

ATHY TOWN DEVELOPMENT PLAN 2012-2018



PROPOSED AMENDMENTS TO DRAFT ATHY
TOWN DEVELOPMENT PLAN 2012-2018

NOVEMBER 2011

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Preamble

Background

This report sets out the proposed amendments to the Draft Athy Town Development Plan 2012-2018, prepared in accordance with the Planning and Development Acts 2000-2010.

An Environmental Report accompanies this report and sets out the likely significant effect on the environment of implementing the proposed amendments, prepared in accordance with the Planning & Development (Strategic Environmental Assessment) Regulations, 2004.

As required under Article 6 (3) of the Habitats Directive, this Report is also accompanied by a document assessing the proposed amendments to the Draft Plan for potential impact on Appropriate Assessment screening.

Mapping changes are shown throughout the document.

The proposed amendments constitute a further stage in the making of the new Development Plan for the Town as set out in the Planning and Development Acts 2000-2010.

Process to Date

The most recent stages in the process of reviewing the existing Athy Town Development Plan 2006-2012 and making a new Development Plan, leading up to the publication of these proposed amendments, can be summarised as follows:

Key Stages to Date in Preparation of Draft Athy Town Development Plan	
Date/Timeframe	Stage
September 2010	Manager's Report prepared on Pre-Draft submissions received. The report summarised the views expressed by individuals and bodies both in written submissions and at the public consultation meetings.
March 2011	Manager's Report adopted by Council and directions given to staff to prepare a Proposed Draft Development Plan.
March 2011	Consideration of Proposed Draft Plan by members

March 2011-June 2011	Draft Development Plan on public display for 10 weeks.
June 2011- August 2011	Manager prepared Report on submissions/observations received during the Draft Plan consultation period and submitted this report to the Members for their consideration.
August 2011- November 2011	The members considered the Draft Plan, the Manager's Report and all accompanying documents including the Environmental Report, the Appropriate Assessment Report and all accompanying maps.
November 2011 – December 2011	Amendments on display for a period of four weeks

Having considered

- (i) the Draft Plan
- (ii) the Manager's Report on the submissions/ observations from the public
- (iii) the Environmental Report
- (iv) and the decisions made by Members at Special Meetings of Council on 27th September, 4th October , 11th October and 18th October 2011.

Athy Town Council resolved to amend the Draft Development Plan at the Council meeting on 18th October 2011.

At the meetings of Council it was also resolved that as these amendments would constitute a material alteration to the Draft Development Plan, the proposed amendments would be placed on public display for a period of not less than four weeks in accordance with the provisions of the Planning and Development Acts 2000-2010.

Display of Proposed Amendments to the Draft Development Plan

A copy of (a) the proposed amendments, (b) the Environmental Report on the proposed amendments will be on display at Athy Town Council, Rathstewart, Athy and Athy Library, Emily Square, Athy from Friday 18th November 2011 until Friday 16th December 2011.


A copy may be downloaded from the Council's website, www.athytowncouncil.ie

Identification of the Proposed Amendments

The proposed amendments are identified as a series of changes and are set out under the relevant chapter headings of the Draft Development Plan. This report should therefore be read in conjunction with the Draft Plan. Where appropriate, extracts of text are included in order to show the proposed amendments in context.

Each of the proposed amendments has a unique reference number.

Changes to the text follow the sequence of the Written Statement (i.e. the Draft Plan). The relevant chapter, section and page number of the Draft Written Statement are identified where a change is proposed. Different types of changes are identified as follows:

- 
- Proposed amendments involving additional text are shown in **green**
 - Proposed amendments involving deletion of text are shown in **red strikethrough**
 - Proposed mapping changes are included in the relevant chapters as appropriate

Environmental Report on the Proposed Amendments (Addendum II)

An Addendum to the SEA Environmental Report and Appropriate Assessment of the Draft Athy Town Development Plan 2012-2018 has been prepared in order to provide an environmental assessment of the proposed amendments to the Draft Development Plan 2012-2018.

This document identifies the environmental consequences of relevant proposed amendments to the Draft Plan as discussed and agreed at Council meetings held in September/November 2010.

The findings of this Addendum will be used to update the Environmental Report on adoption of the Plan. The updated Environmental Report will be made available to the public and will accompany the Athy Town Development Plan, when adopted.

Appropriate Assessment Screening of the Proposed Amendments

As required under Article 6 (3) of the Habitats Directive, an Appropriate Assessment Screening process was undertaken for the Draft Athy Town Development Plan to ensure that no impacts on any Natura 2000 site were likely to result from the Draft Plan.

