

Forward Planning Unit.  
Development Plan Review.  
Louth County Council,  
Town Hall,  
Crowe Street,  
Dundalk A91W20C  
Co. Louth.

Louth County Council

22 DEC 2020  
Customer Services  
Dundalk

21<sup>st</sup> December 2020

Dear Sir/Madam,

**DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027**

**RE: SUBMISSION TO DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021 – 2027 ON  
BEHALF OF YACK UNLIMITED COMPANY - LANDS AT THE FORMER CROWING  
COCK/KILSARAN CONCRETE, KILSARAN CO. LOUTH.**

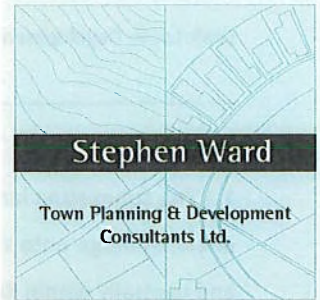
Yack Unlimited Company,  
has retained Stephen Ward Town Planning and Development Consultants Limited of  
Jocelyn House, Jocelyn Street, Dundalk, County Louth to make this submission relating  
to its lands at the above location. Please address all correspondence to Stephen Ward  
Town Planning and Development Consultants Limited.

Please address all correspondence to Stephen Ward Town Planning and Development  
Consultants Limited, Jocelyn House, Jocelyn Street, Dundalk, County Louth.

To assist Louth County Council in complying with the provisions of the Data Protection  
Act full details of our submission on behalf of Yack Unlimited are attached.

Yours faithfully

**Stephen Ward**



Jocelyn House  
Jocelyn Street  
Dundalk A91 O3Y  
Co. Louth  
Ireland

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VAT No. 8275223D

## 1.0 INTRODUCTION

1.1 The submission lands extend to 3.9210 hectares and are located to the east of the R132 with significant and direct frontage onto that road. Located within the defined settlement boundary of Castlebellingham/Kilsaran and centrally within Kilsaran. The lands are entirely brownfield site in nature having previously accommodated buildings and structures associated with 'Kilsaran Concrete' plant and quarry, prior to its relocation, and the former 'Crowing Cock' pub and function rooms. For the purposes of this submission, the lands are referred to as the 'former Crowing Cock/Kilsaran Concrete' lands. Buildings and structures associated with the Kilsaran Concrete company were demolished under P.A. Ref. No. 19/753. Whilst the former 'Crowing Cock' pub and function rooms were demolished under P.A. Ref. No. 19/363. The site is now cleared and vacant.

1.2 The submission lands are located within the 50 km/h speed limit zone and can be fully drained and serviced. Please refer to enclosed Technical Note by Waterman Moylan Consulting Engineers provided at Appendix A.

1.3 Under the Draft Development Plan the submission lands are zoned "E1 – General Employment" in their entirety. Essentially, there has been no change to the proposed zoning affecting the submission lands in the current Plan, with employment and enterprise uses being the principal permitted use on the lands. ***This is despite no significant employment proposals coming forward for development over the lifetime of the current 2015 – 2021 County Development, or indeed on any of the employment zoned lands within the Castlebellingham /Kilsaran settlement boundary area.***

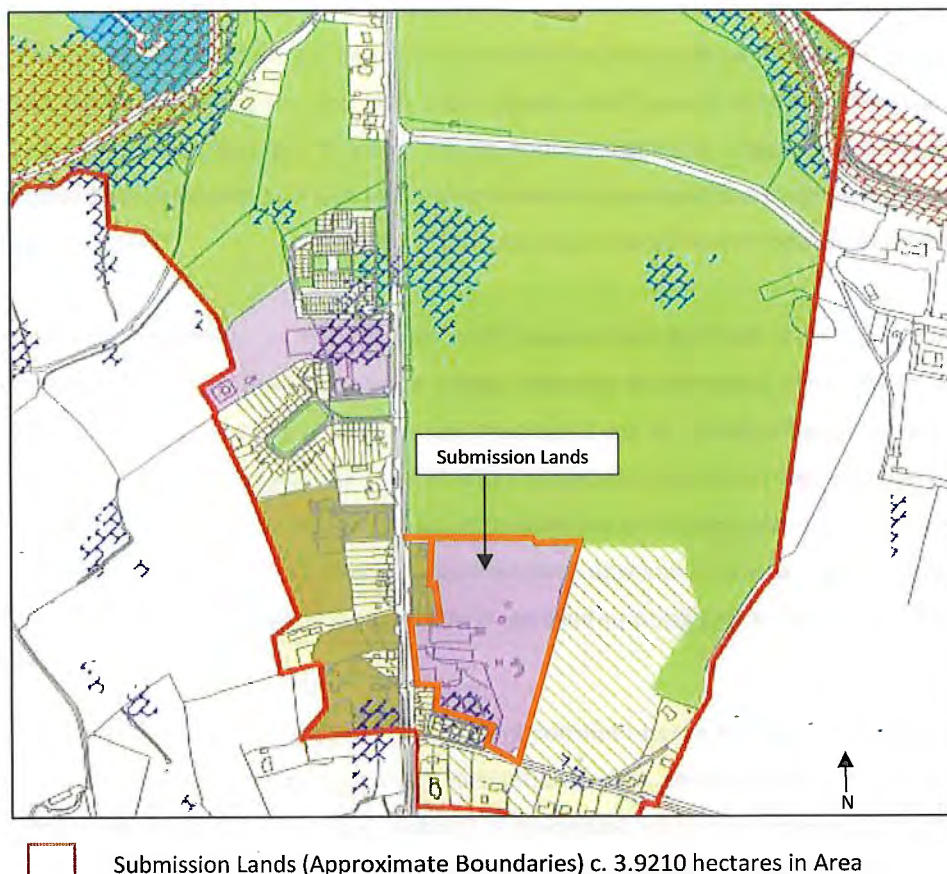
1.4 This submission therefore seeks –

The designation of the former 'Crowing Cock / Kilsaran Concrete' lands as a Village Centre Opportunity Site to accommodate Village Centre Type Uses to include shops, offices, residential, community, tourism related and other similar type uses.

In addition to this Report the following appendices also form part of the submission by Yack Unlimited

- Appendix A – Technical Report by Waterman Moylan Consulting Engineers
- Appendix B – Village Enhancement Plan by van Dijk Architects

Figure 1 – Extract from Castlebellingham /Kilsaran Draft Composite Map – Draft Louth County Development Plan 2021-2027 with Submission Lands Identified



1.5 In keeping with the objectives of national planning policy, specifically, National Policy Objective 6 of the National Planning Framework (NPF), it is submitted one of the development priorities for the Castlebellingham /Kilsaran Settlement during the lifetime of the forthcoming Development Plan should be for the regeneration of under-utilised, brownfield and infill sites that are accessible and centrally located, particularly those sites with significant frontage onto the Main Street.

1.6 NPO 6 states – *“Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area”.*

1.7 It is strongly submitted the designation of the subject lands as an ‘Opportunity Site’ would not only be fully consistent with NPO 6, but would also provide a unique opportunity to provide Kilsaran with a high quality and well defined village ‘core’ and focal point, something the Settlement currently lacks. At present, the R132

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(former Dublin Road) dissects the Village with social, community and educational infrastructure provided either side of that road. The identification of the site as an 'Opportunity Site' to accommodate a mix of uses, including residential uses, provides an opportunity to consolidate the Settlement both visually and functionally in a planned and coherent manner.

1.8 The submission lands represent the optimum location extending to c. 3.9 hectares in area and with frontage extending to 80m onto the R132 (former Dublin Road) and c. 40m onto the public road to the south (Maine Way). The lands occupy a highly prominent location on the southern approach to the Village and in direct proximity to established social and community infrastructure. We also note that is a specific objective of the Draft Plan (CAS 25) to provide *"attractive entrance nodes to the village"*.

1.9 As currently proposed in the Draft Development Plan, the quantum of Employment Zoned lands (c. 30 hectares in total) within the Settlement is excessive relative to Castlebellingham/Kilsaran's role as a Level 3 Settlement. The land use framework for the Settlement needs to ensure there is sufficient and appropriately zoned land available that will encourage and attract a more diverse mix of uses that would include, for example, business, retail, leisure, tourism, community and residential uses. Such uses could be accommodated in smaller-scale finer grain buildings, commensurate with Castlebellingham/Kilsaran's role as a Level 3 Settlement, rather than large-scale, large footprint, 'big-box' type buildings that tend to occupy large greenfield employment zoned sites.

1.10 Level 3 settlements, perform a lesser function in terms of attracting investment compare to the higher order settlements of Dundalk, Drogheda, Ardee and Dunleer. There are in excess of 300 hectares of employment zoned lands located just 6km north of the Settlement in Dundalk, a designated Regional Development Centre. These lands encompass the Xerox Technology Park; the Finnabair Industrial Park and the Wuxi Biologics Plant.

1.11 Given the geographical proximity of the Settlement to a designated Regional Development Centre and having regard to Kilsaran's role as a Level 3 Settlement, we submit there is simply no requirement for such an extensive area of lands to be allocated for employment uses. Moreover, to include a centrally located brownfield site that benefits from significant street frontage and that is surrounded by established social and community infrastructure does not make efficient use of serviced lands and as such would entirely inconsistent with current planning policy. At all levels, the policy mantra is 'densification' and 'consolidation'.

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## **2.0 SITE CONTEXT AND CHARACTERISTICS AND CONSISTENCY WITH NPO 6**

2.1. In addition to the permissions referenced in the foregoing section, planning permission for the conversion of the former Crowing Cock night club/function room to convenience store was previously granted by Louth County Council under P.A. Ref. No. 07/887/TE P.A. Ref. 12/885. In its assessment of that application (P.A. Ref 07/887) the Report of the Planning Officer highlighted the location of the site at the *“heart of the village”* whilst also commenting on the dearth of facilities in the Village.

*“The “Crowing Cock” is located within the heart of the village of Kilsaran. However, an inspection of village clearly indicated that there are very few facilities currently available in the Village, with the exception of Kilsaran Credit Union”.*

2.2 There has been no change in circumstances since the date of the permission P.A. Ref. No. 07/887 as extended under P.A. Ref. No. 12/885 with Kilsaran Village still very poorly served in terms of services and facilities. Furthermore, no significant employment proposals have come forward for development on the lands over the lifetime of the outgoing Development Plan.

2.3 It is submitted therefore that having regard to its highly central location and brownfield nature, the potential of the site to act as a development catalyst and economic stimulus should be recognised in the forthcoming Development Plan by designating it as an ‘Opportunity Site’ to accommodate village centre type uses, including residential uses. Such a designation would be entirely consistent with national planning policy as set out in the National Planning Framework, specifically National Policy Objective 6 which places a very heavy emphasis on the regeneration of towns and villages.

2.4 The designation of the site as an ‘Opportunity Site’ would, it is submitted, provide a very significant opportunity to contribute to the enhancement of both the environment and services currently available in the Village. As noted at the outset of this submission, Kilsaran is poorly served by services and facilities and lacks any real focal point. The development of the submission lands as a mixed-use area would provide a unique opportunity to address this void for the benefit of the existing population and community. The site is ideally positioned next to a cluster of existing social and community infrastructure including Kilsaran Credit Union, St. Mary’s RC Church and Kilsaran National School.

2.5 It would also very much align with other key objectives for the settlement as set out in the Draft Plan, specifically the following –

*CAS 1 – “To consolidate and strengthen the commercial and residential town centre of Castlebellingham/Kilsaran and encourage development which will contribute to its character, reserve and enhance the quality of its attractive and built environment while catering for the needs of all sections of the local community”.*

CAS 2 – *“To support the role of Castlebellingham / Kilsaran as a local service and employment destination by facilitating development which will contribute to the town’s economy and complements and enhances the town’s attractive built and natural heritage”.*

CAS 4 – *“To support and encourage residential development on under-utilised and/or vacant lands including ‘infill’ and ‘brownfield’ site, subject to a high standard of design and layout being achieved”.*

CAS 6 – *“To facilitate the expansion of existing employment opportunities in the Town”.*

CAS 8 – *“To seek to support and develop Castlebellingham / Kilsaran as a tourist destination”.*

CAS 12 – *“To support existing public, community and sporting facilities and the provision of any additional facilities”*

CAS 13 – *“To support the progression and delivery of social and community projects”.*

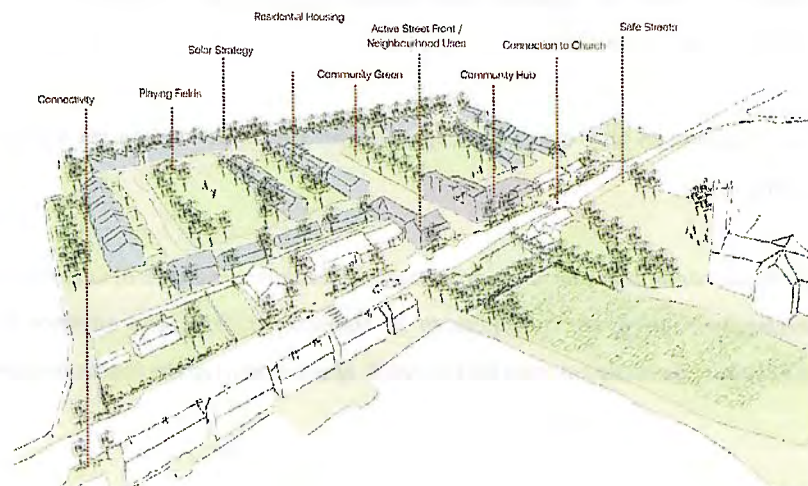
CAS 24 – *“To seek to enhance the streets and spaces within Castlebellingham /Kilsaran through public realm improvements”.*

CAS 25 – *“To seek to provide an attractive nodes into the Town”.*

2.5 Taking account of all of the above objectives, Yack Unlimited Company engaged van Dijk Architects to prepare a Village Enhancement Plan for Kilsaran to illustrate how the submission lands may contribute to the consolidation and densification of Kilsaran by its development as a Community Hub. The Plan includes an urban design analysis and a sketch plan incorporating all of the above objectives.

