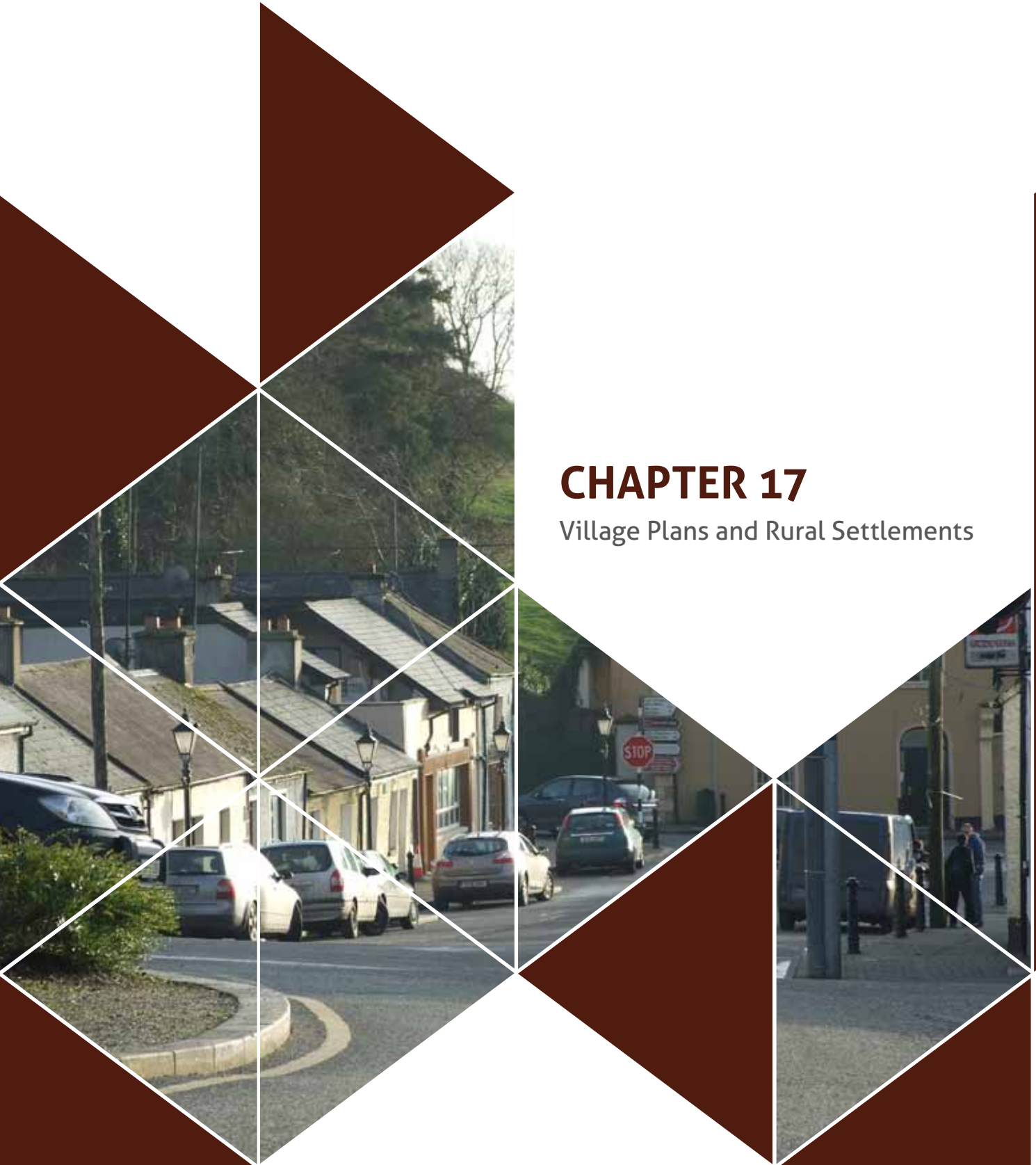


CHAPTER 17

Village Plans and Rural Settlements



Aim: *To provide a coherent planning framework for the development of the county’s designated villages and rural settlements identified in the County Settlement Strategy*

17.1 Background

As part of the County Development Plan settlement strategy as outlined in chapter 3, designated villages and rural settlements have been allocated 3.7% and 1.6% of the overall population growth of the county over the period 2006–2017. Table 17.1 lists these villages and rural settlements.

Table 17.1 Designated Villages and Settlements

| | |
|--------------------------|--|
| Villages | Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft & Ballitore /Timolin/Moone/Crookstown |
| Rural Settlements | Broadford, Milltown, Kilteel, Staplestown, Ardclough, Robertstown, Allen, Brannockstown, Rathmore/ Eadestown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/Levitstown, Moyvally, Kilmead & Kilberry |

Table 17.2 indicates the 2009 population estimate and 2017 additional housing unit target for the designated villages and rural settlements. Map 17.1 shows the location of each village and rural settlement within the county.

17.2 Villages

Designated villages will continue to develop as local centres for services with growth levels to cater for local demands at an appropriate scale. The level of expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will also support local enterprise to cater for local demand.

Village Plans have been prepared and are contained in section 17.5. These Plans contain appropriate objectives for the relevant village being governed by the overarching policies contained within section 17.4. Appropriate levels of zoned land have been identified to cater for the overall demands of each village over the period of this Plan in line with the County Settlement Strategy. The zoning of lands within the villages takes cognisance of any existing valid planning permissions, the need for consolidation within the villages and the scale of appropriate growth with reference to the settlement strategy.

Where the provision of zoning in a current local area plan extends beyond the requirements of this Plan, phasing of lands has been indicated having regard to the principle of sequential development and the sustainable development of each village.

Table 17.2 Villages and Settlements – Population

| | 2009 Population Estimate | 2017 Additional Housing Units Target | Percentage of overall County Growth 2006–2017 |
|--------------------------|---|---|--|
| Villages | 9,929 | 1,024 | 3.7% |
| Rural Settlements | 5,309 | 449 | 1.6% |

17.3 Rural Settlements

Rural Settlements are located throughout the county. These settlements will develop as local centres for their rural catchments with growth appropriate to cater for local demand. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Each of the 21 Rural Settlements is subject to a development strategy (refer to section 17.6) and do not constitute zoned land. Each settlement strategy comprises a settlement core, existing built up area, settlement expansion area and a settlement boundary.

17.4 Village and Rural Settlement Policies

It is the policy of the Council:

VRS 1: To facilitate local housing demands together with the provision of local and community services / facilities and local employment opportunities throughout the villages and rural settlements in accordance with the principles of proper planning and sustainable development.

VRS 2: To facilitate sustainable population growth of the identified villages with growth levels of up to 25% over the Plan period to cater primarily for local demands.

