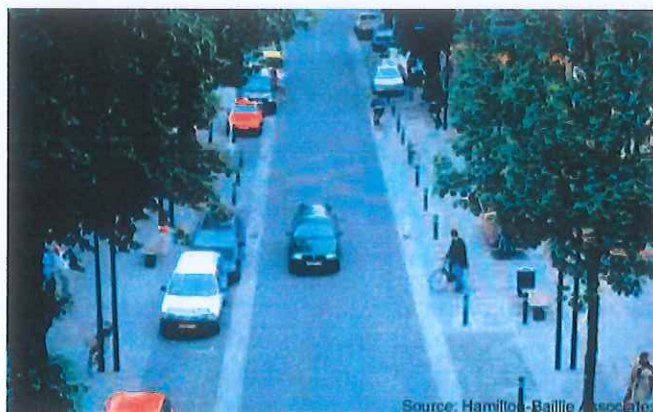


Photo 4.5 Example of parallel on-street car parking in Lyngby, Denmark

On-Street Car Parking

Parking should generally be provided on-street in a non-dedicated communal form as indicated in the street typology section contained in this plan.

- It is preferable to provide the majority of car parking spaces on-street in a parallel vs. perpendicular parking format, which has the least impact visually - i.e. the Main Access Road.
- The adjacent residential streets may contain perpendicular vs. parallel parking bays, of which longer rows of car parking should be broken up with landscaping. Perpendicular parking should be limited to one side of any given street in accordance with the street typology section contained within this plan.
- Additional parking can also be provided fronting onto the open spaces, which can serve as visitor parking.

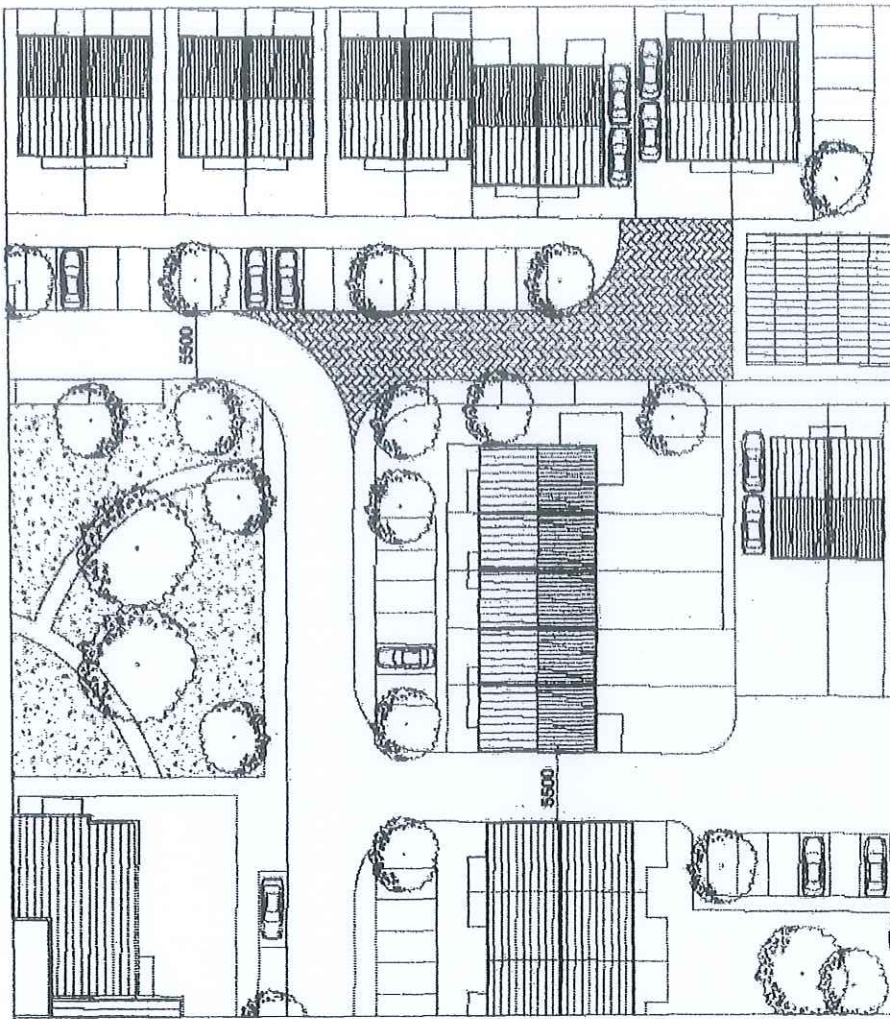


Fig. 4.14: Example of on-street and on-curtilage perpendicular parking in a residential context

On-Curtilage Car Parking

Innovative ways of dealing with car parking will be considered having regard to good urban design.



