

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No. 1 & Variation No. 2 on the 13th May, 2024 and Variation No. 3 on the 27th January, 2025, this Plan has now been superseded by the Consolidated version.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 and Character

Carlanstown is located to the north west of County Meath, on the N52 which connects Kells to Dundalk. The village is located 6km north west of Kells and within 14km of Junction 10 of the M3. The Moynalty River passes along the southern and western fringe of the village.

The village appears to date from the early 19th century, at the crossing point of the river, however, it is likely that there was human occupation in the area for centuries as suggested by St. Patrick's Well (potentially dating from the 5th century). Development in the early 19th century give the village its character today, comprising a wide main street defined to the east and west by formal rows of detached dwelling, some of which are protected structures. The river and bridge provide definition to the south. The fair green and mature trees to the north add to the village's formal character. The national school defines the entrance from the Moynalty Road. A consistent building line has been retained on both sides of the main street that give the village a formal quality. The assembly of buildings and setting of the village creates an attractive environment and provides the key elements to create a legible village core which has the potential to enhance the sense of place and identity of the village.

Position in Settlement Hierarchy	Village
2016 Population	664
2011 Population	631
Percentage Change 2011-2016	5.20%
Housing stock 2016	241
Number of units completed 2016-2019	14
Committed units not yet built	1

Population Projection 2027	764
Education Facilities	Carlanstown National School
Community Facilities	Post Office and St. Michael's GAA
Architectural Conservation Areas (ACAs)	None
Protected Structures	10
Zone of Archaeological Potential	There is a National Monument Services Zone of Archaeological Notification within the settlement area.
Natura 2000 Sites	None. The Moynalty River which straddles the southern development boundary of the village drains to the River Boyne & River Blackwater SAC and SPA.
Strategic Flood Risk Assessment	Flood Zones A and or/B on lands outside settlement centre to the south.
Water Services Infrastructure/Capacity	Carlanstown waste water treatment plant- capacity available. Kells water treatment plant- capacity available.

2.0 Vision

To define, consolidate and strengthen the existing urban structure in the village centre and encourage development which will consolidate the distinctive character of the village, and preserve

and enhance the quality of 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. Only natural/organic residential growth will be encouraged over the lifetime of the Development Plan in line with the Development Plan Core Strategy.

3.0 Opportunities

- The formal character of the village contributes to the quality of life enjoyed by local residents. However, the public realm is poorly defined with inconsistent provision of paths and poor delineation of vehicular and pedestrian areas within the village core.
- The fair green has evolved from a well-defined village green, to merely a junction of roads, with further loss of the identity of the space through the development of a dwelling within the space. The historic fair green is now an open and poorly defined entrance to the village. The village does not benefit from a focus, or civic space. However, there is potential to consolidate its identity and to enhance the physical environment to maximize the physical and social assets of the village, to encourage the development of a civic space for the benefit of the residents and visitors, and to deliver an improved sense of place and identity.
- The Deerpark is a significant land bank and is located proximate to the village centre. These lands can assist in addressing the needs of the community for additional community facilities.

4.0 Land Use Strategy

There are a number of key elements to the Land Use Strategy for Carlanstown;

- Consolidate the existing residential village character of the main street;
- Redefine the fair green as the commercial core and potential civic / community space;
- Integrate the natural and physical assets of the village, including enhancement of the public realm, through the development of pedestrian routes within and around the village including the river amenity, connecting existing areas of open space, and the provision of meaningful community uses within the village.

4.1 Settlement and Housing

The village benefits from a variety of dwelling types from the 19th and early 20th century. New residential areas are located to the eastern and western backlands of the main street comprising detached and semi-detached suburban type dwellings at Curragh Park, Curragh Wood, Village Green and Borora Crescent. Also to the north of the village comprises semi-detached single storey dwellings at Deerpark Heights and O'Chearbhalainn Crescent, a 'Serviced Residential Site' area, comprising a mix of residential types. All of the new residential estates would benefit from landscaping and enhancement of their amenity spaces.

Carlanstown has absorbed a significant number of new residential estates in the recent past. The capacity to accommodate additional multi-housing areas exists in potential infill sites to the east and west of the main street.