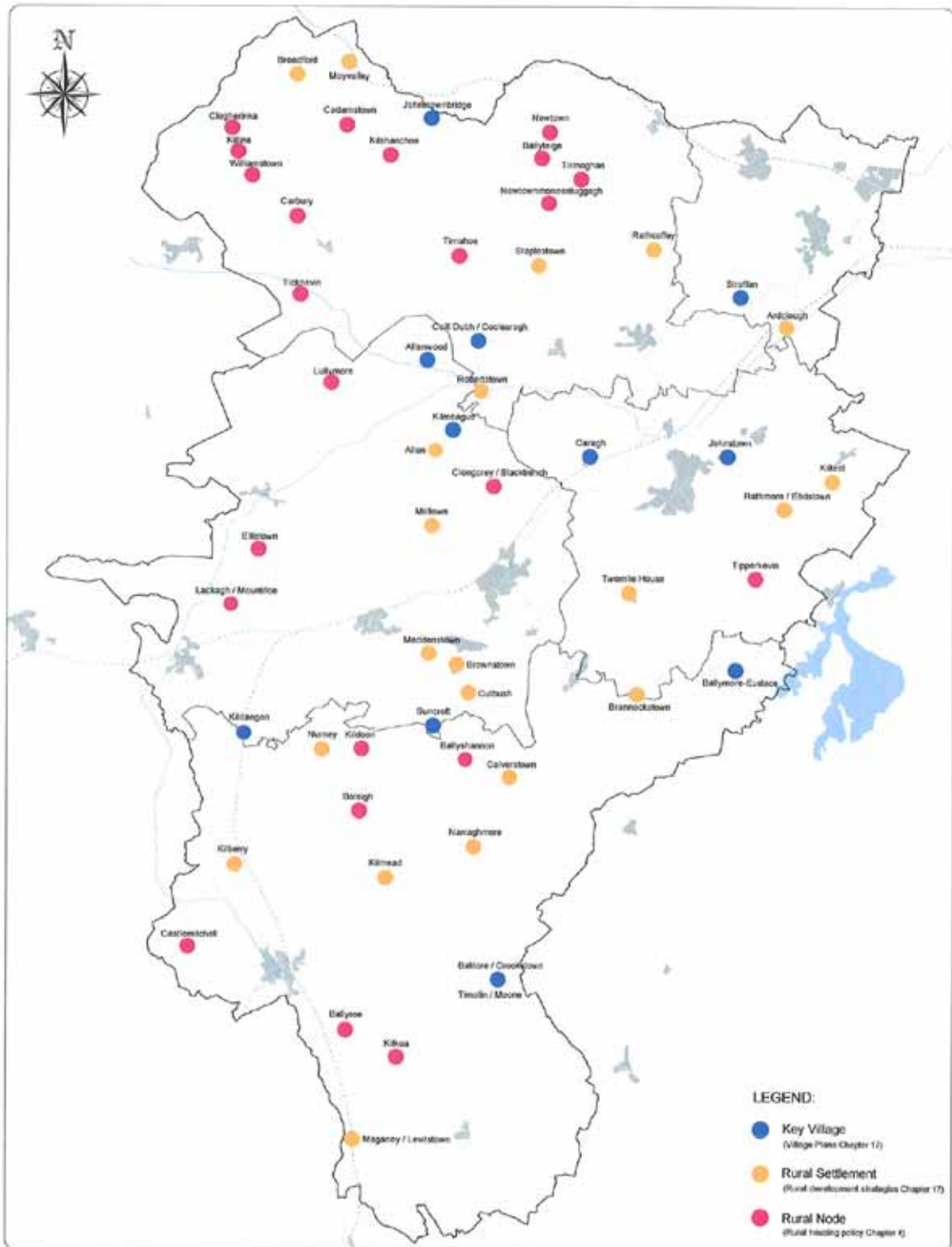

VRS 3: To facilitate the sustainable population growth of the identified Rural Settlements with growth levels of up to 20% over the Plan period to cater primarily for local demands. Local demand for rural settlements is defined as persons residing for a period of 5 years within a 10km radius of the site. Primarily for 'local demand' shall be defined as being in excess of 50% of the overall development.

VRS 4: To generally permit density levels in accordance with indicative levels outlined in Table 4.2 of this Plan. Proposals shall also conform to the Development Management Standards contained in Chapter 19 of this Plan. Exceptions may be made to development management standards in infill / brownfield sites within village centres or settlement cores where the scheme is of exceptional quality and design.

Table 17.3 Quantum of Developable Land Zoned for New Residential / Mixed Use in Village Plans

| Village Plan | Quantum of Lands zoned C: New Residential (Ha) | Brownfield/ Greenfield sites zoned A: Village Centre (Ha) |
|-------------------|---|--|
| Allenwood | 16.9 | - |
| Ballitore | 7.4 | - |
| Ballymore Eustace | 6.9 | 2.1 |
| Caragh | 0.5 | 3.0 |
| Coill Dubh | 5.8 | - |
| Crookstown | 2.1 | - |
| Johnstown | 4.1 | - |
| Johnstownbridge | 2.4 | 3.3 |
| Kildangan | 5.7 | 0.2 |
| Kilmeague | 8.6 | - |
| Moone | 5.6 | - |
| Straffan | 9.4 | 2.6 |
| Suncroft | 8.2 | - |
| Timolin | 7.4 | - |
| Total | 91.0 | 11.2 |

Map 17.1 Context Map

Kildare County Council
 Planning & Economic
 Development Department
 Áras Chill Dara,
 Naas, Co Kildare.

Context Map
 County Settlement Strategy
 CDP 2011 - 2017

| | |
|--|------------------------|
| Scale: N.T.S. | Map Ref.: 17.1 |
| Date: 2-May-2011 | Drawing No.: 20090/353 |
| | Drawn by: GMG |
| This drawing is to be read in conjunction with the written statement | |

VRS 5: To develop lands in both the villages and settlements sequentially and generally in accordance with the following:

- Development will be encouraged from the centre outwards with undeveloped lands closest to the village centre or phase 1 lands being given first priority;
- The development of ‘infill’ sites and utilised lands with opportunities for brownfield/ regeneration will also be particularly encouraged;
- ‘leap-frogging’ will be strongly resisted;
- Phasing of individual developments may be conditioned as part of a grant of planning permission in villages / settlements.

VRS 6: To generally control the scale of individual development proposals to 10–15% of the existing housing stock of any village or settlement over the lifetime of the Plan in accordance with the *Sustainable Residential Development in Urban Areas Guidelines* (2009).

For example, for a village of 800 people, the typical pattern and grain of existing development suggests that any individual scheme for new housing should not be larger than 26–40 residential units and for villages / settlements with less than 300 persons new housing schemes should not be larger than 15 units.