The Village Enhancement Plan forms part of this submission and is appended at Appendix B.

Figure 2 – Sketch Proposal for Submission Land (van Dijk Architects Village Enhancement Plan)



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### **3.0 ROLE AND POTENTIAL OF BROWNFIELD SITES IN DELIVERING HOUSING**

3.1 The Draft Plan espouses developing brownfield / infill sites over greenfield lands. The submission lands are clearly brownfield having previously accommodated a complex of commercial and industrial buildings. We believe the lands should be designated as an 'Opportunity Site' in the manner proposed in this submission as the Development Plan strongly supports development on infill and brownfield lands. Within the draft Plan, commentary and policy objectives regarding development on brownfield lands include the following –

*CS2 – “To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing built-up footprint of settlements, by developing infill, brownfield and generations site and redeveloping underutilised land in preference to greenfield sites”*

3.2 Moreover in the context of current national policy on housing, the potential of the lands to accommodate an element of residential development should not be overlooked, having regard to their brownfield characteristics and central location. It is strongly contended that residential development on infill and brownfield sites should be considered “windfall” sites and development on these sites should not be counted towards meeting housing requirements. Development on such sites only produces positive outcomes in terms of urban development and as such should be encouraged at all times regardless of how many dwellings are provided from this source.

3.3 It is a national planning policy objective to encourage higher densities in town and village centres and the designation of the subject lands as an 'Opportunity Site' to facilitate mixed uses, including residential uses would be entirely consistent with this objective.

3.4 Further to this we wish to highlight that in the absence of national guidance on preparing development plans and on the preparation of housing strategies that a very high degree of flexibility needs to be contained in terms of housing provision for towns and villages. It is neither advisable nor appropriate for population or housing provision over the Plan period to be set out as caps or thresholds not to be exceeded, which is the approach adopted in the Draft Louth County Plan.

3.5 The importance of understanding the purpose of population projections cannot be over-estimated. It is succinctly put by the Director of the Eastern and Midland Regional Assembly in his response to submissions on the Draft RSES (2018) where he states at Page 36 of his Report –

**In relation to the population projection for Drogheda being too low, it is considered that the population target of 50,000 would enable a city scale population to be achieved in Drogheda and this is considered an appropriate target to aim for. It is important to note that this should not be viewed as a constraint on the growth of the town, rather that it is expected to reach this target and if it is exceeded by 2031, that it will be considered successful.** Having regard to the calls for city status to be assigned to Drogheda, it is considered that the designation of city status to a settlement is not a function within the remit of the RSES, it is acknowledged that a population of at least 50,000 is considered to be a city scale and that is the target set in the RSES. However the RSES focuses on growth in the right locations and establishing the drivers for the settlement to sustainably grow as a strong Regional Growth Centre that is a priority focus for the region.

3.6 As per the Director's Report from the Regional Spatial Strategy population growth rates should be seen as targets which the Council should aim to achieve as minimums and should embrace and celebrate when targets are met and exceeded. Otherwise County Louth runs the risk of underperforming in terms of achieving its population and housing targets.

3.7 The most recent ESRI Report on regional demographics December 2020 and entitled "Regional Demographics and Structural Housing Demand at County Level" (ESRI Dec 2020) suggests that the previous projections for annual housing requirements are at least 8,000 units below or over 30 per cent below what is now expected. The obvious outturn from these most recent projections is a lot more land needs to be zoned for residential development than was previously anticipated. Furthermore, ESRI advise that an obsolescence rate also needs to be factored and this has not been done in the Draft Louth Housing Strategy.

#### **4.0 CONCLUSIONS**

4.1 The designation of the subject lands as an 'Opportunity Site' would provide a unique opportunity to provide Kilsaran with a high quality and well- defined village 'core' and focal point, something the Settlement currently lacks. The submission lands represent the optimum location extending to c. 3.9 hectares in area and with frontage extending to 80m onto the R132 (former Dublin Road) and c. 40m onto the public road to the south (Maine Way). The lands occupy a highly prominent location on the southern approach to the Village and in direct proximity to established social and community infrastructure.

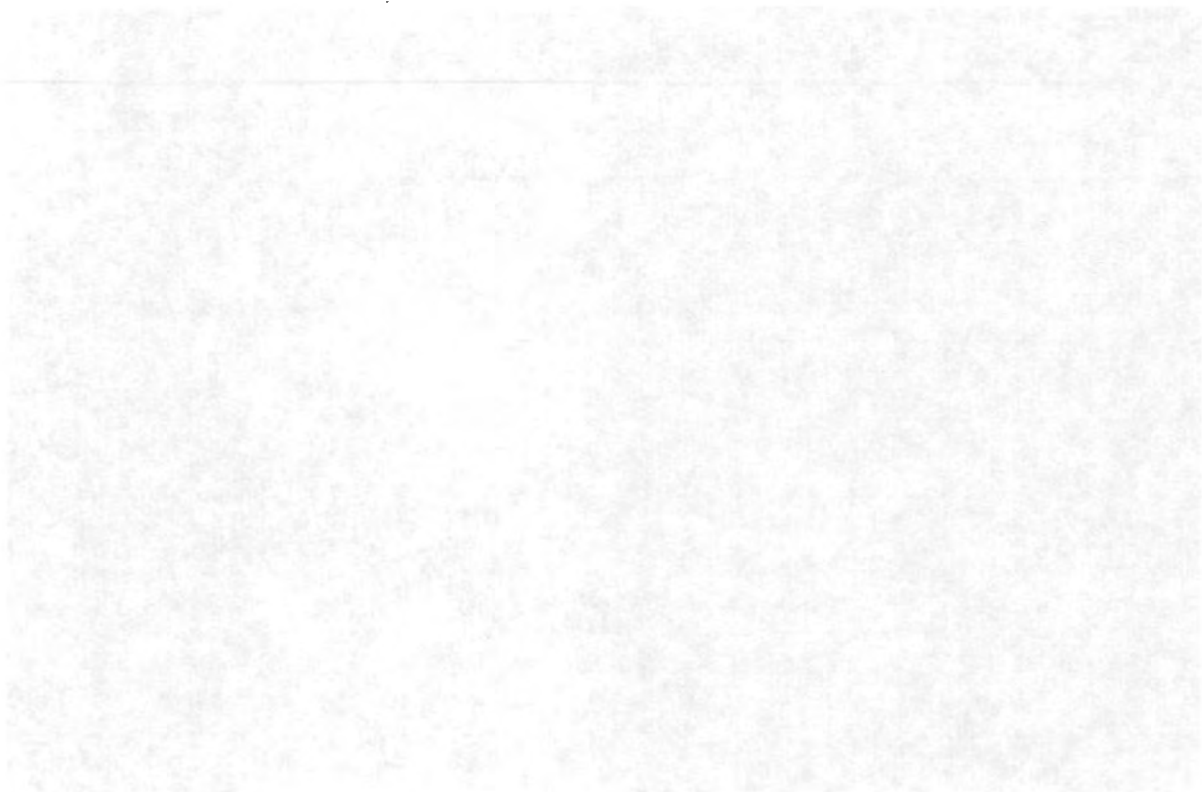
4.2 Mirroring national planning policy the draft Plan strongly encourages development on brownfield lands. Specific to Castlebellingham /Kilsaran this objective is expressed through Policy CAS 4 which seeks to, *"To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' site, subject to a high standard of design and layout being achieved"*.

4.3 In conclusion, it is contended that to include a centrally located brownfield site that benefits from significant street frontage and that is surrounded by established social and community infrastructure, for employment uses, does not make efficient use of serviced lands and as such would entirely inconsistent with current planning policy which prioritises densification and consolidation.

Yours faithfully,

**Stephen Ward**

**APPENDIX A – TECHNICAL NOTE**



## TECHNICAL NOTE

<b>Project:</b>	Kilsaran, Co. Louth	<b>Job No:</b>	20-122
<b>Subject:</b>	Summary Engineering Assessment	<b>Revision:</b>	0
<b>Prepared by:</b>	Stephen Dent-Neville	<b>Date:</b>	18/12/2020
<b>Checked by:</b>	Joe Gibbons	<b>Date:</b>	18/12/2020
<b>Approved by:</b>	<i>Joseph Gibbons</i>	<b>Date:</b>	18/12/2020

### Introduction

This technical note has been prepared by Waterman Moylan in support of a submission to the draft Louth County Council Development plan 2021 – 2027.

The lands which are the subject of the submission are located off the R132 Regional Road in Kilsaran, Co. Louth, approximately 1km south of Castlebellingham. This technical note reviews the engineering infrastructure available to service the proposed development of the lands in terms of road access, foul water drainage, surface water drainage and water supply.

### Road Access

The proposed development site is located on the eastern side of the Old Dublin Road (R132), as shown in the Figure 1 below:



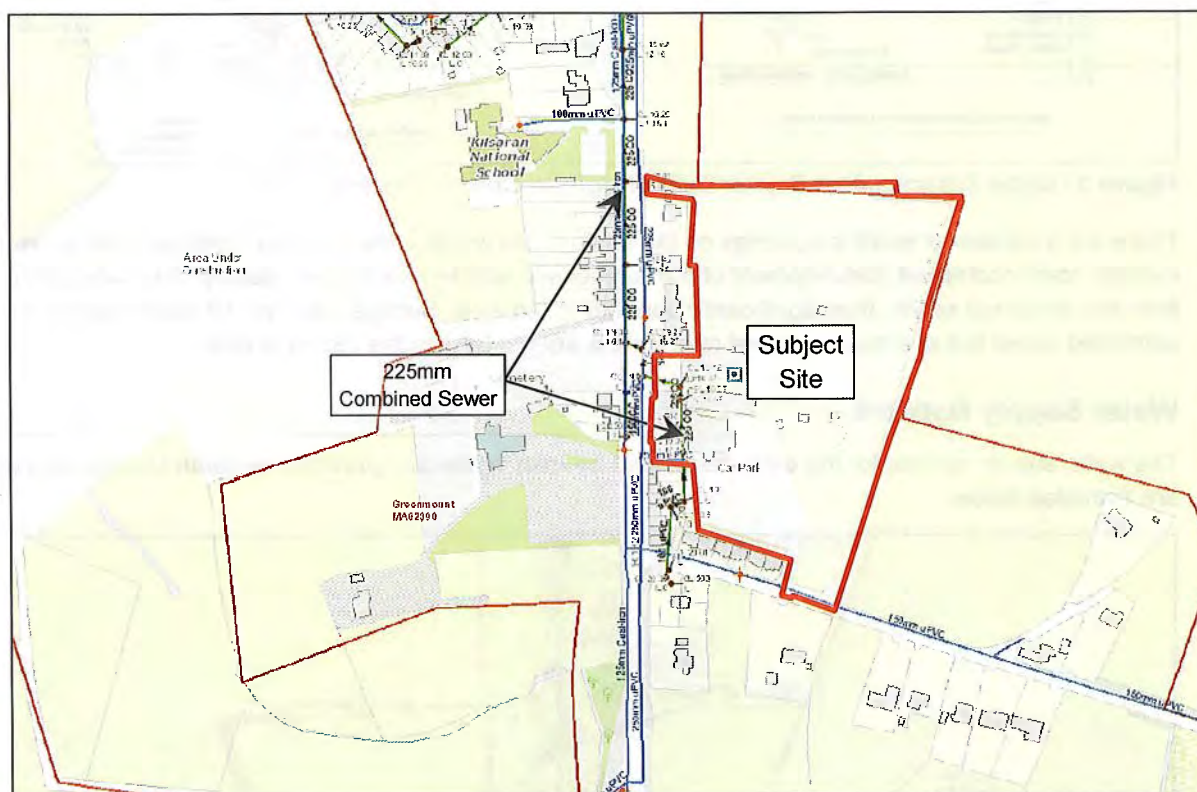
**Figure 1** | Site Location (Source: Google Maps)

Road access to the subject lands can be provided from the R132 and from Maine Way. The R132 has a posted speed limit of 50km/hr adjacent to the site. There is adequate road frontage from the site onto both roads to achieve required sightlines.

There is a footpath in front of the existing houses on the northern side of Maine Way. This footpath can be extended as part of any development of the site. There are discontinuous portions of footpath along the eastern side of the R132, while a continuous footpath is provided on the western side of the road adjacent to the subject site, continuing north to Castlebellingham. There are also a number of existing access points to the public roadway. It is considered that the site is well located in terms of road access.

