

VARIATION NO. 2

TO THE

ATHY TOWN DEVELOPMENT PLAN 2012 – 2018

February 2018

**Kildare County Council
Áras Chill Dara
Devoy Park
Naas
County Kildare**



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1.1 Introduction

On Monday 19th of February 2018, the Athy Municipal District Committee adopted Variation No. 2 to the Athy Town Development Plan 2012 – 2018 under Section 13 of the Planning and Development Act 2000 (as amended).

1.2 Reasons for Variation No. 2 to the Athy Town Development Plan 2012-2018.

The variation provides for the appropriate sequential expansion of existing industrial facilities and to strengthen the employment base of Athy town, which are in the interests of the proper planning and sustainable development of the area.

The purpose of land use zoning objective “R” was ‘to provide for and improve retail and commercial activities on the site’. The amendment to this zoning to provide for “Q”- ‘To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high quality campus/park type development’ is to provide clarity in relation to the land uses that are permitted in principle on the subject lands. This will enable the Planning Authority to consider any future planning application for the appropriate expansion of the existing industrial facilities in the town.

Kildare County Council has undertaken a Strategic Environmental Assessment Determination in accordance with Article 13K of the Planning and Development Regulations 2001 – 2015 which determines that Variation No. 2 to the Athy Town Development Plan 2012 – 2018 is not likely to have significant effects on the environment.

Kildare County Council has undertaken Appropriate Assessment Screening under Section 177V Part XAB of the Planning and Development Act 2001 – 2015 which concludes in view of best scientific knowledge that Variation No. 2 to the Athy Town Development Plan 2012 – 2018 individually or in combination with another plan or project is not likely to have a significant effect on a European site taking into account the conservation objectives of any site and that there is no doubt or uncertainty in this regard.

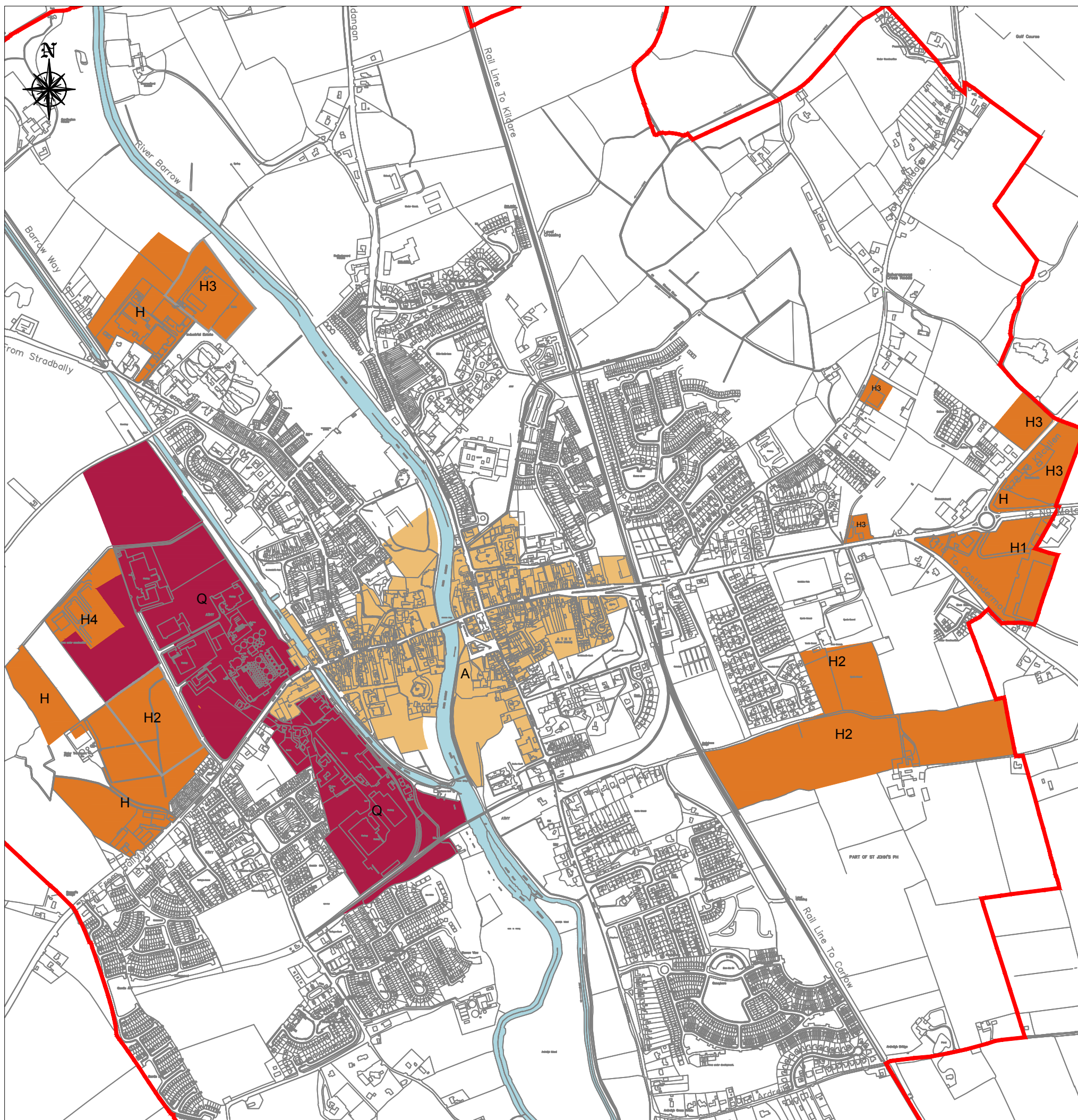
This variation document sets out the changes to text, maps and graphics throughout the Plan to reflect these changes.

