

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No. 1 & Variation No. 2 on the 13th May, 2024 and Variation No. 3 on the 27th January, 2025, this Plan has now been superseded by the Consolidated version.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

Kilmainhamwood is located in the northern part of County Meath, 16km northeast of Kells, 7km south of Kingscourt and 6km northwest of Nobber. The village is built on the Kilmainham River, north of Whitewood Lake, and is surrounded by productive agricultural land. Kilmainhamwood is a picturesque village. The built heritage comprises nineteenth century dwellings including vernacular two storey structures, formal dwellings, contemporary detached and semidetached suburban dwelling typology, as well as a retirement village and convalescence and care home all of which contribute to the character of the village.

Historically the village benefitted from mills, church and school along the river, and a constabulary police station, dispensary, and fair green in the village core. There was an annual fair held here in May of each year. The village green retains its character and scale, well defined by 19th century structures and characterised with mature trees within the space. The village developed in the 20th century south wards and to the east, between the road and the river, including residential and community uses.

The Drogheda - Navan - Kingscourt railway line, which was opened in sections by four railway companies between 1850 and 1875 lies to the east of the village. The Navan – Kingscourt section handled gypsum trains until 2001. The Kilmainhamwood Station is no longer in operation, but the former station building remains. It is proposed to develop the rail line as the Boyne Valley - Lakelands Greenway. The railway line and former railway station are located outside the development boundary.

Position in Settlement Hierarchy	Village
2016 Population	316
2011 Population	312
Percentage Change 2011-2016	1.20%
Housing stock 2016	148

Number of units completed 2016-2019	4
Committed units not yet built	0
Population Projection 2027	356
Education Facilities	Kilmainhamwood National School and KC Childcare Centre
Community Facilities	6
Architectural Conservation Areas (ACAs)	None
Protected Structures	8
Zone of Archaeological Potential	None
Natura 2000 Sites	The nearest Natura 2000 site is the Killyconny Bog (Cloghbally) SAC which is located approximately 11.4km to the south west.
Strategic Flood Risk Assessment	Manage flood risk and development in line with approved policies and objectives as set out in Vol. 1 Chapter 6: Infrastructure. A sequential approach within existing zoned development lands with potential flood risk will be applied.

Water Services Infrastructure/Capacity	Kilmainhamwood Wastewater Treatment Plant-Capacity Available. Kilmainhamwood Water Treatment Plant-Limited spare capacity.
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2.0 Vision

To define, consolidate and strengthen the commercial and historic village centre, and encourage development which will improve the character and structure of the village centre, and define the school and retirement home public spaces, and to preserve and enhance the quality of the village's built and natural environment, while catering for the needs of the entire local community to ensure the sustainable development of the village 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 historic village core is characterised by the historic fair green that is defined by early 19th century structures. The river bank contributes positively to the village character. There are two river walks one which connects the village core to the church grounds to the west, and the second walk that connects from the south east of the fair green east and then southwards along the river connecting the residential and community uses to the south of the village. Improved interconnection between both walks would improve continuity and the river walk amenity. A further extension of the walk to the lake to the south would significantly enhance the amenity of the village.
- The public realm is reasonably well defined with a continuous footpath connecting the core southwards along the road, and the river walk. However, delineation of pedestrian and vehicular areas within the core would improve the public realm, and improvements in continuity in pedestrian walks, and road crossings, and connection to the GAA grounds would enhance pedestrian amenity in the village.

- There is potential to consolidate the identity of the fair green, gateways, etc, to enhance the physical environment with public realm improvements and 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.

4.0 Land Use Strategy

In order to facilitate the delivery of the vision for Kilmainhamwood, a village strategy is proposed, which is complemented with the Land Use Zoning objectives for the village. There are a number of key elements to the Strategy; consolidation of the historic village centre; character of the streetscape; redefinition of the fair green as the commercial core and potential civic / community space; the integration of the natural and physical assets, including enhancement of the public realm development of pedestrian routes within and around the village including the river amenity; connecting the newly defined public spaces, and the provision of community and recreational 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 side of the approach road from the south, including the Kilmainhamwood retirement village and convalescent and care home, Edenwood housing development located opposite, Senator Farrelly Avenue residential development, and a small housing estate opposite the church, along the Chapel Road in the village core.

