

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

KNOCKBRIDGE

Volume 2
Small Towns and Villages

10. KNOCKBRIDGE

10.1 Context/ Character

Knockbridge is a small crossroad settlement located along the R171, approximately 6 km southwest of Dundalk. The crossroads provide a natural focal point for the village with the configuration of buildings around the crossroad adding to the sense of place.

The remainder of the village consists of a mixture of detached dwellings with varied setbacks and residential developments accessed off single entrances. Any future development ought to protect and enhance the village's streetscape.

Table 10.1: Settlement Overview

Settlement Overview - Knockbridge	
Position in Settlement Hierarchy	Village
2016 population	667
2011 Population	583
Percentage Change 2011-2016	14.4%
Housing Stock 2016	247
Residential Units granted since 2015	No recent residential development
Education Facilities	St Mary's National School
Community Facilities	St Mary's Parish Hall crèche, preschool, church, recycling facilities, shop
Architectural Conservation Area (ACA)	No
Protected Structures	1
Zone of Archaeological Potential (ZAP)	No
Views and Prospects	No
Adjacent to European Site	No
Strategic Flood Risk Assessment	Pluvial flooding is identified on lands within the development boundary. Manage flood risk and development in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities
Water Services Infrastructure/Capacity	Knockbridge is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing. There was available capacity in the Knockbridge Waste Water Treatment Plant at the time of writing.

10.2 Opportunities

- Enrich the streetscape through public realm improvements.
- Improve pedestrian safety and connectivity within the village centre and provide greater connectivity to adjoining recreational facilities.

10.3 Settlement and Housing

The population of Knockbridge grew steadily from 2002 to 2016. However, in more recent years there has been limited development activity, which may reduce the rate of population growth.

This Plan will promote a policy of consolidation focused on localised growth through the development of infill and brownfield lands. Any development shall respect the character and setting of the village and make a positive contribution to its built environment.

10.4 Economy and Employment

Knockbridge is identified as a Level 4 retail centre in the County Retail Hierarchy.

The village has a Jobs:Workforce ratio of 0:26. A grain store is the largest employer in the village, with the school, crèche and shop also providing employment. This Plan will continue to support existing employment generating development in the village and will seek to facilitate any proposed economic investment that will provide opportunities for locally based employment.

To the south west of the settlement an area, which includes the grain store, has been identified and zoned for General Employment use. These lands have the capacity to facilitate local enterprises or employment generating development.

This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

There are various events and festivals organised in Knockbridge throughout the year. This Plan recognises their importance in attracting visitors and strengthening the community.

10.5 Water Services Infrastructure

Knockbridge is served by the following water services infrastructure:

Water: Knockbridge is located within the Cavan Hill and North Louth Water Resource Zone, which had capacity available at the time of writing.

Wastewater: There was available capacity in the Knockbridge Waste Water Treatment Plant at the time of writing.

10.6 Movement

Knockbridge is located along the R171, which connects with Ardee to the south and Dundalk to the north.

The village is served by the Dundalk to Ardee public bus route, with seven services operating in either direction from Monday to Saturday.

The village would benefit from improved bus infrastructure including a bus shelter and seating. Due to the village's location along the R171 it experiences considerable through traffic. This is exacerbated by its crossroads location and often results in conflict between vehicular and pedestrian movements. In order to improve road safety within the village, a number of measures are required.

This includes the identification of clearly defined ingress and egress points at the church car park and the provision of a new pedestrian crossing in the vicinity of the church and school.

The delivery of a comprehensive network of footpaths including a footpath parallel with the church car park and to the east of the village as far as Stephenstown Pond (via the GFC grounds) would enhance pedestrian and cyclist priority. The development of the latter would also offer greater access to recreation facilities.

10.7 Natural and Built Heritage

One of Knockbridge’s greatest assets is its scenic rural setting. Sited in a relatively elevated location in this rolling landscape, views, particularly of St Mary’s Church, are available from considerable distances in the surrounding countryside.

To retain and enhance the village setting it will be important that any future developments take cognisance of the village’s location within the landscape.

There is one Protected Structure within the village boundary as detailed in Table 10.2, the location of which is illustrated in the Knockbridge Composite Map.

Table 10.2: Protected Structures in Knockbridge

ID Number	Name
Lhs011-024	St. Mary’s RC Church Knockbridge c. 1830

10.8 Social Infrastructure

Knockbridge has a range of facilities including a community centre, primary school, Church, and crèche.

