

CHAPTER 16 LAND USE ZONING

NOTE: This Amendments 16.1 to 16.29 should be read in conjunction with Amendments Zoning Map 16.1

NOTE: Figures/land areas mentioned within the text of the Draft Plan will be updated upon the adoption of the Draft Plan.

AMENDMENT 16.1 (Refer: Item No. 16.15, Sub. No 49, Council Meeting 11.11.2011)	
Section	Page Ref.
Map 16.1, Site C30 (part of)	Map 16.1

Rezone part of site C30 (6.0ha) from C: New Residential to I: Agricultural

AMENDMENT 16.2 (Refer: Sub. No. 12, pg 90 of MR)	
Section	Page Ref.
16.2	Map 16.1

Rezone site (0.8 ha) at Gallowshill from I: Agricultural to F: Open Space and Amenity.

AMENDMENT 16.3 (Refer: Sub No. 41 at Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone site C25 and part of C6 (6.8ha) from C: New Residential to W: White Lands.

AMENDMENT 16.4 (Refer to Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone site C7 (4.2ha) from C: New Residential to W: White Lands.

AMENDMENT 16.5 (Refer: Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone part of site C6 (2ha) from B: Existing Residential to C: New Residential.

AMENDMENT 16.6 (Refer: Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone site C29 (48.4ha) from C: New Residential to I: Agricultural.

AMENDMENT 16.7 (Refer: Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone site C24 (9.4ha) from C: New Residential to I: Agricultural

AMENDMENT 16.8 (Refer: Council Meeting 11 th October 2011)	
Section	Page Ref.
16.3	Map 16.1

Rezone part of site C28 (4.7ha) from C: New Residential to W: White Lands.

AMENDMENT 16.9 (Refer: Site C27, Council Meeting 04.10.2011)	
Section	Page Ref.
Site C27, Map 16.1	Map 16.1 & Table 16.2

Rezone part of site C27 (0.3ha) from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.10 (Refer: Site C12, Council Meeting 04.10.2011)	
Section	Page Ref.
Site C12, Map 16.1	Map 16.1 & Table 16.2

Rezone part of site C12 (0.8ha) from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.11 (Refer: Item No. 4, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1, C33	Map 16.1

Rezone part of site (4.5ha) identified as C33 in the Draft Plan from C: New Residential to I: Agricultural.

AMENDMENT 16.12 (Refer: Item No. 4, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1, C26	Map 16.1

Rezone part of site C26 (0.2ha) in the Draft Plan from C: New Residential F: Open Space and Amenity.

AMENDMENT 16.13 (Refer: Item No. 4, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1, C23	Map 16.1

Rezone site C23 (1.5ha) in the Draft Plan from C: New Residential to I: Agricultural.

AMENDMENT 16.14 (Refer: Item No. 16.14, Sub. No 45, Council Meeting 11.11.2011)	
Section	Page Ref.
Map 16.1, Site C36	Map 16.1

Rezone site C36 (3.9ha) from C: New Residential to B: Existing Residential and Infill.

AMENDMENT 16.15 (Refer: Site C16, Council Meeting 04.10.2011)	
Section	Page Ref.
Map 16.1, Sites C16	Map 16.1

Rezone site C16 (1.7 ha) from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.16 (Refer: Site C17, Council Meeting 04.10.2011)	
Section	Page Ref.
Map 16.1, Site C17	Map 16.1

Rezone site C17 (1.7 ha) from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.17 (Refer: Sub No. 2, pg 92 of MR)	
Section	Page Ref.
Map 16.1, Sites C16 and C17	Map 16.1

Rezone part of site (0.9 ha) zoned Q: Enterprise and Employment to A: Town Centre.

AMENDMENT 16.18 (Refer: Item No. 3, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1, C32	Map 16.1

Rezone lands identified as C32 (8.0 ha) in the Draft Plan from C: New Residential to I: Agricultural.

AMENDMENT 16.19 (Refer: Item No. 1 (a), Sub. No 59, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1	Map 16.1

Rezone lands at Woodstock South (5.9ha) from H: Industrial and Warehousing to I: Agricultural.

AMENDMENT 16.20 (Refer: Item No. 1 (a), Sub. No 59, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1	Map 16.1

Rezone lands at Woodstock South (4.3ha) from H: Industrial and Warehousing to H2: Industrial and Warehousing.