Photo 4.6 Examples of on-curtilage car parking



Photo 4.7 Examples of on-curtilage car parking at Blackrock, Cork

Parking of a modest scale can be taken out of the public realm and placed in private interior parking courts. To enhance security, parking courts should be directly overlooked. These private parking courts can also have the benefit of access for refuse storage, bicycle storage and for general maintenance of the garden and units. The parking area can be softened with the use of gravel surfacing and planting.

Parking Courts can be softened with planting and can provide secure access to the back of houses for bins, bikes, maintenance etc.



Source: Marc Ellis

Photo 4.8 Examples of grouped car parking arrangements at Brockwell Gate, South London

4.6 Built Form

4.6.1 Building Design

It is an objective of this plan to promote quality residential development based on the design and size of residential units. For the long-term viability of apartment living, the size and design of apartments and their associated private open space must be well designed and useable.

4.6.2 Architectural Treatment and Building Materials

New development should promote a range of architectural styles and materials to ensure a varied built environment. A cohesive architectural expression should be based on a consistent, high quality built form, facade design and palette of materials and finishes.



Photos 4.9, 4.10 & 4.11 Examples of innovative use & complimentary materials and finishes

4.6.3 Energy and Housing

The development of these lands should give due consideration to the use of energy and resource efficient forms of development. Consideration of siting, topography and aspect in the design of housing in order to avail of passive solar gain shall be encouraged, although not at the expense of privacy or streetscape.

Streets have been orientated to ensure that buildings are generally orientated along a north-south axis to allow best advantage be made of passive solar gain. Buildings may also incorporate features such as large south facing glazing, shallow sill trays, external insulation and shading objects which would contribute to the energy efficiency of the buildings.



Photo 4.12, 4.13 & 4.14 Examples of **innovative terraced & detached house typologies**

5 OPEN SPACE AND LEISURE

5.1 Public Open Space

Landscaping will be considered to be an integral part of development framework. The Framework Plan presents a landscaping plan (Figure 5.3.1) which shows the potential open space uses which can be provided in the plan area. It is considered that the landscaping proposals for the open space lands will form part future planning applications for residential development as per the release of lands indicated in the adopted Order of Priority, Meath County Development Plan 2007-2013 as amended.

Open space shall be provided and designed in accordance with the requirements of the Meath County Development Plan 2007 - 2013. It is an aim of the plan to ensure that a robust, safe and high quality network of open spaces is provided for the enjoyment of future residents. The plan envisages three primary public open spaces to be incorporated into future development:

- A Public Open Space to the north-west of the plan area, which will serve the dwellings in phase 1 of the plan area and adjoining dwellings in phase 2.
- A Public Open Space along the Stoney Road to the south of the apartments which will serve the apartments in phase 2 of the plan area.
- A Public Open Space to the north of the retail area, which will serve the remaining dwellings in phase 2 of the plan area.

Open space will be designed to be overlooked to promote natural supervision or "eyes on the street". A range of plants and landscaping will be used so that each level of space can have a recognisable planting character. The care of new planting could be nurtured through children's and school's involvement.

Street Tree Planting

A variety of street trees will be used to define the urban structure of the residential lands. Street trees are an important element of any town and can soften the hard edges of an urban landscape. The streets will be designed as a public space, which encourages walking, and cycling. A range of species and types of street trees will be used to define the different types of roads with larger classic avenue trees for the main route and smaller more compact species planted within housing areas. It is intended to provide for continuous pedestrian amenity walks connecting the plan area with the Stoney Road and Cavan Street.

5.1.1 Public Open Space - Indicative Calculation

- Public Open Space Phase I:
> 2,700 sqm (15%)
- Public Open Space Phase II:
> 3,200 sqm (15% excluding retail and nursing home)

5.2 Private Open Space

Private open spaces should be provided for all units in accordance with the requirements of the County Development Plan. A range of private open space types should be provided to reflect modern living requirements and to offer a diversity of choice for future residents. All landscaping chosen must be of high quality and site specific having regard to prevailing ground conditions. Existing features such as mature trees or hedgerows are to be integrated - where appropriate - as part of the open space.