The contemporary retirement village, care and convalescent home provides a new centre of focus within the village and has the potential to positively contribute to the physical character of the village through public realm improvements and improved integration. The new residential areas are formally aligned between the road and the river. The mature trees along the road and views to the countryside allow them to integrate with their rural setting.

Kilmainhamwood has experienced limited development in recent years. There is capacity to absorb new residential development in a potential infill site to the west of the road opposite the Senator Farrelly residential development. This would allow for the consolidation of the linear nature of the village and would reinforce existing and future commercial and community uses.

4.2 Economy and Employment

Kilmainhamwood is identified as a level 5 retail centre in the County Retail Hierarchy. It has a small range of retail and business services including the nursing home, grocery store, and town public houses in the village core. The village would benefit from a greater range and variety of such facilities. The proximity of the village to Kingscourt is a deterrent to attract facilities other than to serve the immediate needs of the village and rural catchment.

However, the village benefits from a large population and visitors associated with the retirement village. Also, the village has potential to attract tourists; the historic built and natural heritage to the north of the town is an asset and should be maximized to a greater degree, including the river walks, church grounds and historic graveyard outside the boundary of the village; the potential development of the railway Greenway (to the east) has potential to increase the demand for tourist facilities; the development of the Community Centre also has the potential to provide a tourist destination together with the proposed community use.

The Council will support the creation tourist trail that could link Kilmainhamwood to other towns and villages in the area, and to support the provision of tourism facilities and complimentary commercial facilities. New commercial uses are promoted in a central location that would contribute to the achievement of a more sustainable mix of use within the village core.

4.3 Water Services Infrastructure

The village is served by the following water services infrastructure:

Water: Kilmainhamwood is supplied by the local groundwater boreholes and treatment plant. There is limited spare capacity.

Wastewater: The village is served by the Wastewater treatment Plant commissioned in 2010. It has adequate spare capacity to facilitate the development and growth provided for in this County Development Plan.

4.4 Movement

Kilmainhamwood has a simple road layout, comprising a single primary street with a junction at the river crossing to the north, and at the junction with the retirement home to the south, and river crossing to the east. It is well serviced with public paths along the eastern side of the main road, and an amenity walk along the river. However, paths are discontinuous. Also, there is no differentiation between pedestrian and vehicular surfaces in the village core.

Bus Eireann has a scheduled service twice daily which passes through the village and provides an important infrastructural link to Dublin, Navan, Nobber and Kingscourt.

This plan will promote sustainable modes of transport such as walking and cycling, through the development of permeable and connected streets and spaces, and the enhancement of pedestrian facilities. Additional footpaths are proposed to connect the node of community uses, including at the convalescent centre and retirement village, the school and the village core.

This plan will also promote liaison with NTA to provide a dedicated bus stop, and potential shelter to encourage more people to avail of public transport.

4.5 Cultural and Natural Heritage

Kilmainhamwood benefits from a rich cultural heritage and has the potential to enhance this heritage through public realm improvements and reuse, adaptation and infill of the existing built form, including the reuse and adaptation of the McMahan dwelling and garden for community use.

4.6 Green Infrastructure

The village is located at the edge of a narrow, steep sided river corridor covered in woodland, and is surrounded by productive agricultural land. The Kilmainham River passes through the village and development has mainly taken place to the south and west of the river. The land rises steeply to the north and west of the village, while to the south, stretching to Whitewood Lake, the terrain is mostly flat. There are views to the open countryside from the village, which contributes significantly to its character and setting. Mature trees along the river leading to the lake from the south of the village, also surrounding the church, and at the former village green, and along the roadway to the village, together with neat hedgerows all contribute to the character of the village core.

There are several mature and attractive trees as indicated in the Land Use Zoning map that should be protected as integral to the protection of the character of the village. This plan also promotes the

development of interconnected linear walks along the river and main street, which connects through existing developed areas.

Although the village and the surrounding environs hold environmental assets, none are designated at National or International or level; the village does not contain, nor is it adjacent to any Natura 2000 sites. However, the Kilmainham River which flows along the north and east of the village drains to Whitewood Lough and onto the River Dee which is in the Neagh Bann International River Basin District. The diversity of natural and semi-natural habitats in the Kilmainhamwood environs include; Hedgerow, grassland, river and woodland habitats are notable. This plan promotes a sustainable approach to future development to protect and conserve these amenities.