The conclusion of the screening assessment was that no impacts on any Natura 2000 sites located either within or outside of the Town were deemed likely to arise, either singly or cumulatively, as a result of the policies and objectives of the Plan.

Strategic Flood Risk Assessment

Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG, November 2009), a Strategic Flood Risk Assessment (SFRA) has been undertaken for Athy. A copy of the SFRA will be placed on display with the proposed amendments to the Draft Development Plan for information purposes.

How to Make Written Submissions/ Observations

Submissions or observations with respect to the proposed amendments to the Draft Plan and Environmental Report (Addendum II) on the likely significant effects on the environment of implementing the proposed amendments may be made in one of the following ways:



1. Write to:

Brian O' Gorman
Town Clerk
Athy Town Council
Rathstewart
Athy
Co. Kildare

2. Email: devplan@athytowncouncil.ie

When making a submission, the following points should be noted:


- All submissions should include the following information:
 - (a) name
 - (b) contact address
 - (c) the Proposed Amendment number as referenced in this document
 - (d) where relevant, details of any organisation, community group or company etc., represented
 - (e) a map, where appropriate
- Submissions should be made by one medium only, i.e. hard copy or e-mail
- In accordance with Section 12 (7) of the Planning and Development Acts, 2000-2010, **only submissions in relation to the proposed amendments and/ or the Environmental Report (Addendum II) will be taken into consideration.** Submissions not adhering to these criteria will be considered invalid.
- In accordance with Section 12 (10) of the Planning and Development Amendment Act (2010), an increase in the area of land zoned for any purpose or an addition to or deletion from the record of protected structures may not be considered following the amendments stage of the Development Plan process.
- The closing date for submissions is 5pm on Friday 16th December 2011.
- Late submissions will not be accepted
- This report is available on the Council's website www.athytowncouncil.ie

Next Steps

When the display period of the proposed amendments to the Draft Plan and Environmental Report (Addendum II) is completed, the County Manager will prepare a Manager's Report on all written submissions or observations received within the period. This Report will include the County Manager's response to the issues raised concerning the proposed amendments to the Draft Plan and Environmental Report (Addendum II).

The Manager's Report will be submitted to the Elected Members of Athy Town Council for their consideration.

The Members of the Council will then, having considered the proposed amendments and the Manager's Report, make the Development Plan for the town



'with or without the proposed amendment, except that where they decide to accept the amendment they may do so with any modifications to the amendment as they consider appropriate'.

(Section 12 (10) (a) of the Planning and Development Acts 2000-2010).

In making the Development Plan the Members of the Council are restricted to

- considering the proper planning and sustainable development of the area to which the Development Plan relates
- the statutory obligations of the local authority, and
- any relevant policies or objectives for the time being of the Government or any Minister of the Government.

New Development Plan

It is expected that the new Athy Town Development Plan 2012-2018 will be made by the Council in March 2012. The new Plan will legally come into effect, four weeks from the date that it is made.

CHAPTER 1 INTRODUCTION AND STRATEGIC CONTEXT

Pgs 1-13 of the Draft Plan

No amendments proposed to Draft Plan

CHAPTER 2 CORE STRATEGY

AMENDMENT 2.1 (Sub No. 61, Pg 19 of MR)	
Section of Draft Plan	Page Ref of Draft Plan.
2.3	15

Insert additional text at the end of Section 2.3 as follows:

In terms of retail, Athy along with Clane and Kildare are designated as Level 3 Sub County Town Centres in the GDA Regional Retail Hierarchy and a Hinterland Area Tier 1 Level 3 Sub County Town Centre in the County Retail Hierarchy. These centres play an important strategic role in the shopping patterns of their generally extensive hinterlands. Athy is the main retail centre in the south of the County however there are deficiencies in the retail offer of Athy which is undermining the town delivering its strategic role and potential. It is an important priority that, over the timescale of the Development Plan and beyond, Athy fully develops into its designated role in the County Retail Hierarchy.

Chapter 6 deals specifically with retail development in Athy and had regard to the Retail Strategy for the GDA 2008-2016, the Draft Kildare County Retail Strategy 2008-2016, published in 2010 and the Kildare County Development Plan 2011-2017. The review and update of the County Retail Strategy was undertaken to ensure that the retail policies in land use plan in Co. Kildare are in accordance with all national, regional and local planning frameworks. The Retail Chapter of the Draft Plan is consistent with the Department of the Environment Heritage and Local Government's (DoEHLG) Retail Planning Guidelines for Planning Authorities (RPG), 2005 and the GDA Retail Strategy, 2008.