Larger schemes will only be considered where they relate to important strategic sites e.g. (infill within the core of a village / settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and phasing arrangement being agreed with the Council.

VRS 7: To ensure an appropriate mix of dwelling units including serviced sites are provided in the village / settlement to cater for a range of household sizes (refer section 4.9.3 of this Plan). Serviced site proposals should include general design principles for individual plots (plot ratio, building heights, building orientation, private open space, palette of building materials, boundary details and parking).

VRS 8: To require the submission of a design statement for any scheme within villages and settlements for 10 units or more or where deemed necessary by the planning authority. The design statement should clearly describe how the proposal relates to the site and its context. The following must be included in a design statement:

- New development shall contribute to compact villages / settlements by being designed to integrate successfully with the existing settlement;
- Desire lines and linkages to local centres, public transport and other facilities;
- A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre;
- Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points;
- Response to local character without necessarily repeating adjacent forms and details. This shall include referencing the elements of the area that give character and a sense of place such as urban grain, historic core, buildings of architectural merit and local characteristics (e.g. local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local built/landscape features);

- Existing buildings, landform and ecological features should be noted on drawings;
- Proposals to contribute to the overall open space network of the village / settlement;
- Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
- The drawings and statement should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features (both natural and manmade) existing on site and immediately adjacent to the site.

VRS 9: To require the submission of a social infrastructure assessment for schemes in excess of 10 number units in villages / settlements. Where deficiencies exist to facilitate the development, measures shall be proposed as part of a development scheme in order to provide for additional suitable social infrastructure (services/facilities). Significant development will be restricted where there is an absence of a sufficiently developed local infrastructure such as schools and community facilities to cater for development.

VRS 10: To restrict growth in a village / settlement where necessary physical and social infrastructure cannot be delivered. In the absence of infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same electoral area or adjoining electoral area or to serviced towns within the upper range of the settlement hierarchy.

VRS 11: To ensure that all development proposals have regard to Chapters 7 Water, Drainage and Environmental Services and 19, Development Management Standards of the County Development Plan.

17.5 Village Objectives

The settlement strategy in Chapter 3 of this Plan allocates 3.7% of the overall population growth for the county from 2006–2017 to the designated villages. This equates to a 25% growth in population for each village over the course of this Plan. Village Plans have been prepared for each of the designated villages to guide this future development. Each Village Plan, containing a written statement and map(s), are included in this chapter.

The land within the development boundaries of Village Plans is zoned and subject to the provisions of Part V of the Planning and Development Acts 2000–2010. Table 17.4 sets out the zoning objectives for all the zoning categories identified in each Village Plan. Table 17.6 sets out the accompanying zoning matrix. Maps 17.2–17.15 illustrate the land use zonings and development boundaries for each Village.



Table 17.4 Land Use Zoning Objectives Table

| Ref | Use | Land-Use Zoning Objectives |
|-----|-------------------------------|--|
| A | Village Centre | <p>To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of the village centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing village. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established village centre area. Warehousing and other industrial uses will generally not be permitted in the village centre.</p> |
| B | Existing Residential / Infill | <p>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and provides for infill development within these existing residential areas.</p> <p>The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density.</p> |
| C | New Residential | <p>To provide for New Residential Development</p> <p>This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.</p> |
| E | Community and Educational | <p>To provide for community and educational facilities.</p> <p>The purpose of this zoning is to facilitate the extension of existing and the provision of new community and educational facilities.</p> |
| F | Open Space and Amenity | <p>To protect and provide for open space, amenity and recreation provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the village.</p> <p>The aims of this land-use zoning objective are to protect recreation, open space and amenity areas, to maintain and improve amenity lands, to preserve private open space and to provide recreational facilities.</p> |
| I | Agricultural | <p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.</p> |
| Q | Enterprise and Employment | <p>To promote the development of employment generating uses.</p> <p>The purpose of this zoning is to promote the development of local employment. Permissible uses may include enterprise and incubator units, small scale industry and workshops. Uses will be considered on the merits of each planning application. Any proposal within this zone should have regard to the character of the village and of neighbouring uses.</p> |
| U | Utilities / Services | <p>To provide for and improve public facilities.</p> <p>The purpose of this zone is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc.</p> |

Table 17.5 Definition of Terms

| | |
|-------------------------------------|---|
| Zoning Matrix | Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (see Table 17.6) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful. |
| Application of Zoning Policy | It is an objective of the Council to carry out its development management function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area. |

Definition of Terms

| | |
|-------------------------------|---|
| Permitted in Principle | The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 17.4 of this Plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan. |
| Open for Consideration | Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area. |
| Not Permitted | Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 17.6) will not be permitted. |
| Other Uses | Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area. |
| Non-Conforming Uses | Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area. |
| Transitional Areas | While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it. |

Table 17.6 Villages – Zoning Matrix Table

| Land Use | A | B | C | E | F | I | Q | U |
|---|---|---|---|----|---|---|----|---|
| Amusement Arcade | N | N | N | N | N | N | N | N |
| Car Park | Y | N | N | O | N | N | Y | O |
| Cattle Shed / Slatted Unit / Broiler house | N | N | N | N | N | Y | N | N |
| Cemetery | O | N | N | Y | N | O | N | N |
| Community / Recreational / Sports buildings | Y | O | O | Y | Y | N | N | N |
| Crèche / Playschool | Y | O | Y | Y | O | O | O | N |
| Cultural Uses / Library | Y | O | O | Y | Y | N | N | N |
| Dancehall / Disco | O | N | N | N | N | N | N | N |
| Dwelling | Y | Y | Y | O | N | O | N | N |
| Funeral Homes | Y | N | N | O | N | N | N | N |
| Garage / Car Repairs | N | N | N | N | N | N | O | N |
| Guest House / Hotel / Hostel | Y | O | Y | N | N | N | N | N |
| Heavy Commercial Vehicle Park | N | N | N | N | N | N | O | N |
| Hot Food take away | O | N | N | N | N | N | N | N |
| Light Industry | O | N | N | N | N | N | Y | N |
| Medical Consultant / Health Centre | Y | O | O | Y | N | N | O | N |
| Motor Sales | N | N | N | N | N | N | O | N |
| Nursing Home | Y | Y | Y | Y | N | N | N | N |
| Offices | Y | N | N | O* | N | N | Y* | N |
| Park / Playground | Y | Y | Y | Y | Y | O | O | N |
| Petrol Station | N | N | O | N | N | Y | Y | N |
| Place of Worship | Y | O | O | Y | N | N | N | N |
| Playing Fields | O | O | O | Y | Y | O | O | N |
| Pub | Y | N | N | N | N | N | N | N |
| Restaurant | Y | O | O | N | N | N | O | N |
| School | Y | O | O | Y | N | N | N | N |
| Shop (Comparison) | Y | N | N | N | N | N | N | N |
| Shop (Convenience) | Y | O | O | N | N | N | N | N |
| Stable Yard | N | N | N | N | N | Y | O | N |
| Tourist Related Facilities | Y | O | O | O | N | N | O | N |
| Utility Structures | O | O | O | O | O | O | O | Y |
| Warehouse (Wholesale) / Store / Depot | N | N | N | N | N | N | Y | N |
| Workshops | O | O | N | N | N | O | Y | N |