4.7 Social Infrastructure

Kilmainhamwood contains a National School, pre-school, retirement village, church, cemetery and GAA club and grounds. The village also benefits from an amenity path which follows the line of the river through the village and provides a valuable recreational route.

The Kilmainhamwood Community Plan was prepared under the Renaissance Breathing Life into Rural Villages by Meath Partnership in January 2013. The land use and village strategy put forward is complementary to a number of key projects identified in the Community Plan.

The Council will continue to work in partnership with the local community to maintain and enhance these existing amenities. In addition, this plan seeks to identify new opportunities to improve facilities and provide new amenities in the village, such as the implementation of the permitted development (i.e. community centre, open space etc.) at McMahons house in the village centre, and the enhancement of community walks. The land use zoning retains community uses that will facilitate the expansion of these uses.

4.8 Urban Design and Public Realm

This strategy promotes the enhancement of the entrance gateways to the village in the form of public realm improvements incorporating signage / branding for the village.

The village core is defined by the linear space in the village centre. Public realm improvements are proposed to enhance the environmental quality of this space, to include the provision of additional and improved pedestrian paths, public lighting and landscaping, incorporating cycleways as

appropriate. It is also proposed to enhance the public realm at the existing schools, adjoining the GAA grounds, and at the entrance to the convalescent centre and retirement village. This is to consolidate the identity of these areas, and to enhance pedestrian accessible to these uses, making the pedestrian friendly spaces and which would allow residents and visitors to engage more with the facilities available within the town.

5.0 Village Development 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:

KILM POL 1

To define, consolidate and strengthen the commercial and historic village centre of Kilmainhamwood, and encourage development which will improve the character and structure of the village centre, 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

KILM 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 Kilmainhamwood as set out in Table 2.12 of the Core Strategy is not exceeded.

KILM OBJ 2

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

Economy and Employment

KILM OBJ 3

To support the enhancement of the tourist identity of the village to link Kilmainhamwood with other towns and villages and support the development of facilities to in response to the potential demand.

Infrastructure

KILM OBJ 4

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

KILM OBJ 5

To promote more sustainable form of transport, including the provision of new pedestrian paths including; retail, enterprise, and residential public lighting, and traffic calming measures.

KILM OBJ 6

To liaise with NTA and other relevant organisations to seek the provision of a dedicated bus stop and shelter at a suitable location to encourage more people to avail of public transport.

Cultural and Natural Heritage

KILM OBJ 7

To promote the development of the Boyne Valley – Lakelands Greenway and to explore pedestrian and cycle connections from the former rail station to the village centre (refer to Obj 1 on land use zoning map).

KILM OBJ 8

To continue to work with the community (refer to Obj 1 on land use zoning map) to enhance the biodiversity of river linear walks, and integration with proposed new walks through the village.

KILM OBJ 9

To promote the preservation of individual trees or groups of trees or woodlands as identified on the Heritage Map (Sheet No. 16b) and to manage these trees in line with arboricultural best practice.

Social

KILM OBJ 10

To support the development of community and recreational uses including support for the development of a children's play area within the village as permitted, the enhancement of the river walk, and the potential development of community allotments adjoining the river walk.

KILM OBJ 11

To support the completion of the works to the McMahon house and garden to provide additional community facilities.

KILM OBJ 12

To facilitate and support the implementation of the Kilmainhamwood 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

KILM OBJ 13

To enhance the entrance gateways to the village, from Moynalty, Kingscourt, and Nobber in the form of public realm improvements incorporating branding for the village.

KILM OBJ 14

To support the enhancement of the fair green, to include improved delineation of pedestrian and parking areas, public lighting and landscaping to create a high-quality village square and focus for the village to create a space for residents and visitor to interact.

KILM OBJ 15

To support the enhancement of public realm improvements, roadside boundaries adjoining the existing community uses, school and pre-school facilities and entrance to the GAA grounds.

KILM OBJ 16

To support the enhancement of the public realm of the retirement village to include landscaping and creating of a public space at the entrance to the village, to create a sense of arrival, place and identity for residents and visitors.

KILM OBJ 17

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