### **Foul Water Drainage Network**

Irish Water drainage records for the area have been provided by Louth County Council and are extracted below:

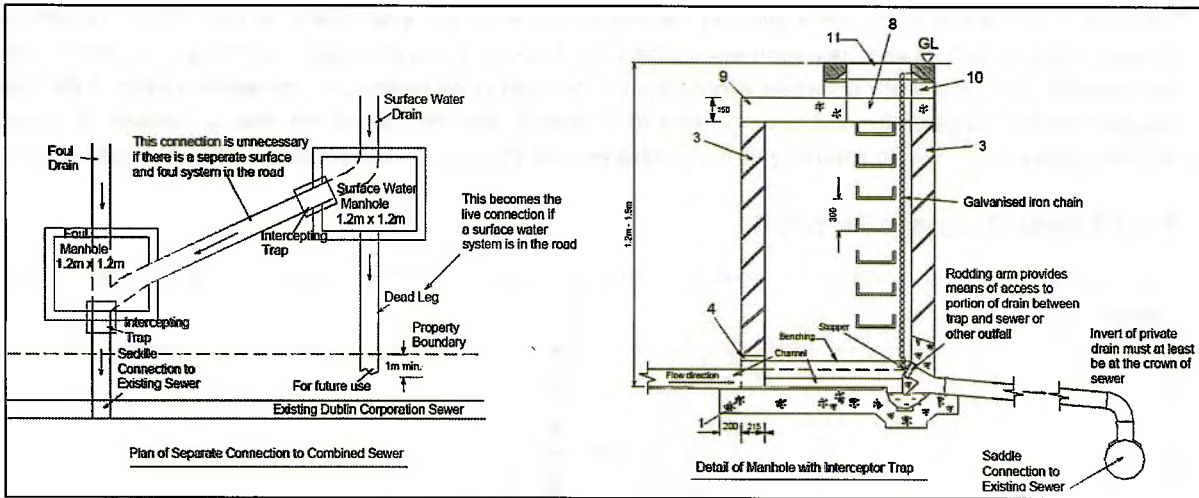


**Figure 2 | Existing Foul Water Drainage Network**

The Irish Water drainage records indicate that there is an existing 225mm diameter combined foul and surface water sewer traversing a western portion of the site and continuing northwards in the R132. This combined sewer serves the existing buildings along the R132 and on Maine Way.

Foul water from the subject site can drain to the existing combined network, subject to a connection agreement with Irish Water.

Although the existing drainage infrastructure consists of combined foul and surface water sewers, private foul and surface water drainage will be drained on completely separate systems throughout the development. A surface water manhole would be constructed with a dead leg to the boundary, with a view to connecting to any future separate surface water network that may be constructed in the area. The final surface water manhole will be connected to the adjoining final foul water manhole before joining the existing combined water network, as per the below Figure (extracted from the Greater Dublin Regional Code of Practice V.6.0).

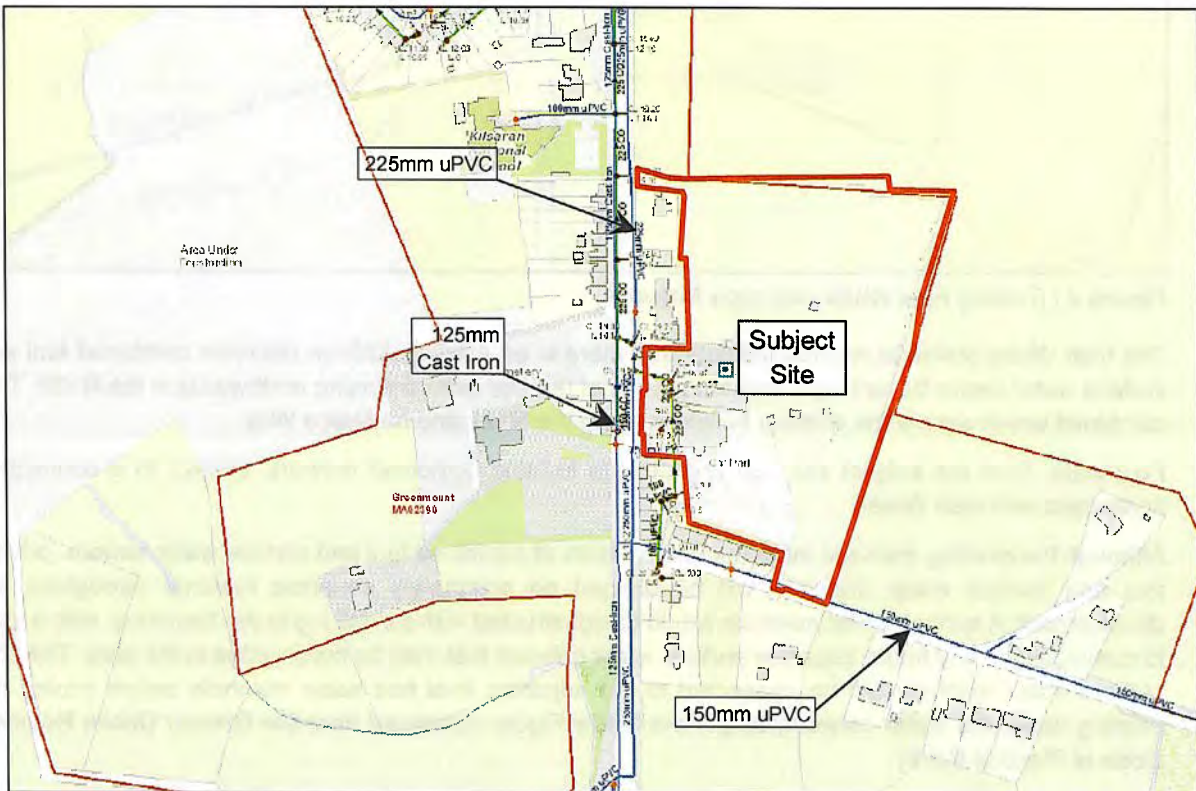


**Figure 3** | Detail Extracted from Greater Dublin Regional Code of Practice V.6.0

There are a number of existing buildings on the subject site which appear to drain surface water to the existing combined sewer. Development of the subject site will remove a large quantity of surface water from the combined sewer, thus significantly benefitting the area. Surface water will be discharged to the combined sewer but at a much reduced rate. This is set out later in this technical note.

### Water Supply Network

The water supply records for the area, developed by Irish Water and provided by Louth County Council, are extracted below:



**Figure 4** | Existing Water Supply Network

As shown in the figure above, the subject site is well served by water supply infrastructure. There is an existing 225mm diameter uPVC watermain on the R132, a 125mm diameter Cast Iron watermain also on the R132, and a 150mm diameter uPVC watermain on Maine Way.

The proposed development site can be serviced by one or more connections to these existing watermains.

### **Surface Water Drainage Network**

As noted above, the only sewer in the vicinity of the site is an existing 225mm diameter combined foul and surface water sewer running north along the R132.

Development of the site would require a surface water connection to the combined sewer; however, any development will be designed to incorporate best drainage practice. In particular, surface water outflow will be restricted to the equivalent of agricultural runoff with excess surface water stored on the site. A Storm Water Management Plan would be developed to ensure, through the use of various SuDS techniques, that the surface water runoff to the combined sewer would be minimal and of high quality. The methodology involved in developing a Storm Water Management Plan for the subject site would be based on recommendations set out in the Greater Dublin Strategic Drainage Study (GDSDS) and in the SuDS Manual (Ciria C753).

The targets of the SuDS train concept would be implemented based on three key elements: controlling surface water runoff quantity, improving and protecting surface water runoff quality, and providing public amenity. The first objective will be to discharge as much surface water as possible back to ground if the underlying ground conditions are suitable for percolation. In the event that ground conditions are unsuitable for percolation, then the surface water can be discharged to the public drainage infrastructure. As noted above, surface water and foul water will be drained on completely separate networks throughout the site.

Surface water discharging from the site to the public drainage network would be discharged at a controlled rate, limited to the greenfield equivalent runoff rate. Attenuation storage would be provided to store excess runoff, to enable the discharge rate from the site into receiving combined sewer to be restricted accordingly. Outflows should be restricted by way of a hydrobrake or similar approved flow control device.

### **Conclusion**

The proposed development site is well located in terms of proximity to existing services and road access.

Development of the proposed site can be served by road access from Maine Way and from the R132.

There is an existing public combined sewer in the R132 to which wastewater from the site can be drained.

There are existing watermains on the R132 and Maine Way. It is considered that these existing watermains can serve development on the subject site.

Surface water drainage will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS). Where possible surface water runoff from the site will be discharged back to ground should the ground conditions permit. Otherwise, the surface water runoff will be restricted to the existing greenfield runoff rate before discharging to the existing combined sewer. As there is a large area of hardstanding on the site which currently drains to the existing combined sewer any development on this site will benefit the existing drainage network as it will remove a significant volume of surface water from the existing combined sewer.

In summary it is considered that the subject site can be adequately serviced to facilitate development on the site.

**APPENDIX B – VILLAGE ENHANCEMENT PLAN**

The village enhancement plan is a key element of the development plan. It sets out the objectives and policies for the village, and provides a framework for the development of the village. The plan is based on the following principles:

- To improve the quality of life in the village.
- To protect and enhance the natural and cultural heritage of the village.
- To provide for the needs of the community.
- To create a sustainable and resilient village.

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KILSARAN  
VILLAGE ENHANCEMENT PLAN



NOVEMBER 2020

# CONTENTS

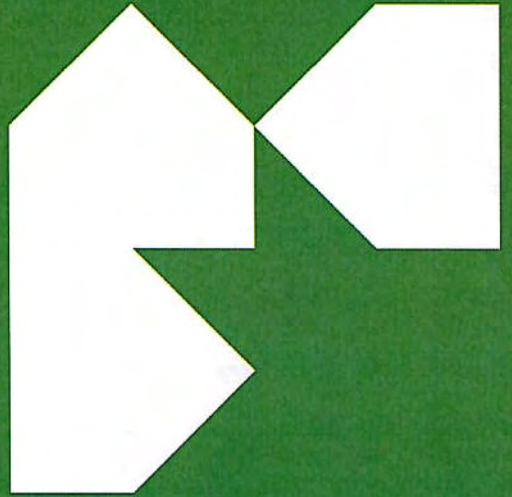
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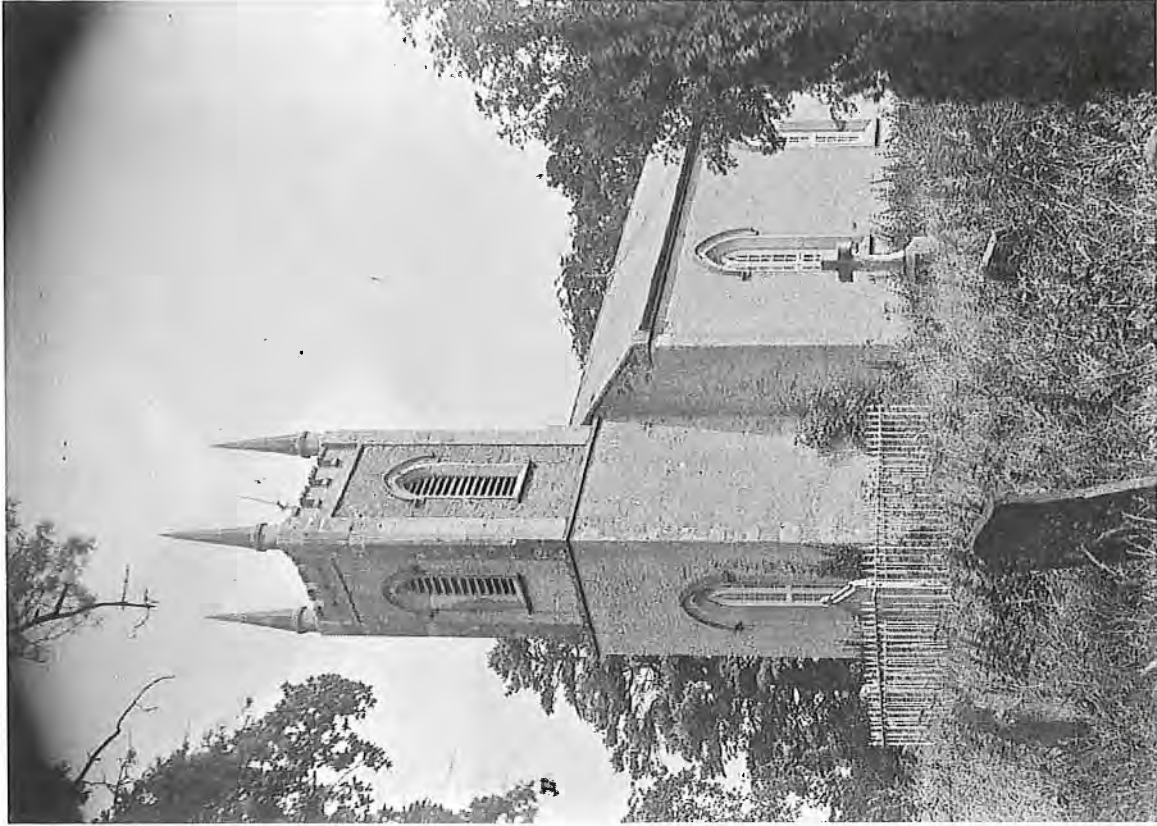
1.0 Context

2.0 Analysis

3.0 Proposal

4.0 Conclusion





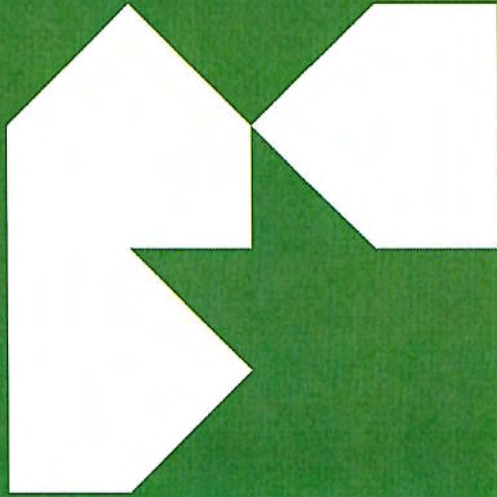
Historic photograph of  
St. Mary's Roman Catholic Church, Kilsaran

Kilsaran is a settlement in co. Louth which sits 400 metres directly south of Castlebellingham.