St. Brides GFC grounds and Stephenson Pond are located to the east of the village boundary.

10.9 Urban Design and Public Realm

The Town and Village Renewal Scheme is a funding mechanism designed to rejuvenate rural towns and villages throughout Ireland. Projects eligible under this scheme include environmental improvements and public realm projects, such as upgrades to civic spaces, and investment in street furniture, footpaths, and cycle ways. This Plan will support any funding applications under this scheme or similar schemes that would enhance the public realm, built environment, and environmental quality of Knockbridge.

In conjunction with the provision of ingress and egress points to the church car park an opportunity exists to enhance its public realm through the provision of hard and soft landscaping thereby improving the overall streetscape and increasing the attractiveness of the village.

10.10 Policy Objectives

The Policy Objectives set out below are in addition to those included in the Written Statement in Volume 1 of the County Development Plan. To avoid repetition Policy Objectives have only been restated where they have particular relevance to the settlement.

These should therefore be read in conjunction with the Policy Objectives and Development Standards and Guidance set out in Volume 1 of the County Development Plan.

10.10.1 Settlement and Housing

Policy Objective

KNOC 1	To support the role of Knockbridge by facilitating development that will contribute to the character of the village, and complement and enhance the quality of the village's attractive built and natural environment .
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Policy Objective

KNOC 2	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the housing allocation for Knockbridge is not exceeded.
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Policy Objective

KNOC 3	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.
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10.10.2 Economy and Employment

Policy Objective

KNOC 4	To ensure that the Village centre is the priority location for new commercial, retail and mixed use developments thereby creating opportunities to live, work and shop within the village and reduce the need to travel by private car.
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Policy Objective

KNOC 5	To promote and facilitate the provision of a range of employment and enterprise units of an appropriate scale on lands zoned for General Employment uses.
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Policy Objective

KNOC 6	To encourage the return of vacant buildings in the Village centre to uses which complement the existing scale and character of the settlement.
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Policy Objective

KNOC 7	To support and promote sustainable tourism development in Knockbridge including the provision of heritage trails.
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Policy Objective

KNOC 8	To support and promote various festivals and events.
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10.10.3 Infrastructure

Policy Objective

KNOC 9	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Knockbridge within the Plan period.
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Policy Objective

KNOC 10	To support existing public, community and sporting facilities and the provision of any additional facilities.
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Policy Objective

KNOC 11	To support the progression and delivery of social and community projects.
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Policy Objective

KNOC 12	To avoid land uses or development identified as 'highly vulnerable development' in Table 3.1 of <i>'The Planning System and Flood Risk Management Guidelines (2009)'</i> on lands at risk of flooding and where development in floodplains cannot be avoided, take a sequential approach to flood risk management based on avoidance, reduction and adaptation to the risk.
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10.10.4 Movement

Policy Objective

KNOC 13	To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.
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Policy Objective

KNOC 14	To facilitate with service providers the provision of bus infrastructure within the village.
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10.10.5 Natural and Built Heritage

Policy Objective

KNOC 15	To protect and enhance the unique characteristics and setting of Knockbridge including its built and natural heritage.
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Policy Objective

KNOC 16	To promote the preservation of significant trees, and hedgerows including those identified on the Composite Map and to manage these trees in line with arboricultural best practice.
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10.10.6 Urban Design & Public Realm

Policy Objective

KNOC 17	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Knockbridge.
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Policy Objective