4.2 Economy and Employment

Carlanstown is identified as a Level 5 retail centre in the County Retail Hierarchy. It has a small range of retail and business services, including two local convenience shops, one incorporating a Post Office, a Pharmacy, two Public Houses, Salon, and Restaurant / Takeaway. The existing facilities serve the immediate needs of the village and rural catchment with the nearby town of Kells providing a broader range of services.

There has been no stated demand for enterprise development in Carlanstown. However, it is important to retain a site of an appropriate scale and in an appropriate location to cater for enterprise needs if such a demand arises. Such enterprise use is promoted in a central location and would contribute to the achievement of a more sustainable mix of uses within the village, which would allow residents to live and work locally.

4.3 Water Services Infrastructure

Carlanstown is served by the following water services infrastructure.

Water: Carlanstown is served by the Kells/Oldcastle Water Supply Scheme. Capacity on the pipeline serving Carlanstown is limited but considered adequate to meet the development and growth provided for in this 2021-2027 CDP. However, this will be kept under review.

Wastewater: The Carlanstown Wastewater Treatment plant serves the village. Spare capacity at this plant is limited. Developer contributions may be required to address the capacity constraint.

4.4 Movement

There are four main approach roads to Carlanstown. The principal approach roads are from Kells and Ardee along the N52 to the south and estate of the village respectively. The other main approach routes are from Moynalty and the Kilbeg / Nobber Roads, which enter the village from the north and north-east respectively and meet at the National School, before in turn meeting with the N52 to the north of the Main street.

In order to redefine the Village centre, this Plan retains the pre-existing objective to provide for an N52 Bypass of the village. These works would form part of any future By-pass of the town of Athboy.

While it is acknowledged that a Bypass of Carlanstown is not a priority scheme for Transport Infrastructure Ireland (TII), a further study to examine the national secondary network in the context of the National Planning Framework and connectivity of the regional centres is due to be carried out by the TII in due course. This could be significant for Carlanstown in terms of re-examining the N52 and potential investment opportunities that could arise. This route will serve to improve through traffic movements and will facilitate the enhancement of the environment and streetscape of the centre of Carlanstown.

This Plan proposes environmental improvements to improve pedestrian and cyclist movement within the village core, and rationalisation of car parking areas. The plan will allow for potential reconfiguration of the routes through the village as appropriate to facilitate these improvements.

4.5 Cultural and Natural Heritage

The built and natural heritage of Carlanstown is an important resource that must be protected and enhanced to contribute to the sense of place and identity. The protection of these resources and presentation of their heritage value are promoted in the Plan. This includes the protection of the buildings and structures of historical significance, enhancing the setting of the protected structures along Main Street and integrating St. Patrick's Well to the movement pattern within the village in order to enhance its appreciation.

4.6 Green Infrastructure

The landscape character of the village is defined by its topography, comprising relatively flat landscape to the south, that rises to the north east at Deerpark. The river flows to the south and west of the village and mature and attractive trees define the landscape setting of the main street,

the former fair green, and the entrance to the village from Moynalty and Kilbride. There are protected views from the bridge east and west of the bridge towards hedgerows, grassland, river and woodlands which provide a valuable setting that is intrinsic to the character of the village. There are two separate protected views to the south of the village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, of the Moynalty River and its associated bank verges. These views are identified on the land use zoning objectives map.

4.7 Social Infrastructure

Carlanstown contains one Primary School and a Post Office located in the convenience shop. St. Michaels GAA club is located outside the development boundary of the town on the N52 Road, and the clubhouse is used extensively by various community organisations for the catchment of the village. The Deerpark represents a key opportunity to provide further amenity facilities for the village and its hinterland. There are notable environmental qualities in the town, particularly the Moynalty River, however there is a distinctive lack of active recreational and community amenities.

The Carlanstown Community Plan was prepared under the Renaissance Breathing Life into Rural Villages by Meath Partnership in January 2013. A number of key projects in the Community Plan complement the Land Use and Village Strategy set out in the Plan. Community, Social and Recreational land uses have been retained in the land use strategy to facilitate potential additional facilities adjoining the National School and the Deer Park. Also, amenity walks are proposed along the river, within the village to connect to the Main Street, and St. Patrick's Well adjoining the Village Green.