Although they are two separate settlements, due to their proximity to each other they were merged under one boundary in the County Development Plan 2015-2021. To avoid coalescing, an area of open space has been identified between the settlements. This was to enable each settlement to retain their individual character.

Castlebellingham's history is linked with the Bellingham family and the brewing industry. The town has a rich built heritage including Bellingham Castle and the picturesque group of Widows' Cottages. The Town Centre consists of a mixture of modest two-storey residential and commercial units. One exception to this is the former malt house, a three-storey landmark brick building which has been converted to commercial use at ground floor level with residential development above.

Kilsaran has a linear form and contains more contemporary housing developments and industries, but it still has some notable points and buildings of character. Bellingham Demense and the River Glyde are centrally located within the Castlebellingham/Kilsaran settlement boundary and make an important contribution to the landscape setting and character, with the mature trees in the settlements adding to both the character and sense of place.

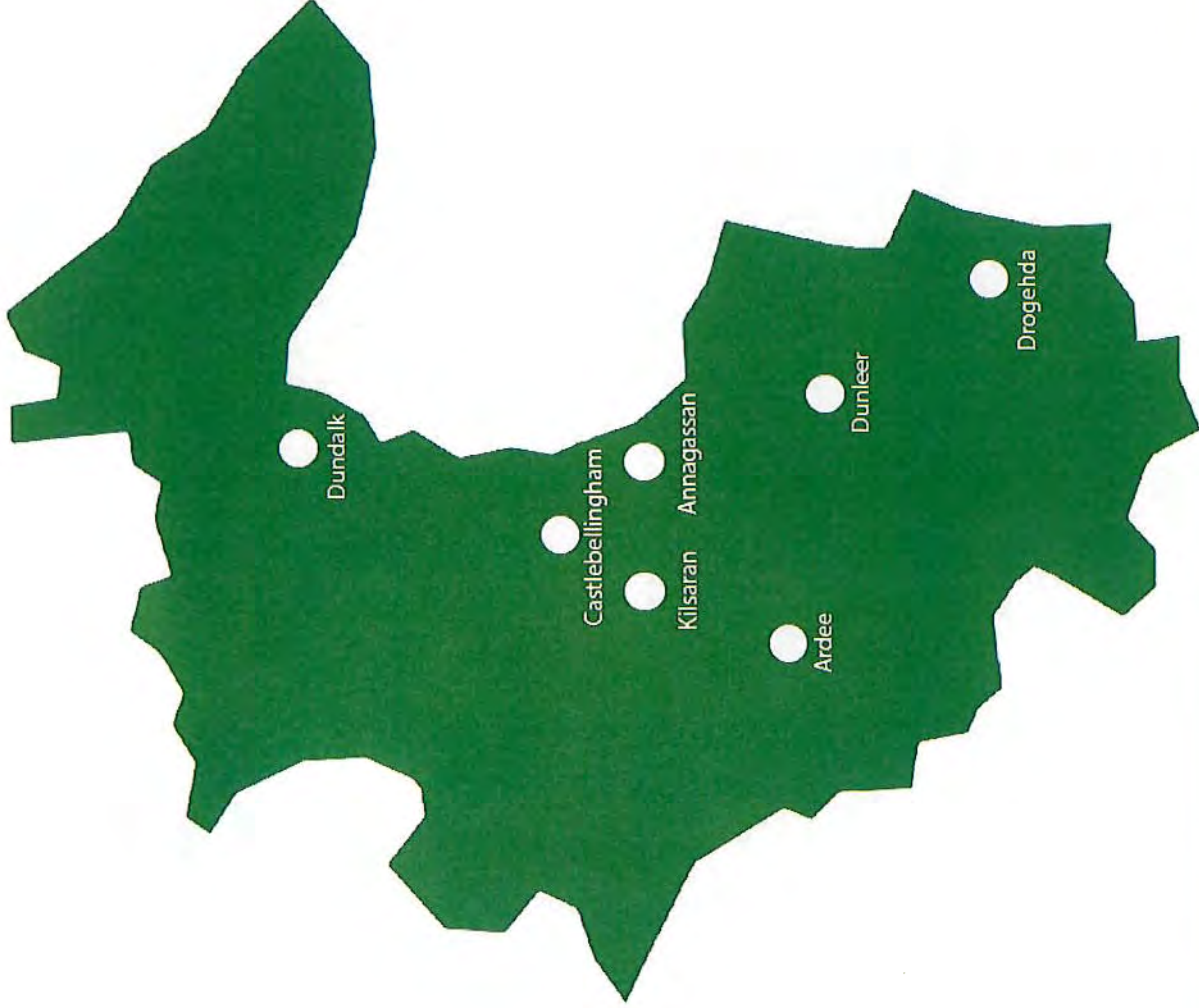


1.0 Context

Kilsaran is located along the R132 (the former Belfast to Dublin Road) south of Dundalk town and Castlebellingham village. The village is connected by road and regular public transport to neighbouring towns and villages.

Kilsaran is very well located in terms of its proximity to Dublin. It is approximately 50 minutes by car to Dublin airport and around 1 hour to Dublin City Centre.

Castlebellingham centre is around a 20 minute walk from Kilsaran with footpaths connecting the two villages.



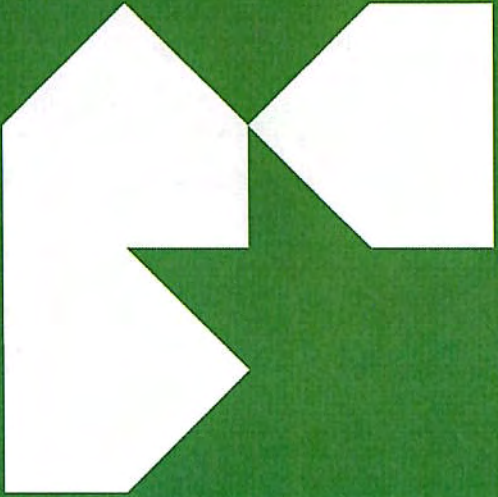
Dundalk



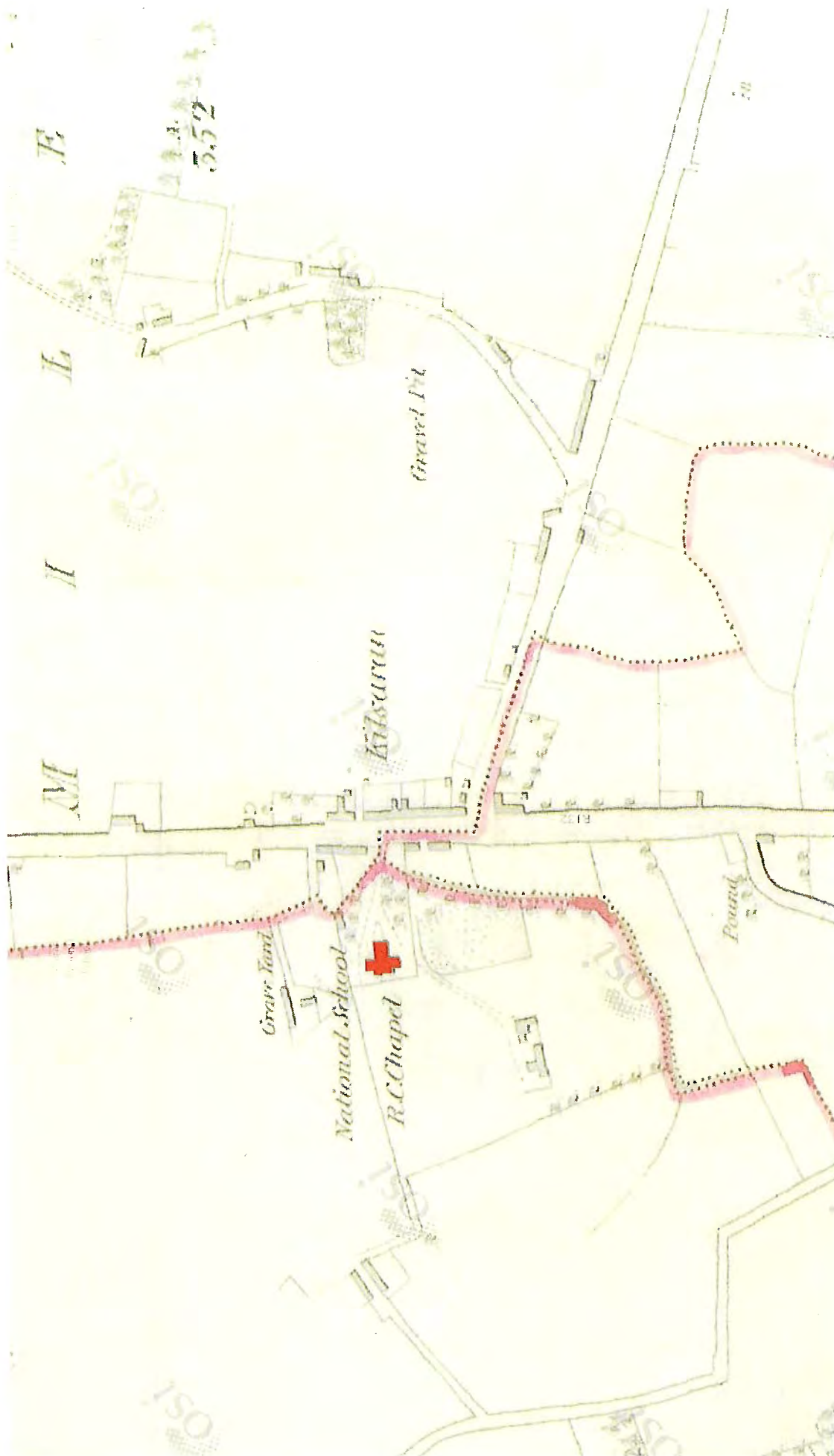
Castlebellingham



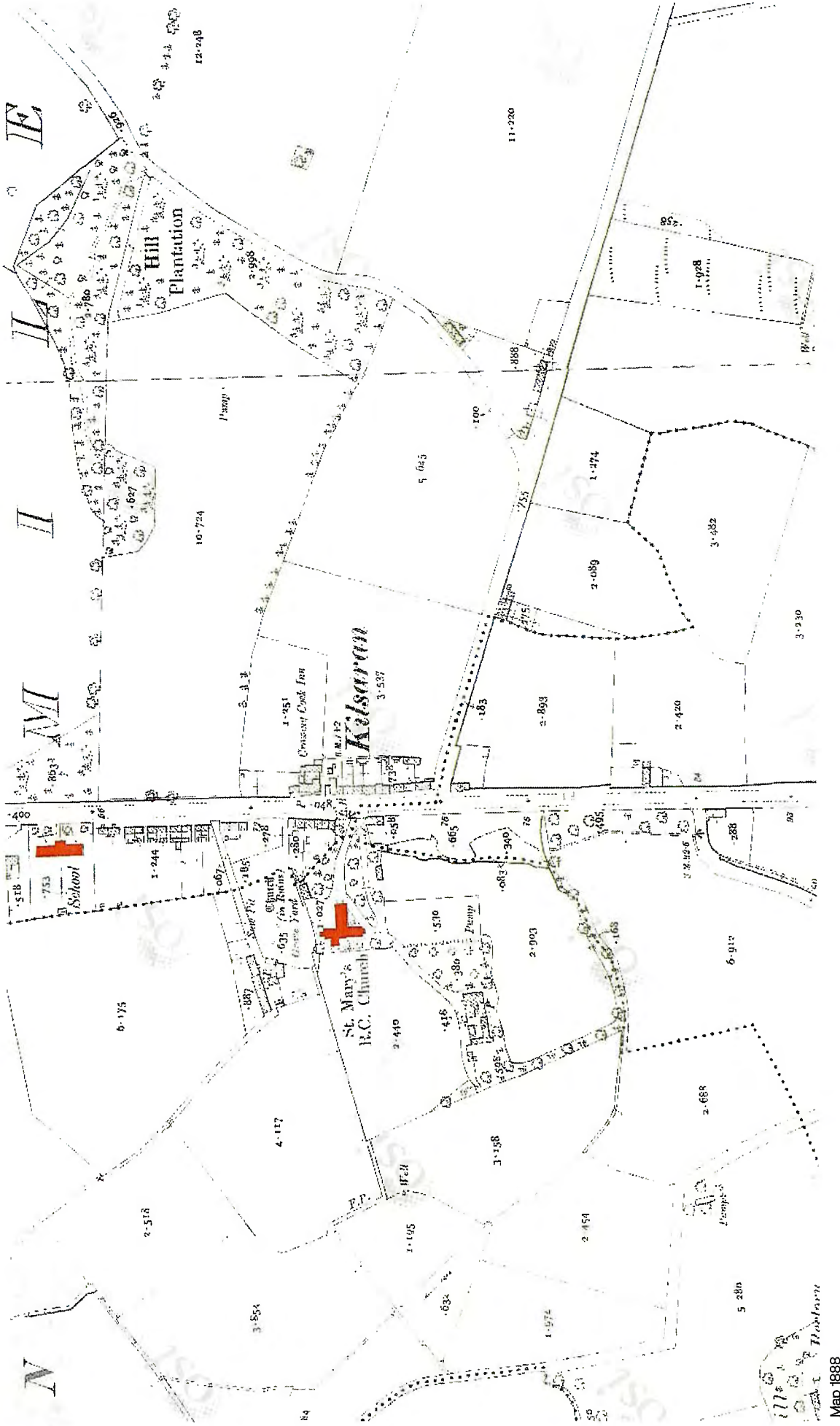
Annagassan



2.0 Analysis



Map 1837



Map 1888

## 2.1 Historic Maps



Aerial 1995

## 2.1 Historic Maps



Aerial 2000



Aerial 2005



Aerial 2020

The maps and aerial images illustrate that Kilsaran has changed very little over the years. If anything, recent changes have added to the decline of the area including the relocation of Kilsaran Concrete company and the closing of the Crowing Cock Bar and Nightclub.