AMENDMENT 2.2 (Arising from decisions made at all Council meetings)	
Section of Draft Plan	Page Ref. of Draft Plan
Table 2.3	18

Table 2.3 Housing and Population Allocation 2012-2018.

Athy Town	Population
2006 Population Census	7,943
2010 Population Estimate ⁴	9,950
2011 Population Census	9,588
2018 Population Target	10,819
Projected population increase 2006-2018	2,876 (36% increase)
2006-2018 Housing Unit Target	1,389
2006-2010 Units Constructed	702
2011-2018 Housing unit target	687 / 85 units per yr

AMENDMENT 2.3 (Sub No. 55, Pg 27 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.5.1	18

Insert following statement in Section 2.5.1 of the Plan:

“Arising from population and unit allocations for the County as set out by the RPGs up until 2022, it is proposed to identify lands contiguous to existing New Residential lands as “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.

⁴ 2010 Population estimate is calculated by adding the number of new households residing in new housing units completed since April 2006 to the 2006 Census population.

AMENDMENT 2.4 (Arising from decisions made at all Council meetings)	
Section of Draft Plan	Page Ref. of Draft Plan
2.5.1	18

Amend text beneath Table 2.3 of the Draft Plan as follows:

*"In order to plan for the potential growth as outlined above, an understating of the existing development capacity of the town is required. Under the Athy Town Development Plan 2006-2012 the town had 203.4 ha of undeveloped land zoned for residential purposes of which 24 ha is subject to valid permissions for residential developments (402 residential units) With reference to the target as outlined in Table 2.3 it is estimated that the Plan must provide sufficient zoning to accommodate a total of 628 units. This requires the provision of approximately 28 ha of lands for residential purposes. ~~Athy is therefore significantly overzoned for residential purposes and remains so in this Draft Athy Town Development Plan 2012-2018.~~ **This Plan provides for new residential development to facilitate approximately 1,658 no. of units (75.39ha). This is a significant decrease in lands zoned for new residential development from 185 ha in the Athy Town Development Plan 2005-2012 to 75.39 ha in the Draft Athy Town Development Plan 2012-2018. While this level of zoning continues to exceed the required allocation to 2018, it is deemed appropriate for the following reasons:***

- **Achieve more balance residential development in all areas within the town boundary.**
- **Accessibility to proposed new road infrastructure such as the Northern Distributor Route**
- **Proximity and access to existing and future educational facilities**

AMENDMENT 2.5 (Sub No. 4, Pg 24 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.5.1	17

Include the following statement under Section 2.5.1:

Within the agricultural zone, housing will be restricted to people with a genuine housing need and who can demonstrate that they comply with local need requirements as outlined in Section 4.9 of the "Sustainable Rural Housing-Guidelines for Planning Authorities" and the proper planning and sustainable development of the area.

AMENDMENT 2.6 (Sub 4, pg 25 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.2	15

Amend Section 2.2 as follows:

The River Barrow is an important feature in the town and flows through the town centre in a north/south direction. The town's main vehicular axis runs east/west along the N78 National Secondary route and forms part of the main street. **The R417 Monasterevin/Carlow Regional Road bisects Athy in a north-south direction and connects the town to Monasterevin in the north and Carlow in the south. The R428 Regional Road (Stradbally Road) enters the town from Portlaoise to the west and the R418 enters from Castledermot to the southeast. Numerous county roads link the town to its hinterland. Athy is also services by public rail transport and includes mainline intercity service on the Carlow/Kilkenny/Waterford line.**

The town serves a large hinterland in southern Kildare and Laois and is proximate to a number of major employment, retail and leisure development centres including Dublin, Carlow, Kilkenny, Portlaoise, Newbridge and Naas.

AMENDMENT 2.7 (Sub 17, pg 51 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.9.1	20

Amend policy CS1 as follows:

*"It is the policy of the Council to facilitate sustainable levels of housing growth at appropriate locations within the town in tandem with **the delivery of physical**, social and community infrastructure along with local services adequate to meet the needs of the population of the town and surrounding rural area."*

AMENDMENT 2.8 (Sub 17, pg 26 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.9.4	20

Amend Section Policy **CS 9** as follows:

"To promote and facilitate the development sustainable communities through land use planning, by providing for **appropriate** land uses capable of accommodating employment, community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure to create quality environments in which to live."

AMENDMENT 2.9 (Sub 17, pg 26 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.9.4	20

Amend Policy **CS 10** as follows:

"To ensure that developments are **appropriate and** accessible to meet the needs of all individuals and local community groups."