1.3 How to Read this document

The document sets out the amendments to the Athy Town Development Plan 2012 – 2018 in the order that they would appear in the Development Plan and includes the text changes and changes to mapping resulting from Variation No. 2.

Text amendments are represented as follows:

Development Plan	Text remains as it is in the Athy Town Development Plan 2012 – 2018.
Development Plan	New text inserted into the Athy Town Development Plan 2012 – 2018.



Kildare County Council
 Planning Department,
 Áras Chill Dara, Devoy Park,
 Naas, Co Kildare.

**Athy Town Development Plan
 2012-2018
 (Variation No 2)**

LEGEND:

- A: Town Centre
- H, H1, H2, H4: Industrial & Warehousing
- H3: Light Industrial & Commercial
- Q: Enterprise & Employment
- Rivers and Canals
- Athy Town Council Boundary

Note: This map should be read in conjunction with the Strategic Flood Risk Assessment for Athy (Refer to Appendix II)
 Note: Road, cycle and foot path locations are indicative only & may be subject to change during the detailed design process.

Main Employment Zones

Date: February 2018	Map Ref: 3.1		
Scale: N.T.S.	Drawing No: 200/17/903		
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**THIS DRAWING TO BE READ IN
 CONJUNCTION WITH THE WRITTEN STATEMENT**

Chapter 16 Land Use Zoning

16.2.2 Land Use Zoning Category

Land use zonings are designated in this Development Plan in accordance with Table 16.1. Table 16.2 describes these zonings and the specific land use zoning objectives in greater detail.

Table 16.1: Land Use Zoning Category

Ref.	Land Use Zoning
A	Town Centre
B	Existing Residential & Infill
C	New Residential
D	Neighbourhood Centre
E	Community & Educational
F	Open Space & Amenity
H, H1, H2, H4	Industrial & Warehousing
H3	Light Industrial & Commercial
I	Agriculture
J	Transport & Utilities
Q	Enterprise & Employment
U	Public Utilities

Table 16.2: Land Use Zoning Objectives

Ref	Use	Land-Use Zoning
Q	Enterprise & Employment	<p>To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high quality campus/park type development.</p> <p>This Plan seeks to retain and develop the existing manufacturing industries in these areas while, establishing and expanding new categories of business in Athy and support their development. It is intended that these lands will be used for enterprise and employment uses in a high quality, well design environment. Development shall be of a high quality architectural design and landscaping. Along the Canal, new or infill development must have regard to the visual amenity of the canal and the established uses in the immediate vicinity. Any development on this site shall require a detailed landscaping scheme at application stage</p> <p>Possible uses for the Enterprise and Employment zone include:</p> <p>Business, Science and Technology units: High tech, research and development facilities, corporate and industrial offices.</p> <p>Industrial Uses: Appropriately scaled extension to existing industrial facilities</p>

		<p>Office Based Industry: Where the activity is concerned primarily with producing an end-product (e.g. software development, research and development) or provides telephone or web based services (e.g. telemarketing). Only office developments to which the public do not normally have access will be permitted within the zone.</p> <p>Enterprise and Incubator units: Small and mixed sized workspace units suitable for small businesses and start up companies. Limited light industrial development will be considered in the context of the overall campus type development.</p> <p>Institutional Use: Includes medical facilities and educational and knowledge based research facilities.</p> <p>Support facilities: Without compromising the policy of resisting inappropriately located retail and leisure development, provision is made for small scale, “walk to” facilities (i.e. restaurant, sandwich shop and specialist services such as crèches) , which are integrated with employment units and are of a nature and scale to serve the needs of employees within this employment area.</p>
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Table 16.3: Quantum of Zoned Land

Ref.	Specific Zoning Objective	Approx. Area (Ha)
A	Town Centre	33.4
B	Existing Residential and Infill	222.2
C	New Residential	75.8
D	Neighbourhood Centre	2.4
E	Community and Education	43.0
F	Open Space and Amenity	57.2
H, H1, H2	Industry and Warehousing	51.1
H3	Light Industry and Commercial	9
H4	Industrial and Warehousing	3.1
I	Agricultural	434.7
J	Transport and Utilities	7.6
Q	Enterprise and Employment	42
K	Public Utilities	5.2