*Denotes that this use may be acceptable as ancillary to a primary use

Y = Permitted in Principle

O= Open for Consideration

N= Not Permitted

Land Use Zoning Matrix Table

A = Village Centre

E = Community & Educational

Q = Enterprise & Employment

B = Existing Residential / Infill

F = Open Space & Amenity

U = Utilities

C = New Residential

I = Agricultural



17.5.1 Allenwood

17.5.1.1 Introduction and Context

Allenwood is designated as a village in Chapter 3, Settlement Strategy of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section identifies specific objectives for the future development of Allenwood and includes a land use-zoning map. This will ensure the sustainable development of the village over the period of the Plan. Specific development management criteria which will govern any applications in the village are outlined in Chapter 19 Development Management Standards.

17.5.1.2 Location

Allenwood is a rural village located to the northwest of County Kildare at the junction of two Regional Roads, the R 415 and R 403. The village is situated between Prosperous and Derrinturn; Allenwood is located approximately 11km from Clane and 20km from Naas. The Grand Canal borders the village of Allenwood to the south.

17.5.1.3 Function

Allenwood acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable satisfying local demands having regard to the character, form and scale of the existing village.

17.5.1.4 Settlement Form

Allenwood developed in the nineteenth century as a coaching post along the Clane / Edenderry Road. Later, residential development primarily occurred on local roads to the east of the village, typically as single plot developments.

17.5.1.5 Population

The 2006 census figure for Allenwood was 667 persons. Having regard to the additional dwellings built between the Census in 2006 and 2009 it was estimated that the current population living within the designated village boundary of Allenwood was approximately 784 persons.

17.5.1.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy and has zoned and phased lands accordingly.

17.5.1.7 Public Utilities and Social Infrastructure

Water Supply

Allenwood has an adequate water supply at present.

Waste Water

Allenwood has a wastewater treatment plant which has been designed for a population equivalent (P.E.) of 1,500. Adequate capacity is available for anticipated growth in population in the village over the period of this Plan.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.1.8 Employment

There are a number of small scale employment facilities in Allenwood itself in addition to the employment opportunities provided as part of the Industrial Park to the north west of the village.

17.5.1.9 Other Services

Allenwood has a number of social and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- Two National Schools (boys and girls)
- Post Office
- Public House/ Restaurant
- Variety of small retail units
- Credit Union

17.5.1.10 Village Plan Principles

- (i) Develop the village in a planned coherent manner to achieve an attractive and sustainable development form.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development on the outskirts of the village will not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development should have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.1.11 Development Objectives

Residential Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' have been identified for village expansion.

It is an objective of the Council:

- RD 1: To phase the development of those lands shown as 'C' (New Residential). Phase 1 lands shown on Map 17.2, shall be developed in the first instance. Phase 2 lands may only be developed where it has been clearly demonstrated that Phase 1 lands will not be made available over the plan period for specified reasons.
- RD 2: To apply the following development requirements to all lands identified as 'C' (New Residential) as outlined on Map 17.2:
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Seek the Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.

Public Utilities Objectives

It is an objective of the Council;

- PU 1: To only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It will generally not be considered appropriate that additional septic tanks are provided within the development boundary of Allenwood.

Flooding Objectives

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7 of the Plan and “*Planning System and Flood Risk Management*” – *Guidelines for Planning Authorities* (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.2 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

It is an objective of the Council:

- T 1: To undertake the following works in Allenwood:
- (i) Implement traffic calming measures at Allenwood Crossroads including the development of a speed table / plateau.
 - (ii) To realign the crossroads junction.
 - (iii) To provide textured surfacing at the crossroads junction.
 - (iv) To provide tactile paving and new footpaths in the village along the R 403 regional road.
 - (v) To improve road markings on approach roads and within the village centres.
 - (vi) To provide traffic signals at the Allenwood Crossroads.

Employment Objectives

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

It is an objective of the Council:

- CE 1: To assess the need for educational facilities in Allenwood in line with population change in the village and its hinterland.

Heritage Objectives

It is an objective of the Council:

- NH 1: To support the creation of an attractive hub of waterside activity and an attractive amenity area for use by the general public along the waterways within the village boundaries.



Kildare County Council
 Planning & Economic
 Development Department
 Aras Chill Dara
 Naas, Co Kildare