6.0 INFRASTRUCTURE

6.1 Roads

As part of the residential development it is proposed to construct two access points to the existing road network as shown on the Oldcastle Local Area Plan 2009 - 2015. The main access roads will consist of a 6 metres wide carriageway, with 0.75 metre grass margins, 1.5 metre wide cycle tracks and 2.5 metre wide footpaths. The minor access roads will consist of a 6 metres wide carriageway, with 2 metre wide footpaths.

The construction of all roads will consist of a total of 180mm of macadam on a 150mm sub-base and a capping layer, the thickness of which will be determined by ground conditions.

6.2 Foul Drainage

The foul sewer system serving Oldcastle is currently being upgraded from a capacity of 1,500 PE to 3,500 PE with a possible future capacity increase to 5,250 PE. No significant residential development is envisaged on the framework lands before the upgrade is complete in 2011 so no restriction is envisaged in this regard.

6.3 Surface Water Drainage

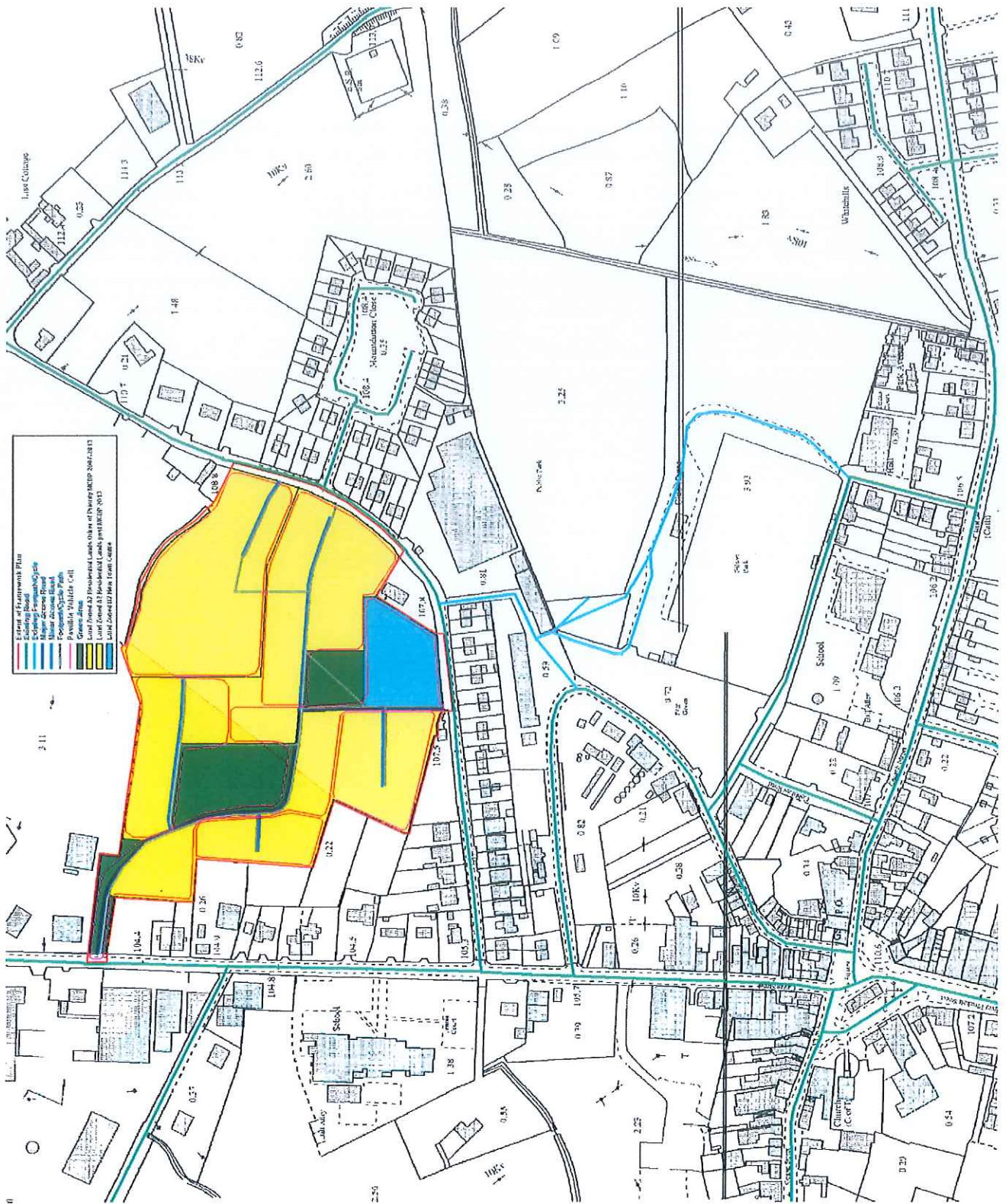
Development within the framework lands will be required to contain SuDS proposals to deal with surface water drainage in accordance with the requirements of the Oldcastle Local Area Plan 2009 - 2015.