Additional Text to be included under Land Use Zoning Category H2 Table 16.2, pg 221 . For updated map, refer to Addendum I: Strategic Flood Risk Assessment (Appendix II of the Draft Plan)

Lands classified as H2: Industrial and Warehousing off the N78 Ballylynan Road

It is recommended that development of these lands be accompanied by a Site Specific Flood Risk Assessment appropriate to the nature and scale of development being proposed. Such Development Proposals shall also:

- (i) Indicate and quantify loss of floodplain storage arising from the development proposal;**
- (ii) Provide compensatory storage located within or adjacent to the proposed development;**
- (iii) Indicate measures to ensure that water-vulnerable elements of the Development would not be flooded during the 1000year flood;**
- (iv) Ensure that existing flow paths for flood waters will not be compromised.**

AMENDMENT 16.21 (Refer: Sub. No. 60, pg 100 of MR)	
Section	Page Ref.
16.2	Map 16.1

Rezone site at Woodstock South (3.5 ha) from Q: Employment and Enterprise to R: Retail and Commercial.

AMENDMENT 16.22 (Refer: Item No. 1 (a), Sub. No 59, Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1	Map 16.1

Rezone 4 ha of lands located outside the flood plain at Woodstock South currently zoned I: Agricultural to H: Industrial and Warehousing.

AMENDMENT 16.23 (Refer: Sub. No. 13, pg 90 of MR)	
Section	Page Ref.
16.2	Map 16.1

Rezone site (4 ha) at Woodstock South from H: Industry and Warehousing to Q: Employment and Enterprise.

AMENDMENT 16.24 (Refer: Council Meeting 18.11.2011)	
Section	Page Ref.
Map 16.1	Map 16.1

Rezone site C22 (0.4ha) from C: New Residential to I: Agricultural.

AMENDMENT 16.25 (Refer: Proposed Manager's Change, pg 122 of MR)	
Section	Page Ref.
Map 16.1 & Table 16.2	Map 16.1 & Table 16.2

Rezone original Batchelors Site on the Monasterevin Road from B: Existing Residential and Infill to D: Neighbourhood Centre.

AMENDMENT 16.26 (Refer: Item No. 16.17 (A), Council Meeting 04.10.2011)	
Section	Page Ref.
Map 16.1,	Map 16.1

Rezone lands comprising 3ha from I: Agricultural to E: Community and Education at Tomard adjacent to the existing E: Community and Education zone.

AMENDMENT 16.27 (Refer: Sub. No. 42, pg 95 of MR)	
Section	Page Ref.
Map 16.1, C3	Map 16.1

Rezone site C3 from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.28 (Refer: Sub. No. 42, pg 95 of MR)	
Section	Page Ref.
Map 16.1, C4	Map 16.1

Rezone site C4 from C: New Residential to F: Open Space and Amenity.

AMENDMENT 16.29 (Refer: Sub. No. 4, pg 63 of MR)	
Section	Page Ref.
Map 16.1	Map 16.1

Rezone site C5 from C: New Residential to I: Agricultural.

AMENDMENT 16.30 (Refer: Proposed Manager's Change, pg 122 of MR)	
Section	Page Ref.
Table 16.1	223

Revise description of Q: Enterprise and Employment in Table 16.1 of the Draft Plan to specify that ***“the land adjoining the western bank of the Grand Canal refers only to the lands located along the Canal within the identified 100 and 1,000 year flood lines.”***

AMENDMENT 16.31 (Council Meeting 18 th October 2011)	
Section	Page Ref.
Table 16.2	223

Insert additional land use zoning objective in Land Use Zoning Matrix as follows:

Ref	Use	Land Use Zoning
W	White Lands	The purpose of these “White Lands” is to direct and accommodate future development outside the period of this plan up to 2022. The lands will act as a strategic land reserve for future development to be carried out in a sequential manner thereby consolidating development in the medium to longer term in Athy. These lands will be the equivalent to lands zoned I: Agriculture.

AMENDMENT 16.32 (Arising from changes made at all meetings)	
Section	Page Ref.
Table 16.3	224

Table 16.3 Quantum of Zoned Land

Ref.	Specific Zoning Objective	Approx. Area (Ha)
A	Town Centre	38.7
B	Existing & Infill Residential	216
C	New Residential	185
D	Neighbourhood Centre	2.9
E	Community & Educational	36.7
F	Open Space & Amenity	47.2
G	Light Industry & Commercial	8.7
H	Industry & Warehousing	52.3
I	Agriculture	480.2
J	Transport and Utilities	7.7
K	Public Utilities	5.2
Q	Enterprise and Employment	40

Replace Table 16.3 Quantum of Zoned Land as follows

Quantum of Zoned Land within Plan area

Ref.	Specific Zoning Objective	Approx. Area (Ha)
A	Town Centre	39.9
B	Existing Residential and Infill	219.9
C	New Residential	75.39
D	Neighbourhood Centre	2.4
E	Community and Education	43.0
F	Open Space and Amenity	55.3
G	Light Industrial and Commercial	9.1
H	Industry and Warehousing	41.6
H2	Industry and Warehousing	4.3
I	Agricultural	399.7
J	Transport and Utilities	7.3
K	Public Utilities	5.2
Q	Enterprise and Employment	39.8
R	Retail/Commercial	3.4
W	White Land	16.0