County Development Plan
 2011- 2017

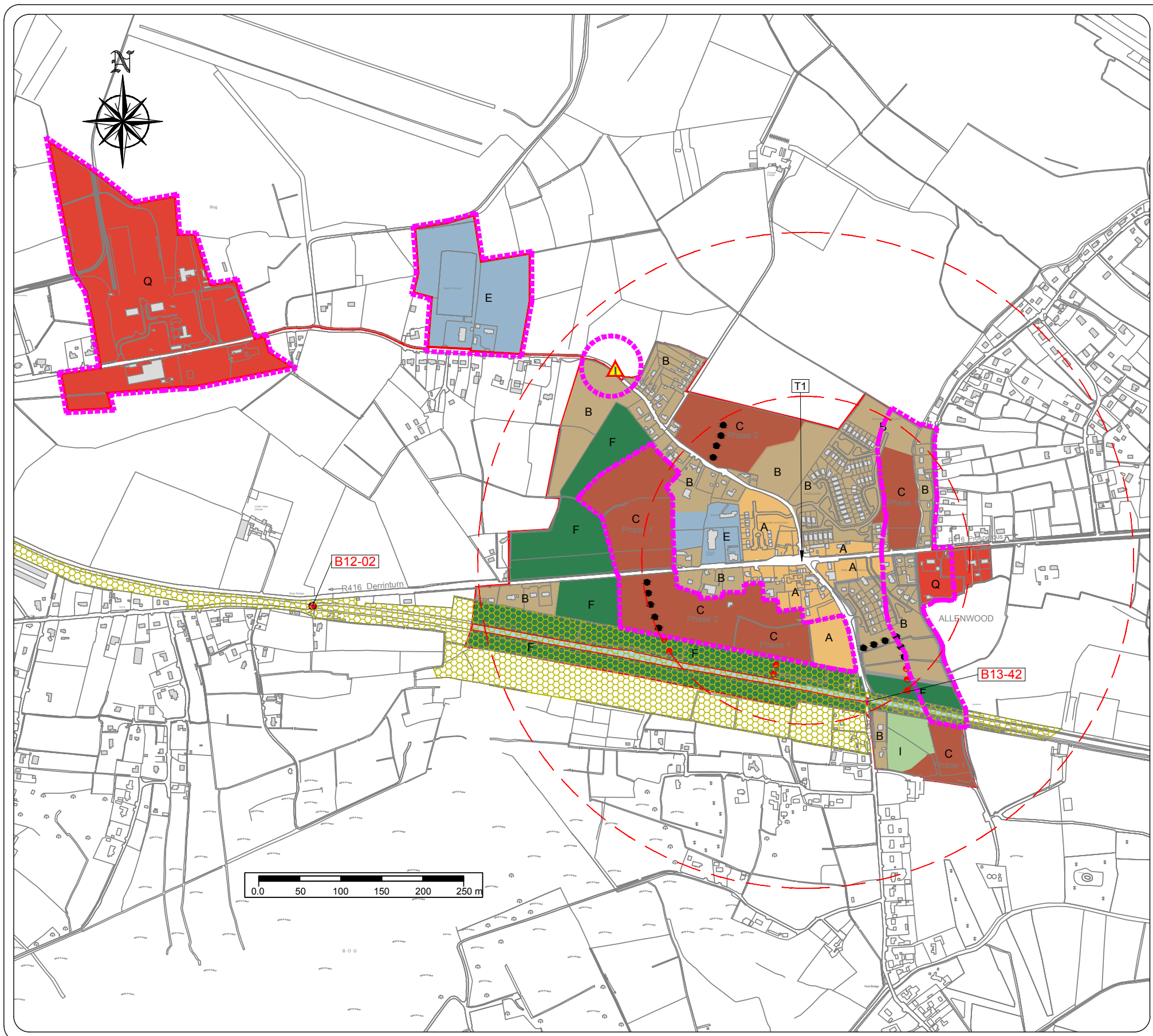
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- Q: Enterprise and Employment
- I: Agriculture
- 2011 Village Plan Boundary
- River / Streams / Canals
- New Roads Objective
- Cycle-track Objective
- Distance From Village Centre
(at 400m intervals)
- pNHA Proposed Natural Heritage Area
- Record of Monuments and Places (RMP)
KD036-020
- Flood Event
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Allenwood Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.2 |
| Date: 2-May-2011 | Drawing No: 200/09/435 |
| Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/2009CCMA (Kildare County Council) | Drawn By: GMG |

This drawing is to be read in conjunction with the written statement



Map 17.2

Allenwood Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.2 Ballitore

17.5.2.1 Introduction and Context

Ballitore is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Ballitore. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Chapter 19 Development Management Standards.

17.5.2.2 Location

Ballitore is located in South Kildare, approximately 18km from Athy and 30km from Naas. The River Greese borders the village core to the east with the Glanbia industrial facility on the eastern side of the river. Crookstown Mill is located to the north of the village. The farmland surrounding the village is of high quality.

17.5.2.3 Function

Ballitore performs a role as a local service centre for its environs in conjunction with the other settlements in the area of Crookstown, Moone and Timolin.

17.5.2.4 Settlement Form

Ballitore is a small historic settlement which was founded in 1685 by Quakers. Physically the village is a cluster of

terraced Quaker houses along two roughly perpendicular streets with a central square at the intersection. More modern local authority housing extends along the streets off the square with further local authority housing on the Timolin / Crookstown road. A private residential development is located along Abby’s Row.

17.5.2.5 Population

Ballitore has experienced a steady population increase in recent years. The 2006 Census recorded a 32% increase in population from 338 persons in 2002 to 445 in 2006. Following a survey of the village in 2009 it was estimated that the population of Ballitore within the village boundaries was approximately 794 persons.

17.5.2.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth is to be located on lands previously zoned in Ballitore with other appropriate social and community facilities.

17.5.2.7 Public Utilities

Water Supply

Water supply in Ballitore is deemed satisfactory at present.

Waste Water

Ballitore currently has a private wastewater treatment plant with a design capacity of 250 P.E. which is overloaded. A new Wastewater Treatment Plant with a P.E. of 1500 is currently under construction.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Ballitore at present, the continued cleaning and maintenance of the River Greese to the west of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.2.8 Transportation

This Plan provides for new vehicular and pedestrian routes through areas that are zoned for development, it also provides for minor improvements that are required throughout the village and these objectives are listed in the Transportation objectives section below.

17.5.2.9 Education

Children from Ballitore attend primary school in Crookstown. Planning permission has been granted for the construction of a prefabricated building comprising two classrooms and a temporary prefabricated unit. The Department of Education and Skills has indicated that, having regard to the projected population in Crookstown and Ballitore over the period of the Plan that there will be minimal impact on education provision in the area. Accordingly, the Department will seek to maximise the use of the existing accommodation in the area.

17.5.2.10 Heritage

Ballitore is rich in architectural heritage and many protected structures are located in the village. As a result of the historic streetscape and the architectural merit of many of the buildings an Architectural Conservation Area has also been defined for the village.

There are no recorded sites / monuments or designated areas within the village plan boundary.

17.5.2.11 Other Services

Ballitore has a number of social and community facilities serving the village and its hinterland including:

- Pubs
- Shops
- Post office
- Museum and Library
- Coffee Shop
- Craft Shop
- Glanbia industrial facility
- Crèche

- Playground
- Soccer Pitch
- Health Centre
- Garda Station

17.5.2.12 Village Plan Principles

- (i) New development should take place in a coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of growth must cater for local demand at an appropriate scale.
- (iii) Suburban residential development on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and to reuse where possible existing buildings / out buildings within the village boundary in order to maintain the historic character of the village.
- (vi) All new development proposals shall have regard to the requirements for development in the Architectural Conservation Area. All new buildings elsewhere in the village shall be designed so as not to visually impinge on the historic buildings and streetscape of the village.
- (vii) The conservation and integration into new developments of existing stone walls, trees and native hedgerows and the use of similar materials for new boundaries shall be required.

17.5.2.13 Development Objectives

Residential Objectives

Ballitore has sufficient zoned land to cater for the growth of the village. Future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council:

- RD 1: To apply the following development requirements to lands identified “C” (New Residential) on Map 17.3:
- A new vehicular route connecting Abby’s Row to Fullers Court with adequate pedestrian and cycling facilities shall be provided as part of the development of these lands.
 - Existing trees and vegetation shall be retained and integrated into any new development, if merited.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Seek the improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.
- RD 2: To facilitate the appropriate redevelopment of derelict buildings and suitable infill development proposals having regard to their location within the Architectural Conservation Area and any protected structures within the vicinity of the site. (Suitable areas include the Market Square and Fuller’s Court).

Public Utilities

It has already been noted that water provision in the village is sufficient however connection to the new wastewater treatment plant when completed is urgently required as the existing facility is overloaded.