AMENDMENT 2.10 (Sub 17, pg 26 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
2.9.4	21

Amend Policy **CS 11** as follows:

"To seek the delivery of **adequate and appropriate** physical and community infrastructure in conjunction with high quality residential development to create quality living environments."

**AMENDMENT 2.11
(Sub 55, pg 27 of MR)**

Section of Draft Plan	Page Ref. of Draft Plan
2.5.1	17

Include following statement in Section 2.5.1 as follows:

“The population/housing target has been extrapolated forward to project the additional population unit target to be catered for over the period of this Plan (2012-2018)

Arising from population and unit allocations for the County as set out by the RPGs up until 2022, it is proposed to identify lands contiguous to existing New Residential lands as “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 the development in the medium to longer term in Athy. These figures are outlined in Table 2.3”

CHAPTER 3 ECONOMIC STRATEGY

AMENDMENT 3.1 (Sub 17, pg 28 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.5	29

Amend Policy ED1 as follows:

ED1: To facilitate and support the **sustainable** growth of Athy as an attractive location for employment development.

AMENDMENT 3.2 (Sub 17, pg 28 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.5	29

Amend ED 4 as follows:

ED4: To support the **appropriate** development of a high quality built environment to attract and sustain enterprise and employment.

AMENDMENT 3.3 (Sub 17, pg 28 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.5	29

Amend ED 10 as follows

ED 10: To encourage the development of existing manufacturing industries in the town while establishing and expanding new categories of business in Athy and support their development **in a phased and sustainable manner**.

AMENDMENT 3.4 (Sub 17, pg 28 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.5	29

Amend ED 11 as follows

ED11: To facilitate the **sustainable** development of knowledge-intensive and technology based companies in Athy and to encourage the provision of Research and Development/ Innovation facilities and SMEs to support enterprise and employment.

AMENDMENT 3.5 (Arising from decisions made at all Council meetings)	
Section of Draft Plan	Page Ref. of Draft Plan
Table 3.4	33

Table 3.4 Location and Availability of Employment Land in Athy

Land Use Zoning Objective	Location and availability of (undeveloped) land	Employment Opportunities/Sectoral Strengths
<p>H: Industrial & Warehousing</p> <p><i>To provide for and improve industrial and warehousing development</i></p>	<ul style="list-style-type: none"> Woodstock South Chanterlands Townparks 	<p>Development in these areas will be generally less employment intensive. Opportunity for development of high value added manufacturing and small –medium enterprise (SME).</p> <p>Significant capacity for infill industrial development and re-development of brownfield sites. Opportunity for new industrial and warehousing development, and small-medium sized enterprise in undeveloped areas.</p>
<p>H2 Industrial & Warehousing</p>	<ul style="list-style-type: none"> Woodstock South 	<p>To include Retail Warehousing.</p>

AMENDMENT 3.6 (Sub 17, pg 29 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.8	35

Amend AG 2 as follows

AG 2: To support *and protect* the development of agriculture within the agricultural zone in Athy; to develop a sustainable agricultural sector that is compatible with the sustainable development of the town and maintains the viability of farming.

AMENDMENT 3.7 (Sub 17, pg 29 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.5	29

Amend ED03 as follows

EDO 3: To ensure the provision of *adequate and appropriate* water, wastewater treatment and waste management facilities to accommodate future economic growth of the town.

AMENDMENT 3.8 (Sub 17, pg 29 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.12.1	39

Amend policy TS9 as follows:

TS 9: To support the *sustainable* development of *appropriate* new tourist facilities or upgrading / extension of existing tourist facilities, including hotels, guesthouses and B&B's, in accordance with the proper planning and sustainable development of the area.

AMENDMENT 3.9 (Sub 23, pg 32, 37 and 40 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.12.1	38

Insert new policy in Section 3.12.1 as follows:

“It is the policy of the Council to facilitate the appropriate use and development of White Castle as a tourist attraction, in order to ensure its conservation and protection.”

AMENDMENT 3.10 (Sub 56, pg 105 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.12.1	38

Insert additional policy under Section 3.12.1 as follows:

“It is the policy of the Council to recognise the importance of the malting industry to the economy of Athy and to support and encourage the development of the town’s association with the malting industry as a tourist attraction.”

AMENDMENT 3.11 (Sub 17, pg 30 of MR)	
Section of Draft Plan	Page Ref. of Draft Plan
3.12.2	39

Amend TSO10 as follows:

TSO10: To encourage the *sustainable* development of tourism activities such as waterways activities, agri-tourism, green/eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Athy.