AMENDMENT 16.33
(Arising from changes made at all meetings)

Section	Page Ref.
Table 16.4	225

Table 16.4 Quantum of Residential Land (C-New Residential)

Objective No.	Approx. Area (Ha)	Objective No.	Approx. Area (Ha)	Objective No.	Approx. Area (Ha)	Objective No.	Approx. Area (Ha)
C2	4.2	C12	4.1	C23	1.5	C32	8.1
C3	2.8	C13	8.7	C24	14.3	C33	8.0
C4	1.1	C15	4.0	C25	4.6	C34	2.4
C5	4.7	C16	1.7	C26	6.9	C35	0.34
C6	9.1	C17	1.7	C27	1.6	C36	4.0
C7	4.7	C19	1.0	C28	3.4	C37	0.7
C8	1.7	C20	0.4	C29	48.4		
C9	0.7	C21	7.2	C30	10.0		
C11	4.9	C22	0.4	C31	7.7		
						TOTAL	185.04

Replace Table 14.4 Quantum of Residential Land as follows:

Table 14.4 Quantum of Residential Land (C-New Residential)

Residential Objective No.	Approx. Area (Ha)	Residential Objective No.	Approx. Area (Ha)
C2	4.2	C21	7.2
C6	8.9	C26	6.7
C8	1.7	C27	1.3
C9	0.7	C28	3.8
C11	4.9	C30	3.95
C12	3.3	C31	7.2
C13	8.7	C33	4.0
C15	4.0	C34	2.4
C19	1.0	C35	0.34
C20	0.4	C37	0.7
		Total	75.39

AMENDMENT 16.34 (Arising from changes made at all meetings)	
Section	Page Ref.
Table 16.4 Zoning Matrix	227

W: White Lands to be referenced in the column relating to I: Agricultural.

AMENDMENT 16.35 (Arising from changes made at all meetings)	
Section	Page Ref.
Table 16.4 Zoning Matrix	221

Additional Text to be included under Land Use Zoning Category H2 Table 16.2, pg 221

For updated map, refer to Addendum I: Strategic Flood Risk Assessment (Appendix II of the Draft Plan)

Lands classified as H: Industrial and Warehousing adjacent to lands zoned H2: Industrial and Warehousing.

It is recommended that development of these lands be accompanied by a Site Specific Flood Risk Assessment appropriate to the nature and scale of development being proposed. Such Development Proposals shall also:

- (i) Indicate and quantify loss of floodplain storage arising from the development proposal;**
- (ii) Provide compensatory storage located within or adjacent to the proposed development;**
- (iii) Indicate measures to ensure that water-vulnerable elements of the Development would not be flooded during the 1000year flood;**
- (iv) Ensure that existing flow paths for flood waters will not be compromised.**

Determination by the Planning Authority whether a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the draft development plan.

Under section 12, subsection 7 (aa) of the Planning and Development Acts 2000 to 2010, the Planning Authority must determine whether a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the Draft Athy Town Development Plan 2012-2018.

In order to ensure that any relevant potential effects are considered and addressed as appropriate, the Planning Authority determines that the proposed material alterations of the Draft Plan undergo Strategic Environmental Assessment and Appropriate Assessment. We plan to carry these Assessments out and present the findings as Addendum II to the both assessment processes.

The legislation states that:

(aa) The planning authority shall determine if a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed material alteration of the draft development plan.

(ab) The manager, not later than 2 weeks after a determination under paragraph (aa) shall specify such period as he or she considers necessary following the passing of a resolution under subsection (6) as being required to facilitate an assessment referred to in paragraph (aa).

(ac) The planning authority shall publish notice of the proposed material alteration, and where appropriate in the circumstances, the making of a determination that an assessment referred to in paragraph (aa) is required, in at least one newspaper circulating in its area.

(ad) The notice referred to in paragraph (ac) shall state—

(i) that a copy of the proposed material alteration and of any determination by the authority that an assessment referred to in paragraph (aa) is required may be inspected at a stated place or places and at stated times, and on the authority's website, during a stated period of not less than 4 weeks (and that copies will be kept for inspection accordingly), and

(ii) that written submissions or observations with respect to the proposed material alteration or an assessment referred to in paragraph (aa) and made to the planning authority within a stated period shall be taken into account by the authority before the development plan is made.