It is an objective of the Council:

- PU 1: To complete the construction of the new Ballitore waste water treatment plant as soon as possible and to connect all existing and new developments to this new plant.
- PU 2: To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.

Flooding Objectives

The River Greese flows through the village to the west of the Glanbia creamery. The cleaning and maintenance of the river should minimise the risk of flooding occurring in the future.

It shall be an objective of the Council;

- FL 1: To continue to maintain the River Greese. In this regard, only development within the development boundary of Ballitore that would not negatively impact upon the River Greese shall be encouraged. Adequate drainage measures in accordance with the requirements of the GSDSDS shall be provided for all development proposals in order to continue to prevent flooding in the area.
- FL 2: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7 of the Plan and “Planning System and Flood Risk Management” – Guidelines for Planning Authorities (2009).
- FL 3: To ensure that development proposals for lands identified by the dashed pink line on Map 17.3 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

As part of the development of the lands to the south and west of the Market Square a link road shall be provided to ensure more efficient vehicular and pedestrian movement through the village. This route shall be provided in tandem with the development of these lands.

It is an objective of the Council;

- T 1: To seek the construction of a new link road from the L8036 at Fullers Court to the L8035 at Abby’s Row on the west side of the village (See Map 17.3).
- T 2: To implement public realm improvements in the village centre and particularly pedestrian facilities.

- T 3: To investigate the possibility of developing a walking route as illustrated on Map 17.3

Employment Objectives

The Glanbia site located on the eastern side of the River Greese is the main industry in the village. This facility processes liquid milk for Glanbia.

It shall be an objective of the Council:

- EM 1: To facilitate the development of the Glanbia site where appropriate and in accordance with the proper planning and sustainable development of the area.
- EM 2: To facilitate the expansion of existing local services and business where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

Ballitore relies on neighbouring Crookstown for its educational needs and Crookstown and Timolin for many of its ecclesiastical needs. Ballitore has some cultural facilities that are linked to the Quaker community and its long association with the village but it is still deficient in other community facilities. The redevelopment of the Tannyard provides an opportunity for a cultural / community development.

It is an objective of the Council:

- CE 1: To develop the Tannyard for art and craft based workshops or studios with associated uses.
- CE 2: To facilitate the provision of additional community facilities in the village.

Heritage Objectives

An Architectural Conservation Area (ACA) has been designated for the village centre in Ballitore.

It is an objective of the Council:

- HE 1: To protect all RPS structures, along with their settings in Ballitore as listed in this Plan and illustrated on Map 17.3 in accordance with Chapter 12 Architectural and Archaeological Heritage of this Plan.
- HE 2: To protect the RMP site near Ballitore as listed in Chapter 12 and shown on Map 17.3 of this Plan, along with its setting.
- HE 3: To have regard to the policies and objectives included in Chapter 12 in relation to development proposals that impact on the character and quality of all designated protected structures and development within and adjoining the designated ACA.
- HE 4: To survey the trees illustrated on Map 17.3 and to seek to protect trees deemed to be of significant amenity value.

Amenity and Recreation Objectives

There is a soccer pitch and playground located in Millview on the Old Athy road.

It is an objective of the Council:

- AM 1: To promote the development of a linear park along the River Greese between Ballitore and Crookstown.
- AM 2: To enhance and maintain the playground located in Millview.
- AM 3: To develop where possible a walking route along the River Greese to Crookstown Mill and back to the Market Square as illustrated on Map 17.3.



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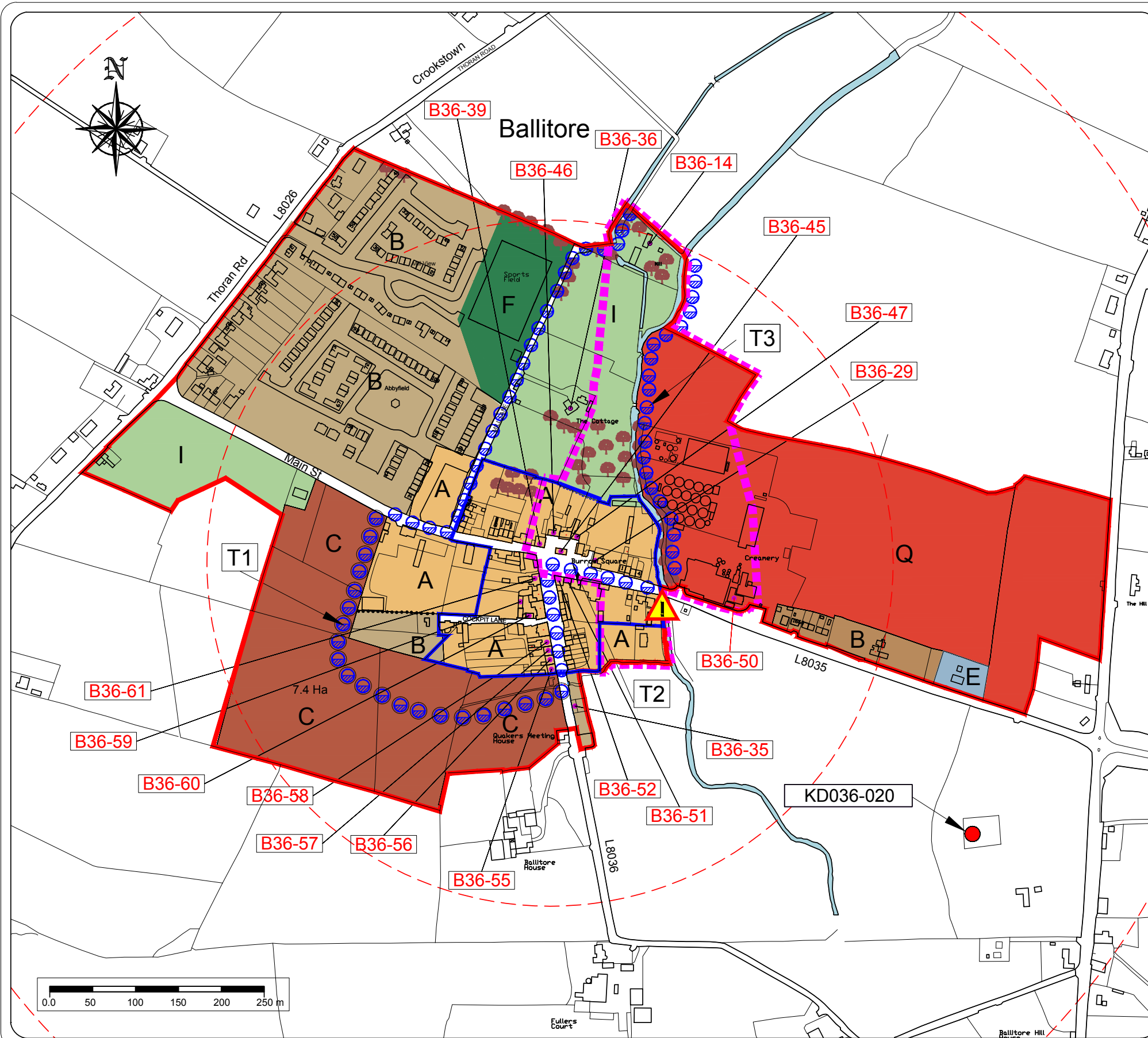
Legend :

- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agricultural
- Q: Enterprise and Employment
- 2011 Village Plan Boundary
- Architectural Conservation Area
- Canal/Lakes/Ponds
- Roads Objective (Indicative only)
- Road / Junction Improvement Objective
- Footpath and Cycle Track Objective
- Tree and Woodland Preservation Objective
- Record of Monuments and Places (RMP)
KD036-020
- Distance from Village Centre
(at 400m intervals)
- Flood Event
- Record of Protected Structures (RPS)
B36-35
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Ballitore Village Plan

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Map 17.3

Ballitore Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.3 Ballymore Eustace

17.5.3.1 Introduction

Ballymore Eustace is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Ballymore Eustace and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.3.2 Location

Ballymore Eustace is situated on the River Liffey approximately one kilometre from the Kildare – Wicklow border. It is serviced by the R445 to Naas, which is 10km to the north of the village. The R411 connects the village with the N81 to the south in County Wicklow and the R413 connects the village to Brannockstown to the west. The village is in a highly scenic area overlooking the River Liffey and surrounded by high quality agricultural land.

17.5.3.3 Function

Ballymore-Eustace acts as a service centre for its rural hinterland. Growth in the village shall be sustainable satisfying local demands having regard to the character, form and scale of the existing village.

17.5.3.4 Settlement Form

The village developed in association with a mill in the early 19th century and the street layout and many of the houses date from this period. This has resulted in Ballymore Eustace having a unique character derived from the traditional building form and streetscape. It is important that the scale and form of new developments in the village respect the historic streetscape.

Future expansion areas of the village are restricted due to the presence of sand and gravel pits to the north, the lands of Dublin City Council Waterworks and the Golden Falls hydroelectric station to the south-east and the River Liffey valley to the west.

17.5.3.5 Population

Ballymore Eustace experienced a population decline during the inter-censal period between 2002 and 2006, with a reduction in population from 786 persons to 725. Following a survey of the village in 2009 it was estimated that the current population of the village was approximately 755 persons.

17.5.3.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall be located in the village core together with a residential expansion to the west of the village core and to the south of Ballymore Bridge.

17.5.3.7 Public Utilities

Water Supply

Water is supplied from the Dublin City Council Treatment Plant, which is adjacent to the village, and is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

The current waste treatment plant is overloaded and cannot facilitate further development. The Council will endeavour to provide a new sewerage treatment plant during the lifetime of this Plan.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.3.8 Transportation

The following regional roads serve Ballymore Eustace, the R445 to Naas, the R411 to the N81 National Primary Route in County Wicklow and the R413 to Brannockstown. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village, most notably an improvement of pedestrian facilities on Ballymore Bridge.

The Dublin City bus route (no. 65) serves Ballymore Eustace and terminates at Eden Quay in Dublin City. The route has services daily to and from Dublin.

17.5.3.9 Other Services

Ballymore Eustace has a good infrastructure of social and community facilities serving the village and its hinterland including:

- Roman Catholic and Church of Ireland Churches
- Pubs
- Restaurants
- Health Centre
- National School
- Garda Station
- Band Hall
- Recreational / Sports facilities
- Resource Centre
- ICA Hall
- Tidy Towns Centre

17.5.3.10 Village Plan Principles

- (i) The village should be developed in a planned, coherent manner to ensure the development of an attractive and sustainable village is achieved.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the River Liffey in terms of its recreational and ecological potential and value is important.
- (v) New development should have regard to the character, form and scale of buildings in the village and should reuse where possible existing buildings and out buildings in order to promote sustainable development.
- (vi) New development shall have regard to the undulating nature of the village; building heights shall be such as not to visually intrude on scenic routes and vistas throughout the village.

17.5.3.11 Development Objectives

Residential Objectives

In order to facilitate local demands, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 6.9ha has been identified for residential expansion.

Note: 0.9ha of these lands is required for community facilities.

It is an objective of the Council:

RD 1: To apply the following development requirements to lands identified "C1" (New Residential) on Map 17.4A:

- To require the delivery of community facilities (e.g. health centre, nursing home, community centre, etc.) on 0.9 ha of the lands zoned C1. It is considered that this approach will allow for more flexibility in the delivery of community facilities within this area.
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Seek improvements in pedestrian and cycling facilities from the site to the village centre.
- Seek improvements to the road along the northern boundary of the site.
- Seek an extension to the Liffey walk as outlined in objective AR 1 of this Village Plan and illustrated on Map 17.4 A & B.

RD 2: To apply the following development requirements to lands identified C2 on Map 17.4A:

- Seek improvements in pedestrian and cycling facilities from the site to the village centre.
- Seek improvements to the road along the northern boundary of the site (R413) to the junction of this road with the R411.

Village Centre Objectives

The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council:

- VC 1: To provide for an extension of Ballymore village centre on lands zoned “A1” Village Centre on Map 17.4A. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at this location subject to the relevant planning criteria.
- VC 2: To require the improvement of the junction identified by objective T 4 on Map 17.4 A.
- VC 3: To seek the improvement of pedestrian and cycling facilities to the village centre as part of the development of site A1.
- VC 4: To require an extension of the Liffey walk as outlined in objective AR 1 of this Village Plan in conjunction with the development of site A1 as illustrated on Map 17.4 B.

Public Utilities Objectives

The sewerage treatment system is required to be upgraded in order to facilitate future development in the village. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council:

- PU 1: To provide a new wastewater treatment plant in Ballymore Eustace when funding becomes available.
- PU 2: To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.

Flooding Objectives

Due to the presence of the Liffey in the village it is important to ensure that when planning for new development, flooding issues are considered. Therefore it is appropriate to utilise the lands along the Liffey for amenity and agricultural uses.

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7 of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.4A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
- FL 3: To carry out an assessment of surface water drainage infrastructure in Ballymore Eustace for the purpose of identifying areas where the hydraulic capacity is inadequate and to carry out improvement works accordingly.