The addition of new the M1 road has also contributed to this decline, but the area is still extremely well connected, with connections to the coast and natural attractions, as well as Belfast, Newry, Dundalk, Drogheda and Dublin. The area therefore has great potential to grow and develop, building on the village charm and character, and protecting and strengthening the local community.

**LEGEND**

**Land Use Category**

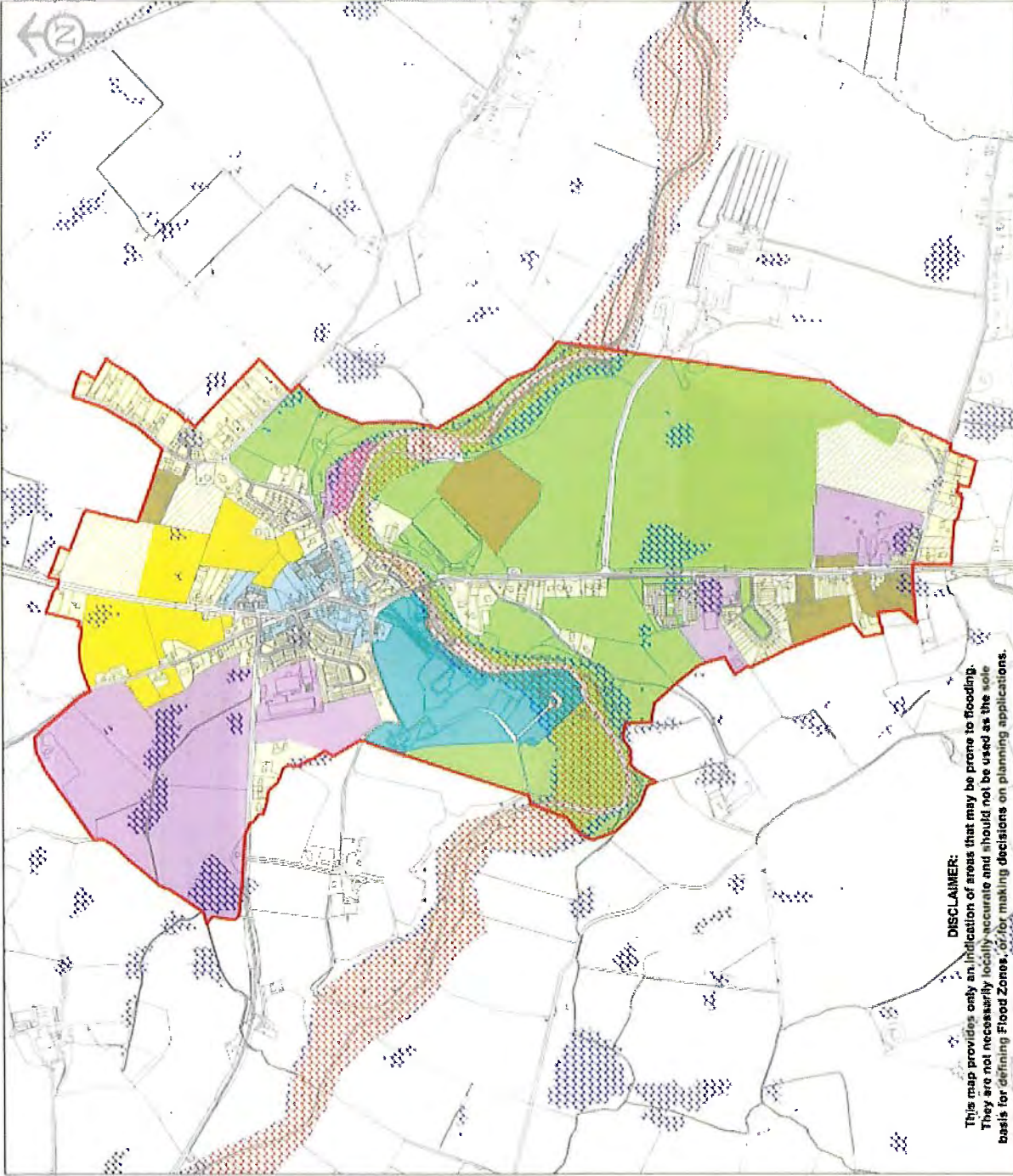
- A1 Existing Residential
- A2 New Residential
- B1 Town or Village Centre
- B2 Neighbourhood Centre
- B3 Retail Park
- B4 District Centre
- B5 Retail, Leisure and Recreation
- C1 Mixed Use
- C2 Port Harbour Area
- C3 Commercial and Business
- D1 Regeneration
- E1 General Employment
- E2 Business and Technology
- F1 Research, Education and Innovation
- G1 Community Facilities
- G2 Institutional Lands
- H1 Open Space
- I1 Tourism and Leisure
- J1 Transportation Development Hub
- J2 Public Infrastructure and Utilities
- K1 Agriculture
- L1 Strategic Reserve
- S0 Spot Objective (See Chapter 13)

**OPW PFRAM Study**

- Flood Zone A
- Flood Zone B
- Settlement Boundary

**OSI Vector Mapping**

- Vector Mapping



**DISCLAIMER:**  
This map provides only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications.



2.2 Louth County Development Plans

**LEGEND**

**Land Use Category**

- A1 Existing Residential
- A2 New Residential
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H3 Open Space
- I1 Tourism and Leisure
- I2 Public Infrastructure and Utilities
- I3 Strategic Reserve

**OPEN PYRAM Study**

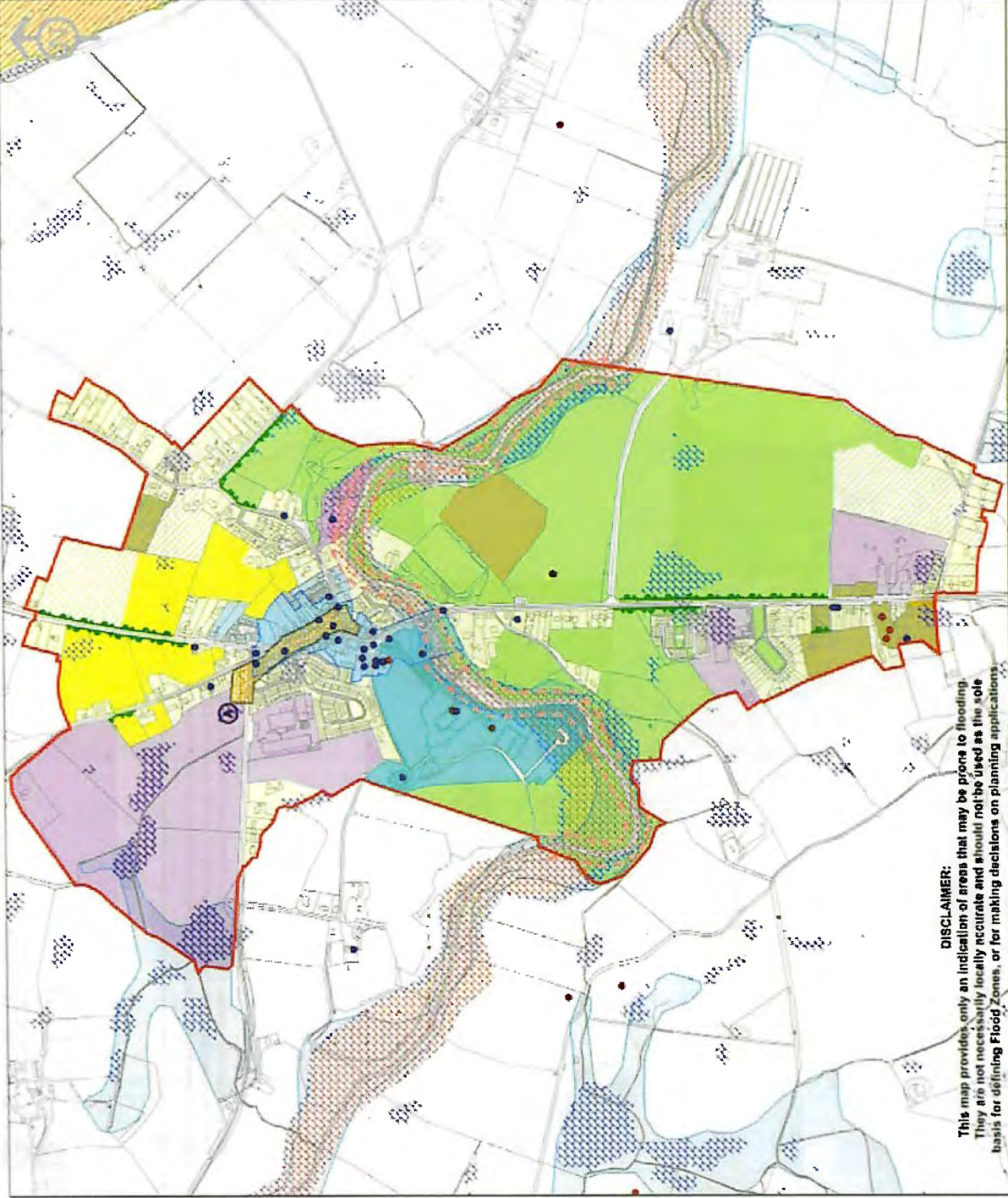
- Flood Zone A
- Flood Zone B

- Architectural Conservation Area
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Proposed Natural Heritage Area (PNHA)
- Stone Walls & Earth Banks
- Settlement Boundary
- Tree Preservation Order
- Trees & Woodland of Special Amenity Value
- Trees & Woodland of Special Amenity Value
- Trees & Woodland of Special Amenity Value
- Riparian Buffer Zone
- Potential Green Infrastructure
- Beneficial Land (BL)
- Site & Monuments (SM)
- Record of Protected Structures
- Discrete Mapping

**Views & Projects**

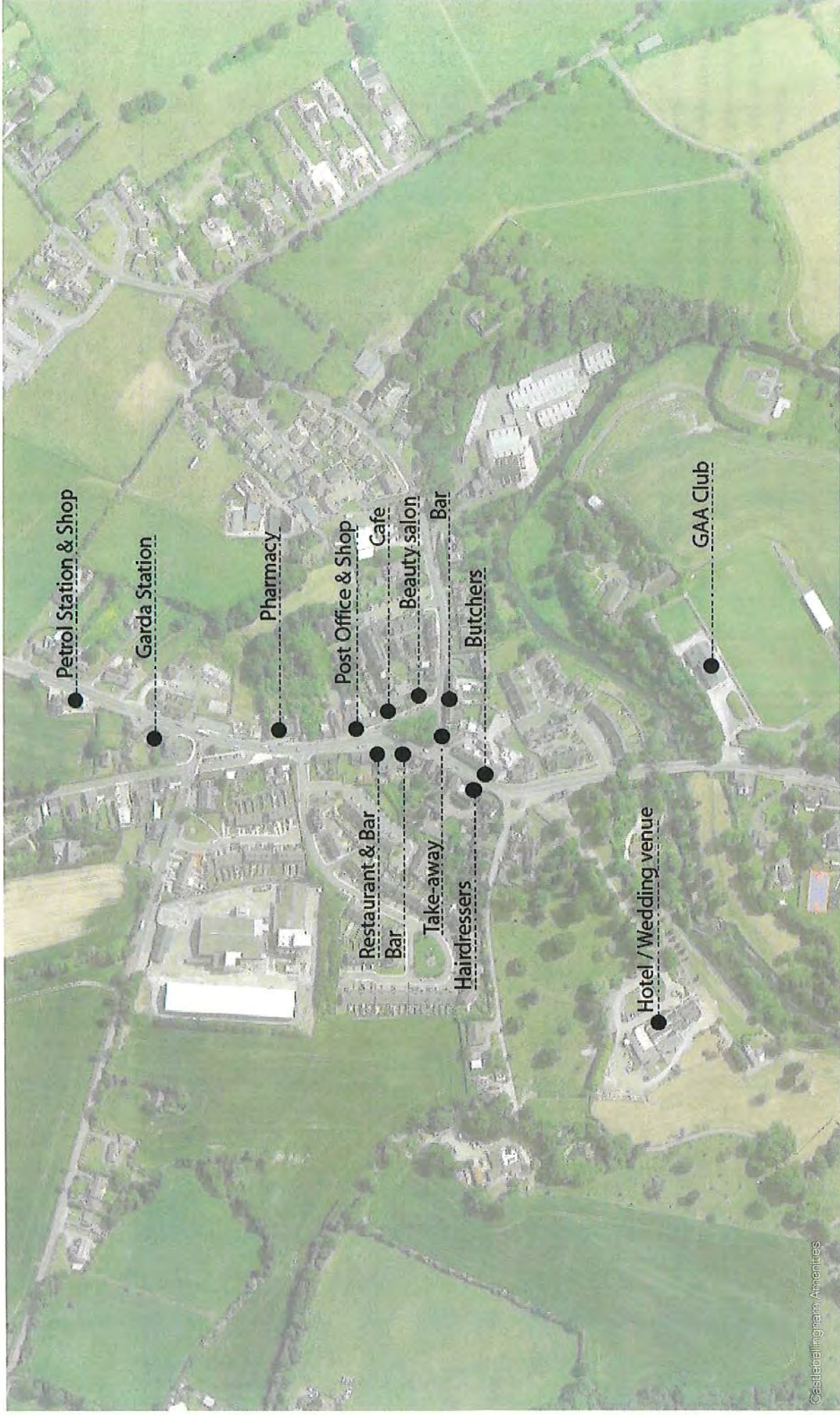
A or B see table 7 in Appendix B  
Green Infrastructure Strategy