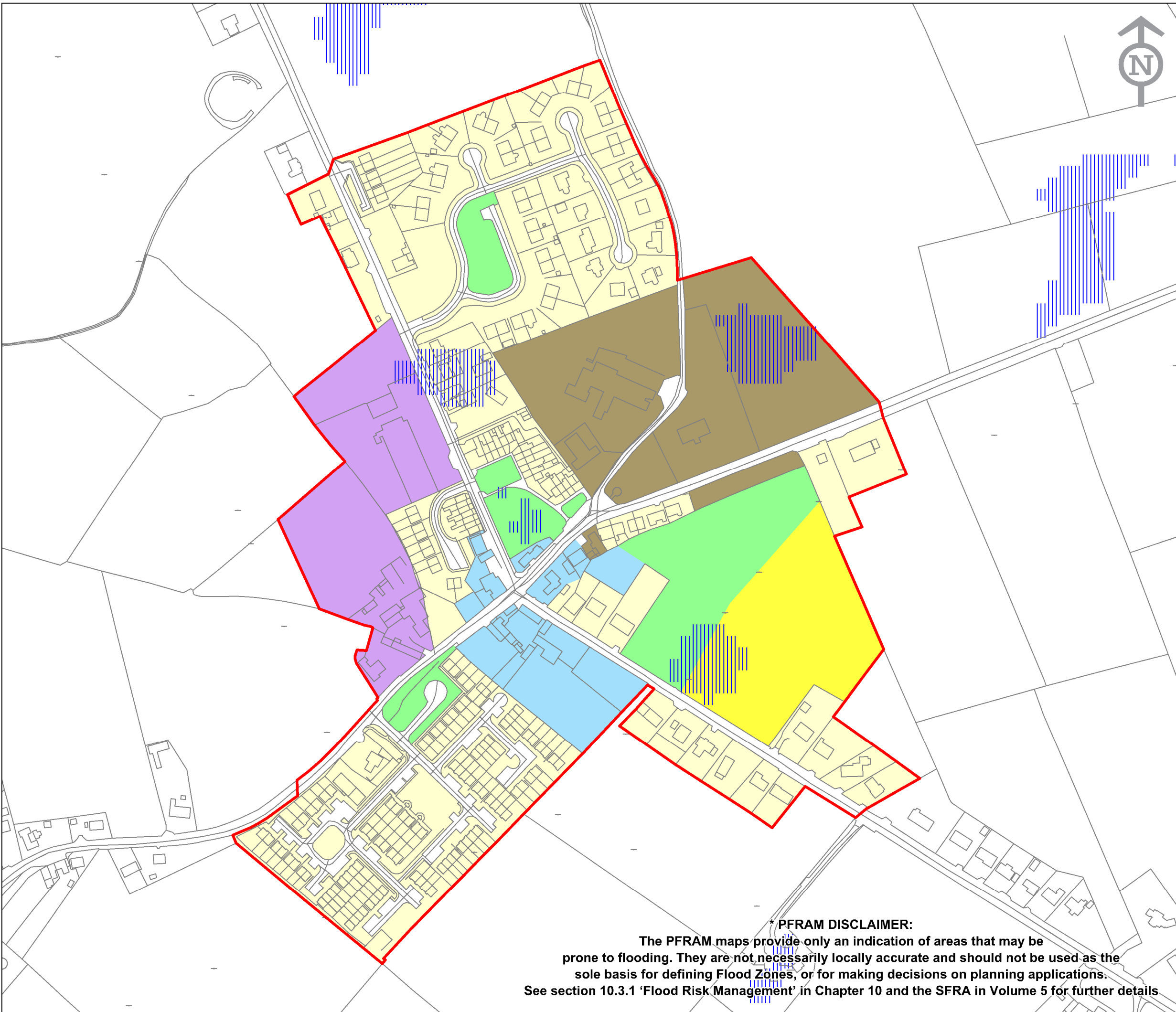
KNOC 18	To protect and enhance the character of the village by requiring that the height, scale, design and materials of any proposed development has regard to the character of the village and does not diminish its distinctiveness of place.
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Policy Objective

KNOC 19	To seek to enhance the streets and spaces within Knockbridge through public realm improvements.
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Policy Objective

KNOC 20	To seek to provide designated ingress and egress points to the church car park in conjunction with public realm enhancement, including provision of hard and soft landscaping.
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LEGEND

Land Use Category

- A1 Existing Residential
- A2 New Residential Phase 1
- B1 Town or Village Centre
- E1 General Employment
- G1 Community Facilities
- H1 Open Space

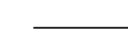
OPW PFRAM Study
See Disclaimer

- Flood Zone A
- Flood Zone B
- Pluvial Flooding

Settlement Boundary



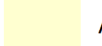

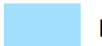


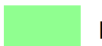
Osi Vector Mapping




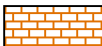
*** PFRAM DISCLAIMER:**
The PFRAM maps provide only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications. See section 10.3.1 'Flood Risk Management' in Chapter 10 and the SFRA in Volume 5 for further details


LEGEND


Land Use Category


-  A1 Existing Residential
-  A2 New Residential Phase 1
-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space


 Settlement Boundary


 Potential for Green Infrastructure Enhancement (see Appendix 8)

 Significant Trees & Hedgerows

 Stone Walls & Louth Banks

 Sites & Monuments (NMS)

 Record of Protected Structures

 Osi Vector Mapping

Flood Zones for Knockbridge are not indicated on this map. They can be viewed on the Knockbridge Zoning and Flood Zone map