4.8 Urban Design and Public Realm

Public realm improvements are proposed to enhance the environmental quality of the village to include the provision of additional and improved pedestrian paths, public lighting and landscaping, incorporating cycleways as appropriate. The definition of a village square and community space at the north of the main street is also proposed. The village would benefit from a rationalisation of pedestrian and parking areas to make more pedestrian friendly space to allow residents and visitors to linger.

This Plan promotes the creation of connections between existing communities and amenities within existing development areas, and as part of potential new development areas, in order to fully integrate pedestrian and cycle movement pattern through the village.

5.0 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

CAR POL 1

To define, consolidate and strengthen the existing residential urban structure in Carlanstown and encourage development which will consolidate the distinctive character of the village, and preserve and enhance the quality of 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

CAR 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 Carlanstown as set out in Table 2.12 of the Core Strategy is not exceeded.

CAR 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.

CAR OBJ 3

To support the integration of new development areas with proposed amenity walks, where possible.

CAR OBJ 4

To support the enhancement of the public realm within residential estates, to include landscaping, public lighting and continuity of footpaths, where possible.

Economy and Employment

CAR OBJ 5

To promote the development of Enterprise and Employments lands and ensure that any new development is connected to the village centre by way of public footpath and public lighting, and the provision of other necessary physical infrastructure and services.

Infrastructure

CAR OBJ 6

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

Movement

CAR OBJ 7

To support the provision of a new bypass of the N52 national Secondary Road through Carlanstown generally to the south east of the village

CAR OBJ 8

To facilitate the development of the proposed Village Square and Community Space, with necessary modifications to the road layout, to prioritise pedestrian and cycle movement patterns.

Cultural and Natural Heritage

CAR OBJ 9

To protect the significant stands of trees in the village as identified in the land use zoning map and listed below and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village.

1. A stand of poplars (*Populus*) to the east of the Moynalty Road.
2. A stand of sycamore (*Acer pseudoplatanus*) to the west of Moynalty Road.
3. A stand of aspen (*Populus tremula*) to the south of the Kilbeg/Nobber Roads.
4. A stand of cherry blossom (*Prunus serrulata*) to the front of the National School to the south of the Kilbeg/Nobber Roads.
5. A stand of sycamore (*Acer pseudoplatanus*) to the west of the junction of the Moynalty and Kilbeg/ Nobber Roads.
6. Two stands of willow (*Salix*) and other deciduous trees on the lands to the east of the National School largely along a field boundary.
7. A stand of sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*) and cherry blossom (*Prunus serrulata*) to the east of Main Street in the village centre.
8. A stand of sycamore (*Acer pseudoplatanus*) both to the south of J. Kiernan's Public house and Borora Crescent, and along the banks of the Moynalty River to the east of Carlanstown Bridge.
9. A stand of willow (*Salix*) and other deciduous trees along the banks of the Moynalty River to the west of Carlanstown Bridge extending along the River to the west of the village.

CAR OBJ 10

To facilitate, subject to appropriate environmental assessments, the development of amenity walks along the river and connecting to the village centre.

CAR OBJ 11

To preserve views identified on the land use zoning map including the view to the south of the village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, and the view of the Moynalty River and its associated bank verges from development which would adversely impact on the character and visual amenity of the landscape.

Social

CAR OBJ 12

To enhance community and recreational uses including support for the development of a children's play area within the village, and the identification of public open space along the river, and at Deerpark

CAR OBJ 13

To support the development of interconnected amenity walkways along streams and hedgerows, and to the archaeological site within and adjoining the village to facilitate an appreciation of the built and natural heritage within the village for residents and visitors and to enhance amenity uses and permeability of the village.

CAR OBJ 14

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

Urban Design and Public Realm

CAR OBJ 15

To support the development of a village square / community space at the former fair green as the commercial and community centre of the village, with access to St. Patrick's Well, and the development of a mixed-use development with the potential to provide commercial, employment, community and residential uses.

CAR OBJ 16

To support the enhancement of the main street to include the delineation of pedestrian and parking areas, public lighting and landscaping to create a high-quality residential street while integrating the existing commercial uses, shop and public house, to create a space for residents to interact and linger.

CAR OBJ 17

To enhance the entrance gateways to the village, Carlanstown Bridge, Moynalty Road / Nobber Road and Ardee Road in the form of public realm improvements incorporating branding for the village.

CAR OBJ 18

To ensure that all new development respects the scale, form and character of the village.