ICD Developer Survey Report  
As right reserved Survey Number  
2020/04/0004/0004/0004/0004



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## 2.2 Louth County Development Plans



Castlebellinagh Amenities

### 2.3 Local Amenities

Though Castlebellingham is within close proximity of Kilsaran, there is a stark contrast in the amenities local to each village. These maps clearly illustrate Kilsaran's need for basic village facilities such as a pharmacy, medical centre, crèche, and convenience store.

It is important to note that whilst Castlebellingham already has this infrastructure in place, amenities in Kilsaran would lead to re-enforcing the village core and re-labelling Kilsaran as an attraction in its own right.



Kilsaran Amenities

## Nucleated VS Linear Settlement

Castlebellingham is a nucleated settlement in that the village is roughly circular in shape and located around a central point. Kilsaran is much more linear in nature, developing along the road edge to form a rectangular shaped village.

Following our studies we believe Kilsaran would benefit from having a focused central core, helping to protect its identity as a settlement of its own, rather than simply a through route to Castlebellingham. The R132 road is currently a dominating and potentially dangerous aspect of Kilsaran Village. We believe that traffic calming measures would have a significant impact on the road, creating a safer and more community focused centre, whilst encouraging development to occur outwards from the central core of the village.





Pride in local area, well maintained plant beds, pots and hanging baskets.



Residents waiting on the local bus



Busy primary school



Well maintained public spaces

As illustrated in the images adjacent there is already a strong community spirit in place in Kilsaran, as well as the ambition to create pleasant spaces and enhance the village. This could be significantly built upon with the correct strategy to create successfully designed and well used streetscapes.

In its present condition, with the recent demolition of the large factory buildings and previous demolition of the Bar & Nightclub in the village centre, Kilsaran is in need of an enhancement strategy with particular focus on re-establishing the village structure and creating a pedestrian focused public realm.



Domination of road



Previous site of Kilsaran Concrete Factory & Quarry



Bell's Newsagents for sale in 2014 & 2019

## 2.5 Current Condition

## 1. Creation of a Village Heart

Kilsaran is very linear in form and lacks a clear centre. Due to the connectivity between the local school and Church, the southern portion of the village is a clear location in which to create a new core.

## 2. Safe Street Design

The road through Kilsaran is very dominant and potentially dangerous due to its current characteristics. The introduction of safe street principles would contribute to a safe and active

## 3. Green Public Spaces

Kilsaran's public spaces are in much need of development and would benefit from being functionalised and integrated within the new core.

## 4. Central Community Hub

For Kilsaran to reinforce its village structure, it would be extremely beneficial to provide local facilities rather than depending on nearby towns and villages. These facilities could include neighbourhood uses such as a convenience store, pharmacy and medical centre.

## 5. Connection to Coast

Kilsaran is ideally located a short distance to the coast. The route out towards Annagassan links to a beautiful coastal route leading to Clogherhead and beyond.

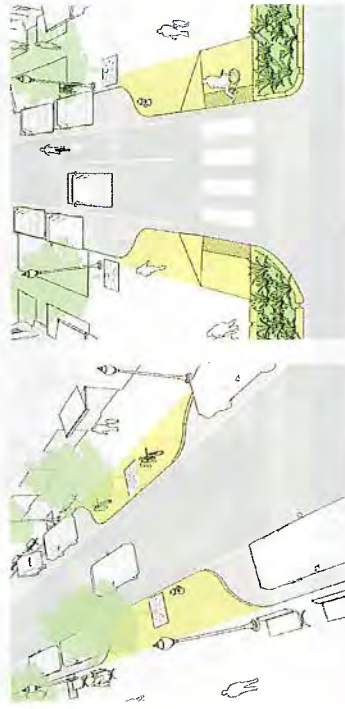
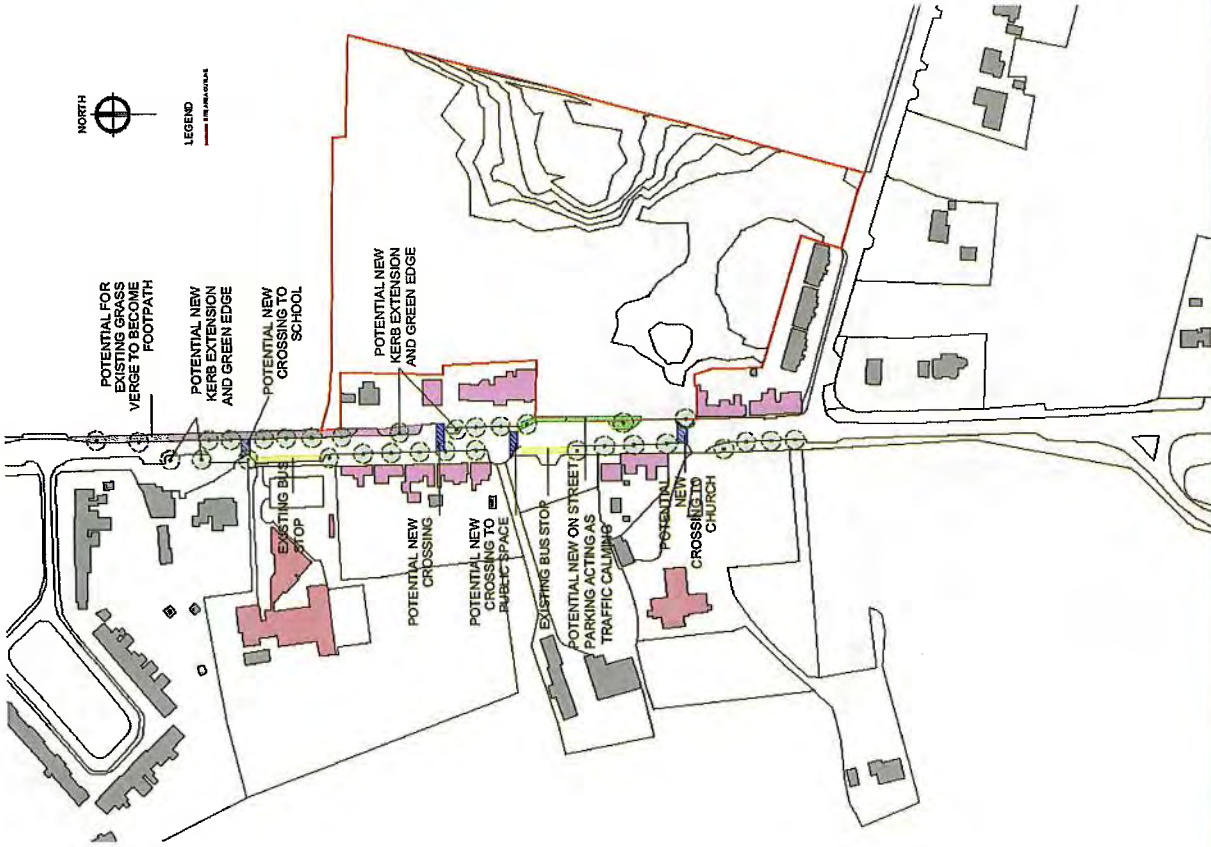
## 6. Opportunity Site

The old Kilsaran Quarry and Crowing Cock site is ideally suited for development. This area of Kilsaran is very much in need of enhancement and is key to the restructuring of the village core.