6.4 Water Supply

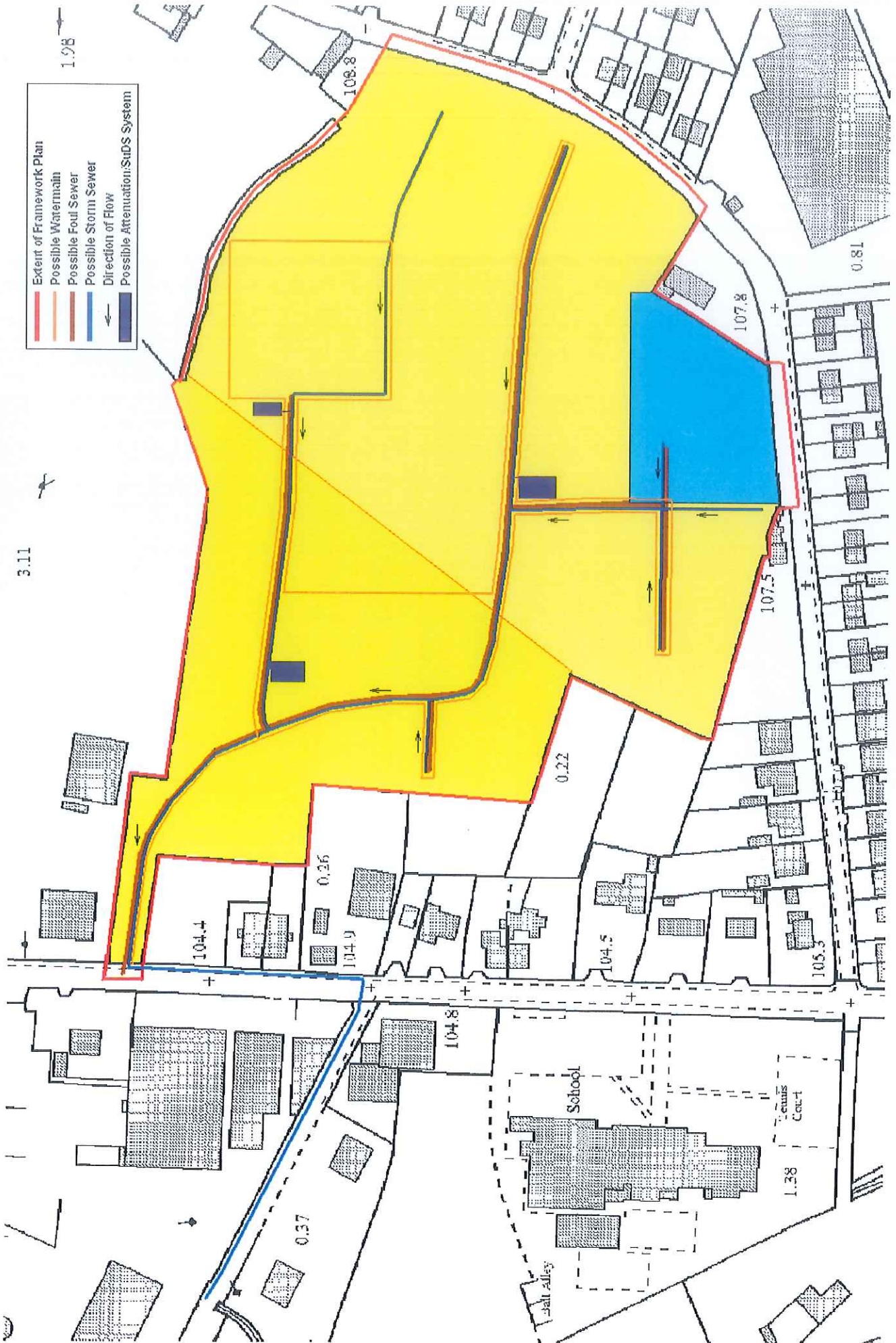
Water supply is close to capacity in the Oldcastle area. Water conservation measures such as rainwater harvesting should be employed where practicable in the framework plan lands.