Table 16.5: Land Use Zoning Matrix

LAND USE	A: Town Centre	B: Existing Residential & Infill	C: New Residential	D: Neighbourhood Centre	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	H1: Industry & Warehousing	H2: Industry & Warehousing	H3: Light Industry & Commercial	I: Agricultural	J: Transport & Utilities	Q: Enterprise & Employment	U: Public Utilities
Amusement Arcade	O	N	N	O	N	N	N	N	N	N	N	N	N	N
Broiler House	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Car Parks	Y	N	N	O	O	N	Y	Y	Y	O	N	Y	O	O
Cattle shed / Slatted Unit	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Cemetery	N	N	N	N	O	O	N	N	N	N	Y	N	N	N
Cinema/ Dancehall/ Disco	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Community Hall	Y	O	O	O	Y	O	N	N	N	Y	N	O	O	N
Childcare/ Crèche/ Playschool	Y	O	Y	O	Y	O	O	O	O	O	O	O	O	N
Cultural Uses/ Library	Y	O	O	O	Y	O	N	N	N	N	N	N	O	N
Dwelling Unit	Y	Y	Y	Y	N	N	N	N	N	N	O	N	N	N
Funeral Homes	Y	N	N	O	Y	N	N	N	N	Y	N	N	O	N
Land Use	N	N	N	N	N	N	O	O	O	Y	N	Y	N	N
Guest House/ Hostel	Y	O	O	O	O	N	N	N	N	N	O	N	O	N
Hotel	Y	N	O	O	N	N	N	N	N	N	N	N	N	N
Halting Site	N	O	O	N	O	O	N	N	N	O	O	N	N	N
Health Centre/ Clinic	Y	O	O	Y	Y	N	O	O	O	Y	N	O	Y	N
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	N
Take- Away	O	N	N	O	N	N	N	N	N	O	N	N	O	N
Industry	N	N	N	N	N	N	Y	Y	Y	Y	N	O	O	N
Industry (Light)	O	N	N	N	N	N	Y	Y	Y	Y	N	O	O	N
Medical & related consultancy	Y	O	O	Y	Y	N	O	O	O	O	N	O	O	N
Motor Sales	Y	N	N	N	N	N	O	O	O	Y	N	Y	O	N

Nursing Home	Y	O	O	O	Y	N	N	N	N	Y	O	N	N	N
Offices	Y	O	N	O	O	N	O	O	O	O	N	O	Y	N
Park/ Playground	Y	Y	Y	Y	Y	Y	O	O	O	O	O	N	O	N
Petrol Station	O	N	N	O	N	N	O	O	O	Y	N	Y	Y	N
Place of Worship	Y	O	O	O	Y	O	N	N	N	N	N	N	O	N
Playing Fields	O	Y	Y	N	Y	Y	N	N	N	O	Y	N	O	N
Pub	Y	O	O	O	N	N	N	N	N	N	N	N	O	N
Recreational Buildings	Y	O	O	O	Y	Y	O	O	O	O	O	O	O	N
Repository/ Store/Depot	O	N	N	N	O	N	Y	Y	Y	Y	N	O	O	N
Restaurant	Y	O	O	Y	O	N	O	O	O	O	N	O	O	N
Residential Development	Y	Y	Y	O	N	N	N	N	N	N	N	N	N	N
Retail Warehouse	O	N	N	N	N	N	N	N	Y	N	N	N	N	N
School	Y	O	O	N	Y	O	N	N	N	N	O	N	O	N
Shop (Comparison)	Y	N	N	O	N	N	N	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	Y	N	N	O	O	O	O	N	O	O	N
Stable Yard	N	N	N	N	N	N	N	N	N	O	Y	N	N	N
Sport/Leisure Complex	Y	O	O	O	Y	O	N	N	N	O	N	N	O	N
Tourist camping site/ caravan park	N	N	O	N	O	N	N	N	N	N	O	N	O	N
Utility Structures	Y	O	O	O	O	O	Y	Y	Y	Y	Y	Y	O	Y
Warehouse (Wholesale)	O	N	N	N	N	N	Y	Y	Y	Y	N	N	O	N
Waste Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Workshop	O	N	N	N	O	N	Y	Y	Y	Y	O	Y	O	O



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- I: Agricultural
- J: Transport & Utilities
- Q: Enterprise & Employment
- U: Public Utilities
- Rivers and Canals
- Athy Town Council Boundary
- 500m Intervals from the centre of Town
- Public Rights of Way
- New Roads Objectives (Indicative only)
- Northern Distributor Road Study Area
- Improvements to existing Road Network
- Reservation to allow upgrading of the Rail Bridge
- 1000 Year Flood Line

Note: This map should be read in conjunction with the Strategic Flood Risk Assessment for Athy (Refer to Appendix II)
 Note: Road, cycle and foot path locations are indicative only & may be subject to change during the detailed design process.

Land Use Zoning Map

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Scale: N.T.S.	Drawing No: 200/17/902		
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