## 7. Possibility Site for Future Development



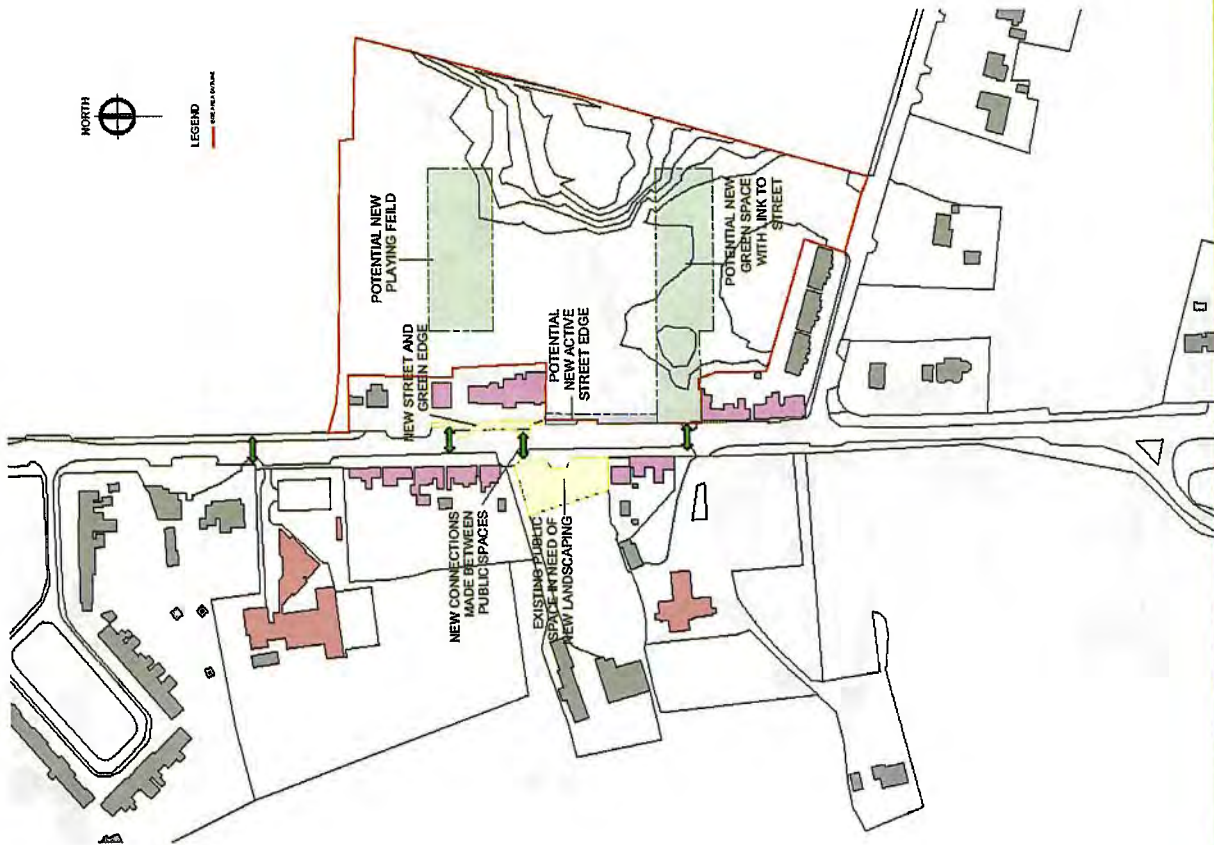
## 2.7 Village Strategy



New curb extensions and trees plant as traffic calming



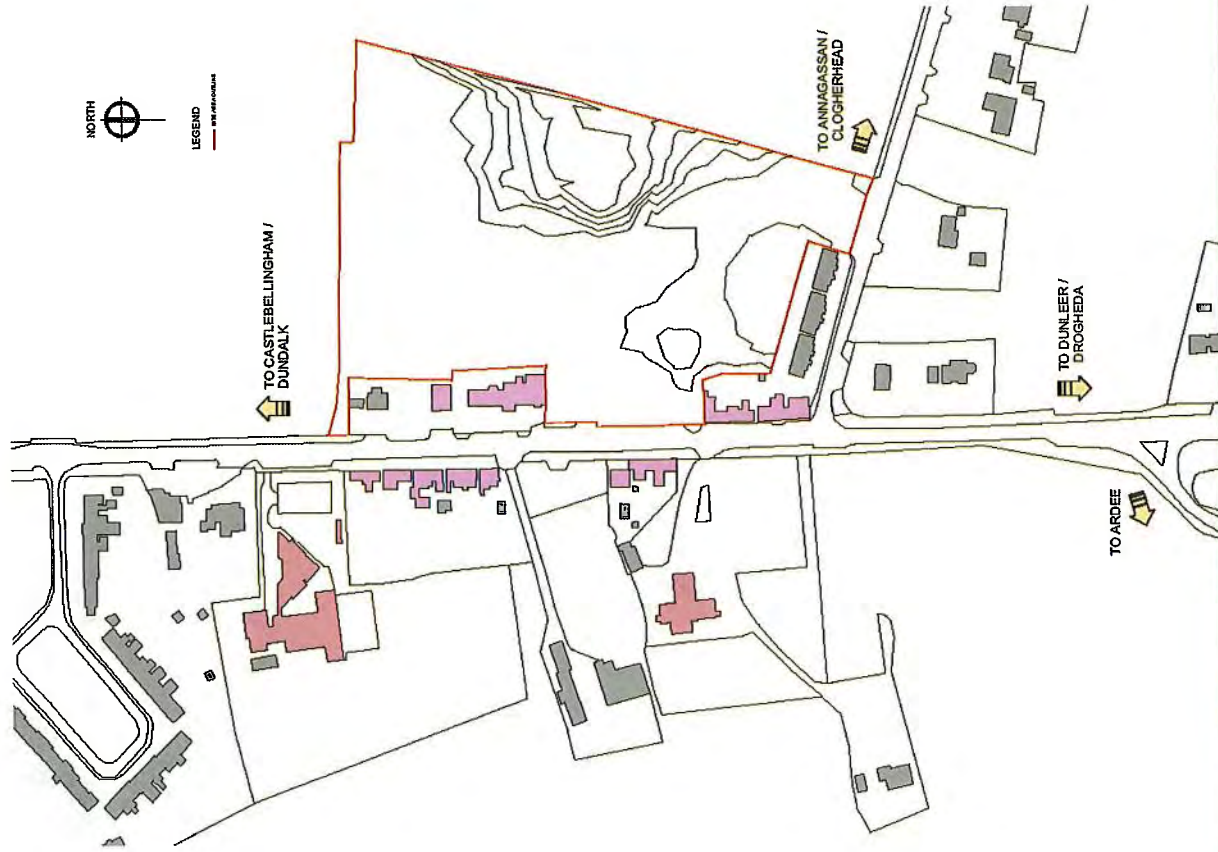
Sketch position of one of proposed crossings



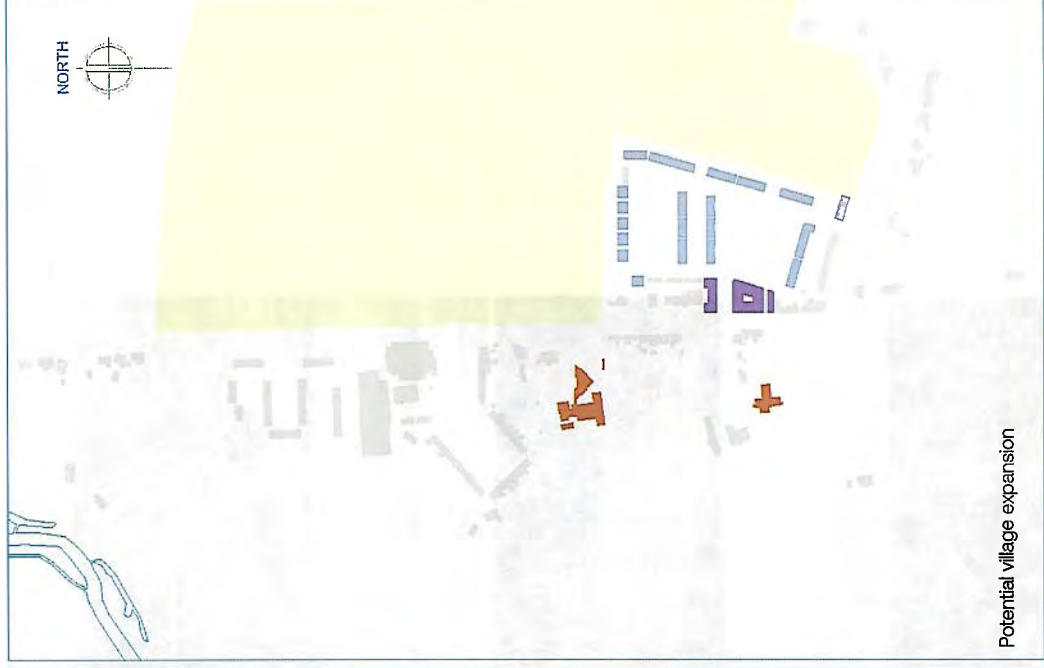
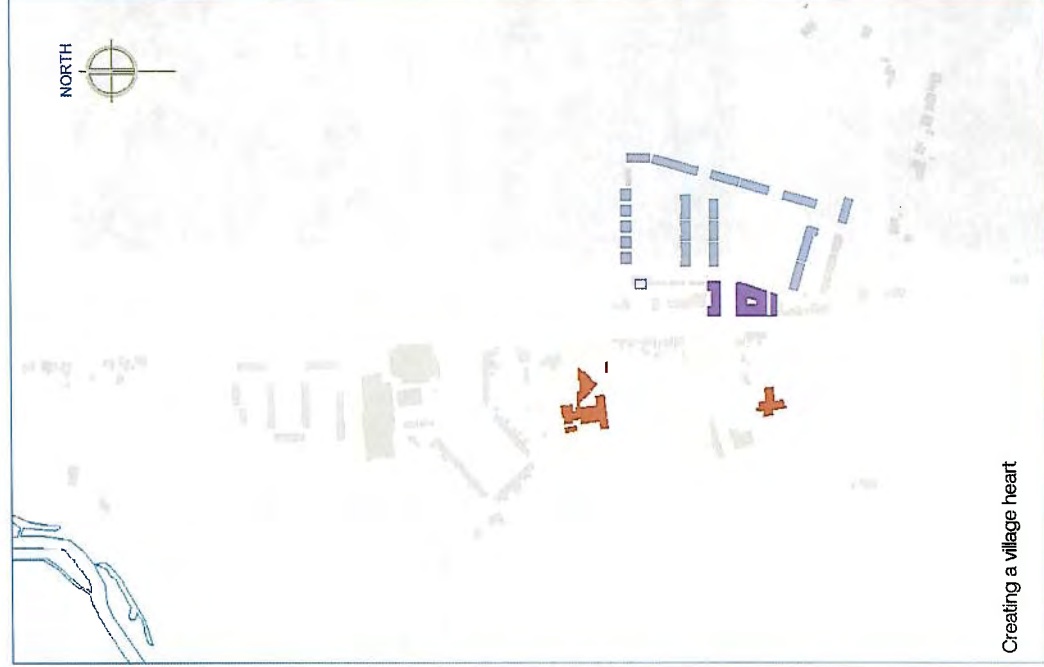
New village green with passive surveillance from new housing

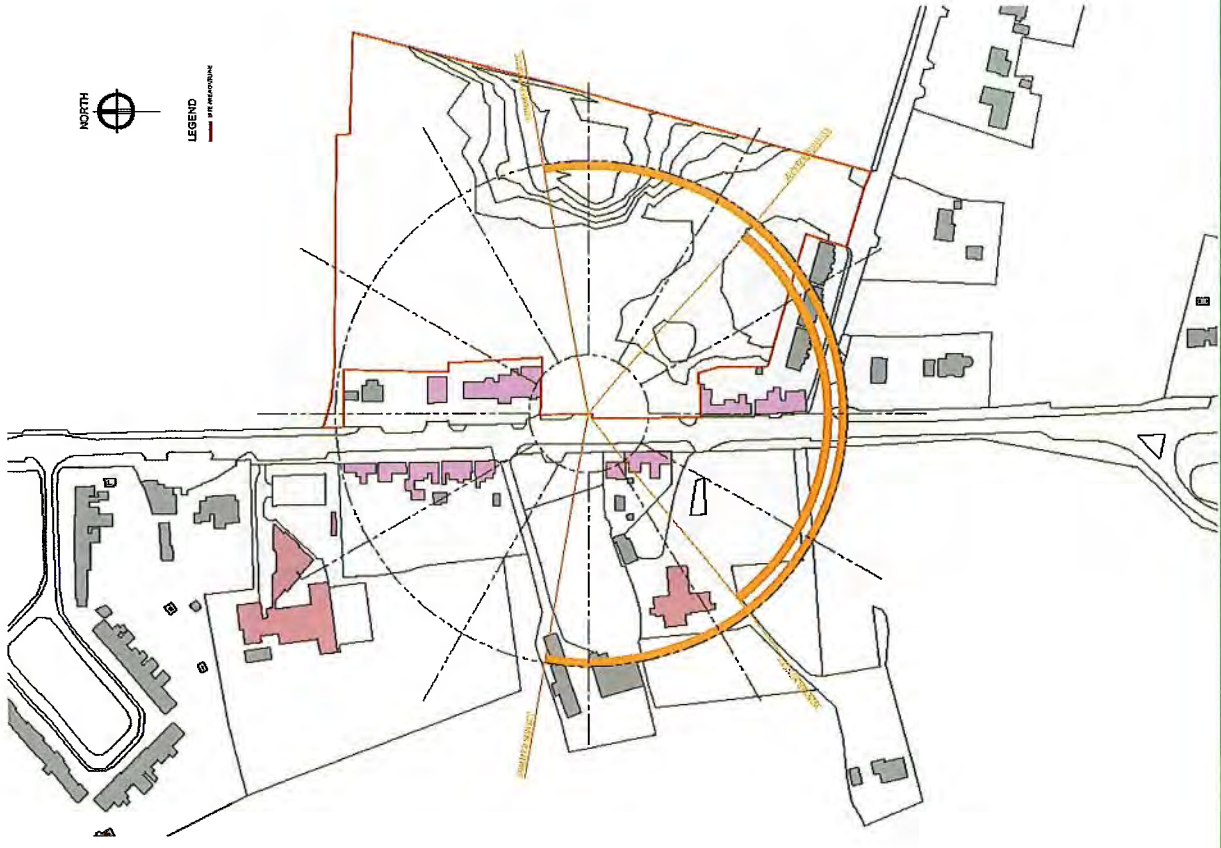
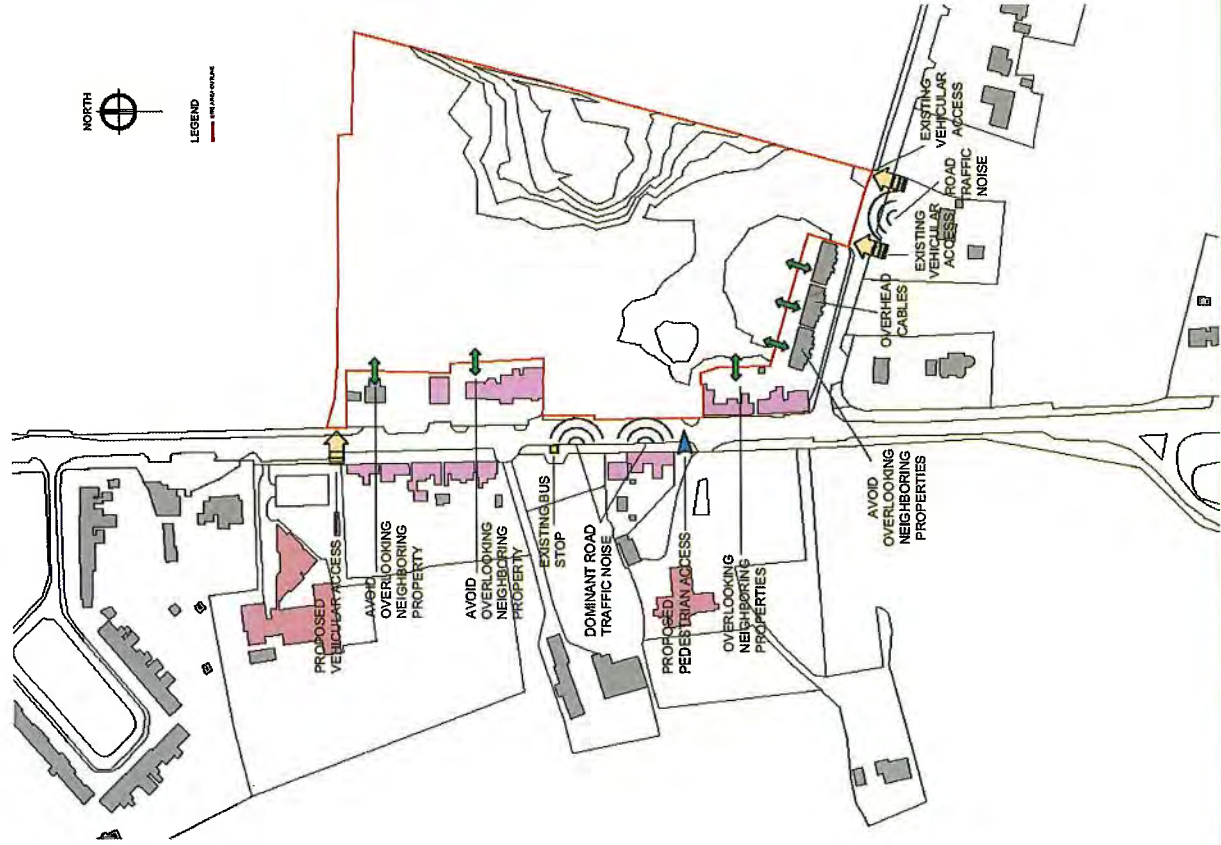