6.5 Flooding

Any proposed development in the plan area should not add to the risk of flooding in this area or existing surrounding residential or commercial areas. Surface water drainage for the plan area should be designed using SuDS principles.

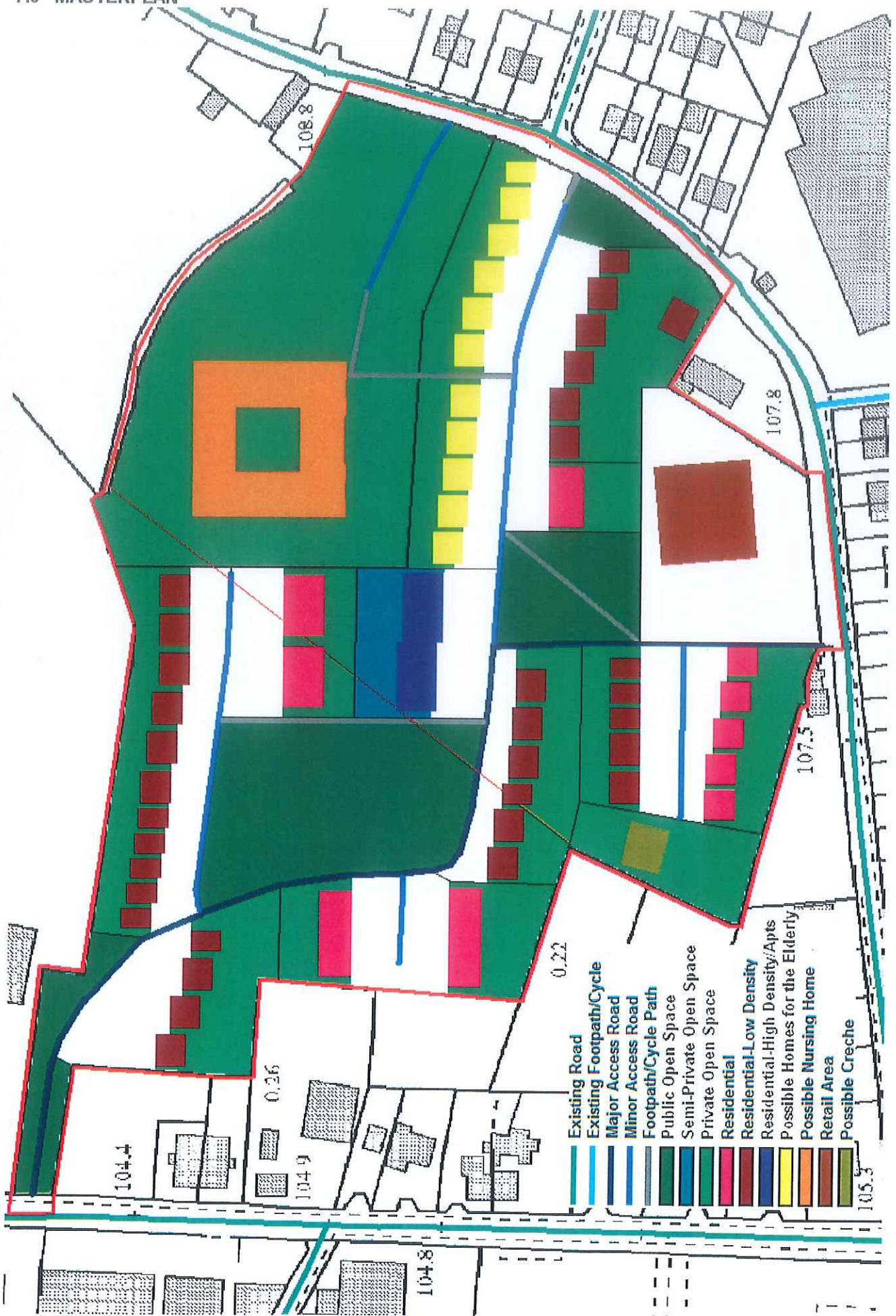


Map 6.1 Site Access & Movement



Map 6.2 Possible Services Layout

7.0 MASTERPLAN



Map 7.1 Masterplan Concept Layout