Existing public space could be developed to accommodate a weekly market or playground

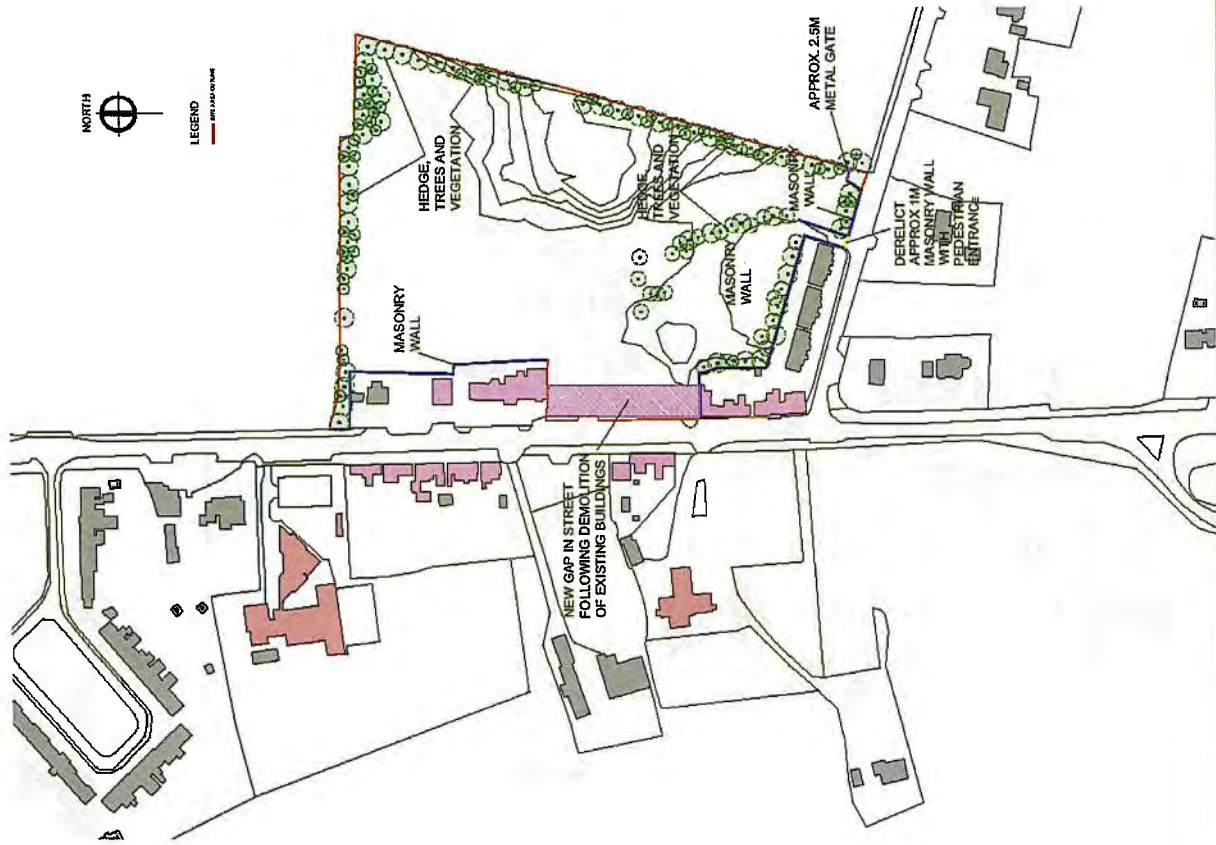


### 2.7.3 Connection to Coast

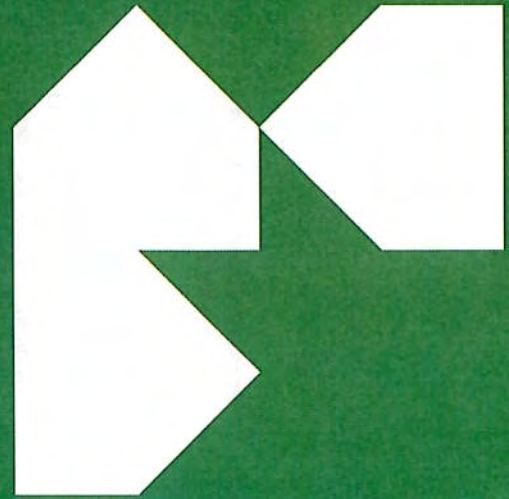




## 2.8 Site Constraints + Sun Path



## 2. Edge Condition



3.0 Proposal



Pedestrian focused urban realm...  
creating safe links to the school and church

Improved green infrastructure and biodiversity across the village.

Trees and planting contributing to a safe and engaging street scape with traffic calming measures.

Creating a village heart

Community services and much needed amenities at the core of the proposed improvements.

Strengthening the connection to the coast with development at a nodal point in the village.

Diverse housing types to accommodate family living, young professionals and the elderly

Potential connections to future development.

Green open spaces at the heart of the village forming a new village green.

Welcoming development embracing the street edge at every opportunity.

Development of this possibility site, at a nodal point in the village will create a new heart to Kilsaran, incorporating the principal amenities of the school and church and creating a hub for new community services.

The potential development will embrace the existing facilities by improving connections across the village with an enhanced public realm and a more pedestrian focused village streetscape.

A new village green with high quality green spaces will further engage pedestrian activity across the village with opportunities for outdoor play and exercise.

A mix of housing types would invite a diverse community, welcoming the young and the elderly.



Kilsaran model images of community open spaces



Kilsaran model images of community open spaces

### 3.2 Village Heart

Connectivity  
Playing Fields  
Solar Strategy  
Residential Housing  
Active Street Front /  
Neighbourhood Uses  
Community Green  
Community Hub  
Connection to Church  
Safe Streets

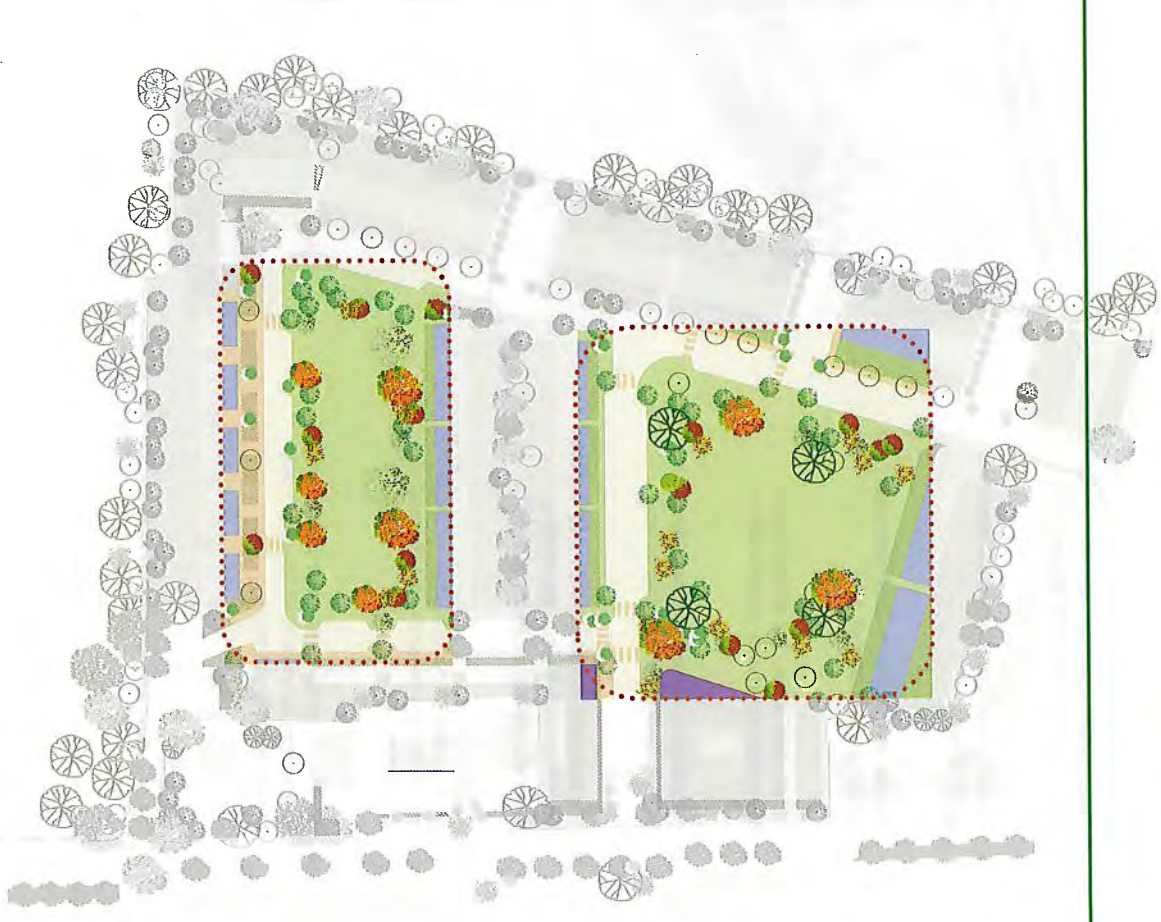


A new village green, play spaces and improved ecology and biodiversity are at the heart of the proposals.

High quality landscaping and open spaces to contribute to a rich outdoor environment for social interaction and play.

Due to its location, potential for connections and establishment of new services, this development lends itself to a climate resilient design proposal which embeds zero energy principles from the outset. The built form and green spaces have been laid out with these principles in mind. There is potential to promote energy efficiency across the future development of Kilsaran village through extensive use of renewable energy along with a reduction in Green house Gas Emissions.

The green spaces would be part of a pedestrian focused public realm and as such would be designed as a safe and engaging green environment conducive to lingering, socializing, playing, exercising and meeting others. Open spaces designed in this way could contribute to the amenity of the whole village and beyond.

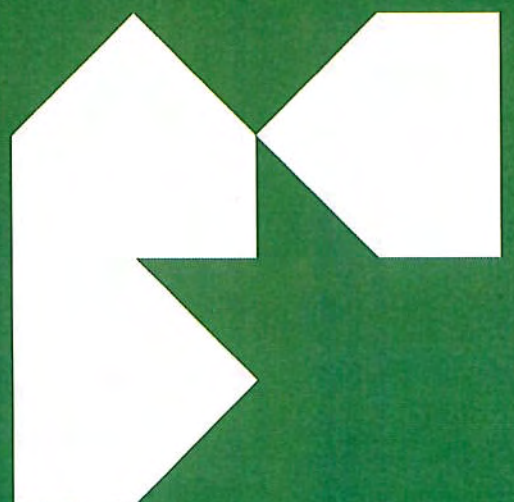


Kilsaran model images of community open spaces

### 3.2 Green open spaces



- Development of the old quarry site would create a new heart to the village.
- Providing essential services, amenities and public spaces.
- The site development would have green infrastructure at its core.
- Connectivity across the village would strengthen community opportunities.
- Pedestrian focused links would improve the existing road dominated environment.
- The built form and site layout would facilitate renewable energy strategies creating acclimate resilient response on the site.
- Green spaces would enhance the use of the site by the new residents and the existing community.
- Community services would be provided at the principal entrance to the site and would form a strong street edge.



The current condition in Kilsaran is a context overwhelmed by a roadway and the hostile hard surfacing as a consequence of the road. The village has developed over time in a linear way without a strong defined village core.

The enhancement plan aims to create a heart to the village, improve the public realm with a safer streetscape and green open spaces.

The old quarry site in Kilsaran is located at a prime nodal point in the village and as such has the potential to become the much needed focal point and new village heart for Kilsaran.

The new development consisting of housing and community facilities and service hub, has the potential to embed Zero Energy Neighborhood principles into the future of the village. A climate resilient response.

A development enriched with green open spaces and landscaping, incorporating traffic calming measures to create a safe and enjoyable public realm would contribute to an already strong local community.

By: KC, AC, IS & AMG

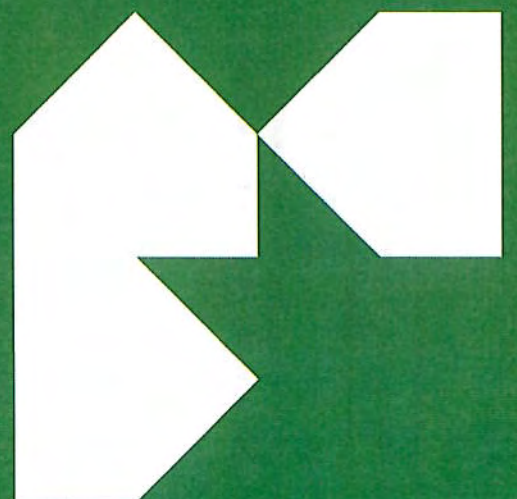
Van Dijk Architects

Quality Assessment

This Design Statement was reviewed and approved by:



## 5.0 Conclusion



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