Transportation Objectives

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council:

- T 1: To realign and improve the junction of the R411 Hollywood Road and the L6059.
- T 2: To realign and improve the junction of the R413 (Brannockstown Road) / R411 (Hollywood Road) at Ballymore Bridge.
- T 3: To widen and improve Ballymore Bridge and specifically to improve pedestrian facilities in this area.
- T 4: To improve the junction of the R445 (Naas Road) and the L6047.
- T 5: To realign and improve the junction of Barrack Street and Plunkett Road at Halfacre House and simultaneously, to realign and improve the adjoining junction of the L2025 and the L6056.
- T 6: To carry out a Traffic Management Plan for Ballymore Eustace and implement its recommendations.

- T 7: To improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 8: To review the on street parking arrangements in the village and make improvements as required.
- T 9: To facilitate the enhancement of public transport services and facilities in the village and to facilitate the erection of a well designed bus shelter at an appropriate location.

Employment

Local services and businesses are a major source of employment in the village. It is important to retain the existing businesses and to promote the expansion of existing and new local businesses in the village.

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

17.5.3.12 Community and Educational Objectives

Scoil Mhuire Ballymore Eustace has a current enrolment of 245 pupils, and an extension to the school was completed a number of years ago.

There are currently no plans for further expansion.

It is an objective of the Council:

- CE 1: To review the need for educational facilities in the village in line with changes in population.

Heritage Objectives

Ballymore Eustace has a rich archaeological and architectural heritage due to its historic origins. It has a number of protected structures and recorded monuments which are illustrated on Map 17.4B and listed in the RPS and RMP. There is also an abundance of valuable natural heritage features in and around the village including, a Tree Preservation Order, Protected Views, Scenic Routes and a Proposed Natural Heritage Area all illustrated on Map 17.4B.

It is an objective of the Council:

- NH 1: To continue the protection of trees identified in Tree Preservation Order, 1991/1 OS 6" 29.
- NH 2: To survey the trees illustrated on Map 17.4B and to seek to protect trees deemed to be of sufficient amenity value.
- NH 3: To protect views of the River Liffey available on Scenic Route No 9 on the R411 from the crossroads at Silverhill Upper Townland to Ballymore Eustace and on Scenic Route No 13, on the R413 from Brannockstown cross roads to Ballymore Eustace.
- NH 4: To protect the vistas available from Ballymore Bridge to the east and west from inappropriate development.

Amenity and Recreation Objectives

There is a shortfall of recreational areas for field games in the village of Ballymore Eustace. GAA facilities are located outside the village boundary. The River Liffey Walk is a valuable amenity resource and it should be maintained and upgraded. The possibility of extending it along the Liffey and into the old Mill site should also be investigated and pursued.

It is an objective of the Council:

- AR 1: To facilitate the extension of the River Liffey Walk through the zoning of lands for open space and amenity to the west of the village centre.

- AR 2: To maintain, upgrade and extend where necessary the walking routes illustrated with the appropriate symbol on Map 17.4 B
- AR 3: To facilitate the future expansion of amenity sites and recreational / sports facilities in Ballymore Eustace subject to compliance with the relevant planning criteria.



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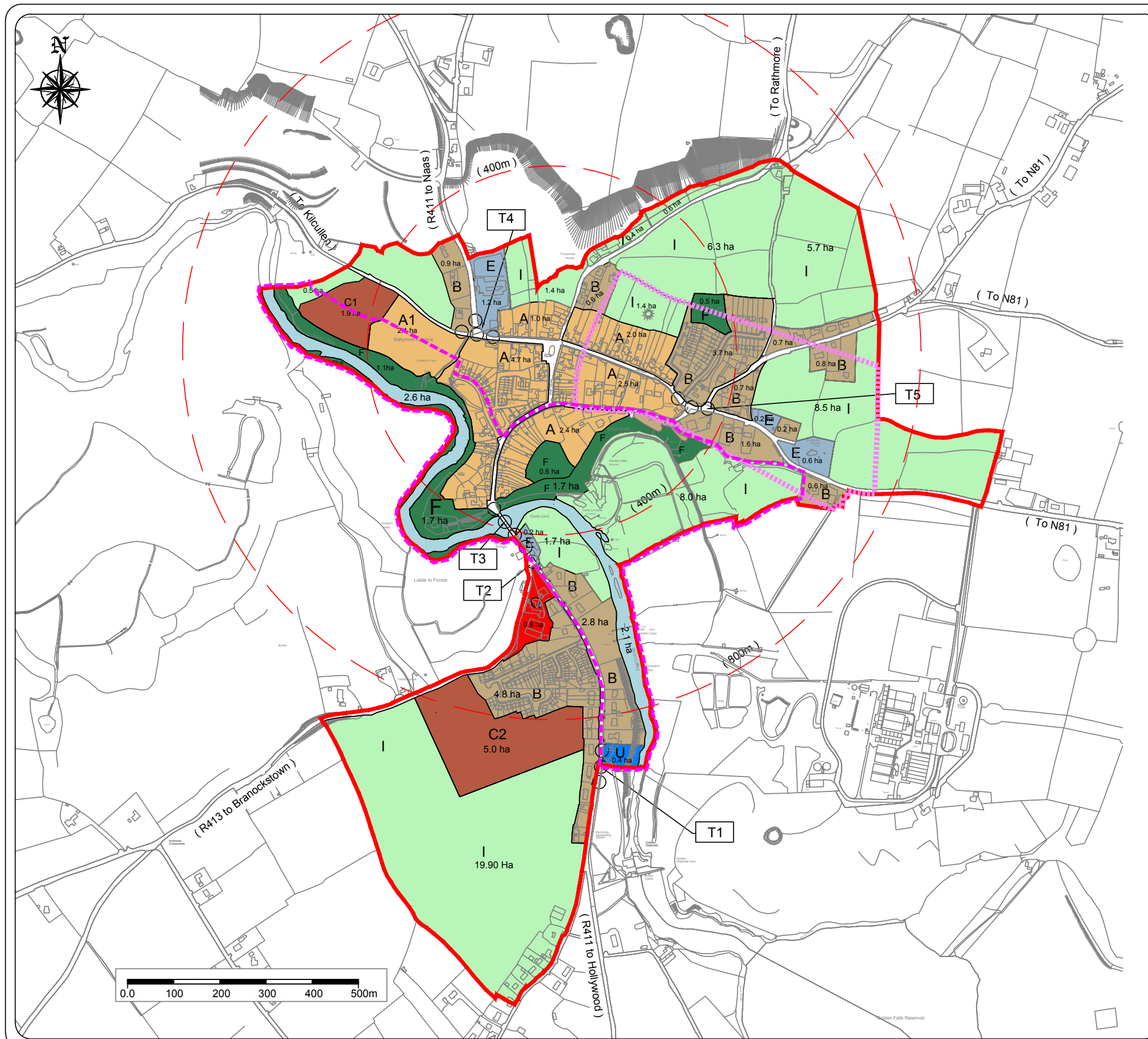
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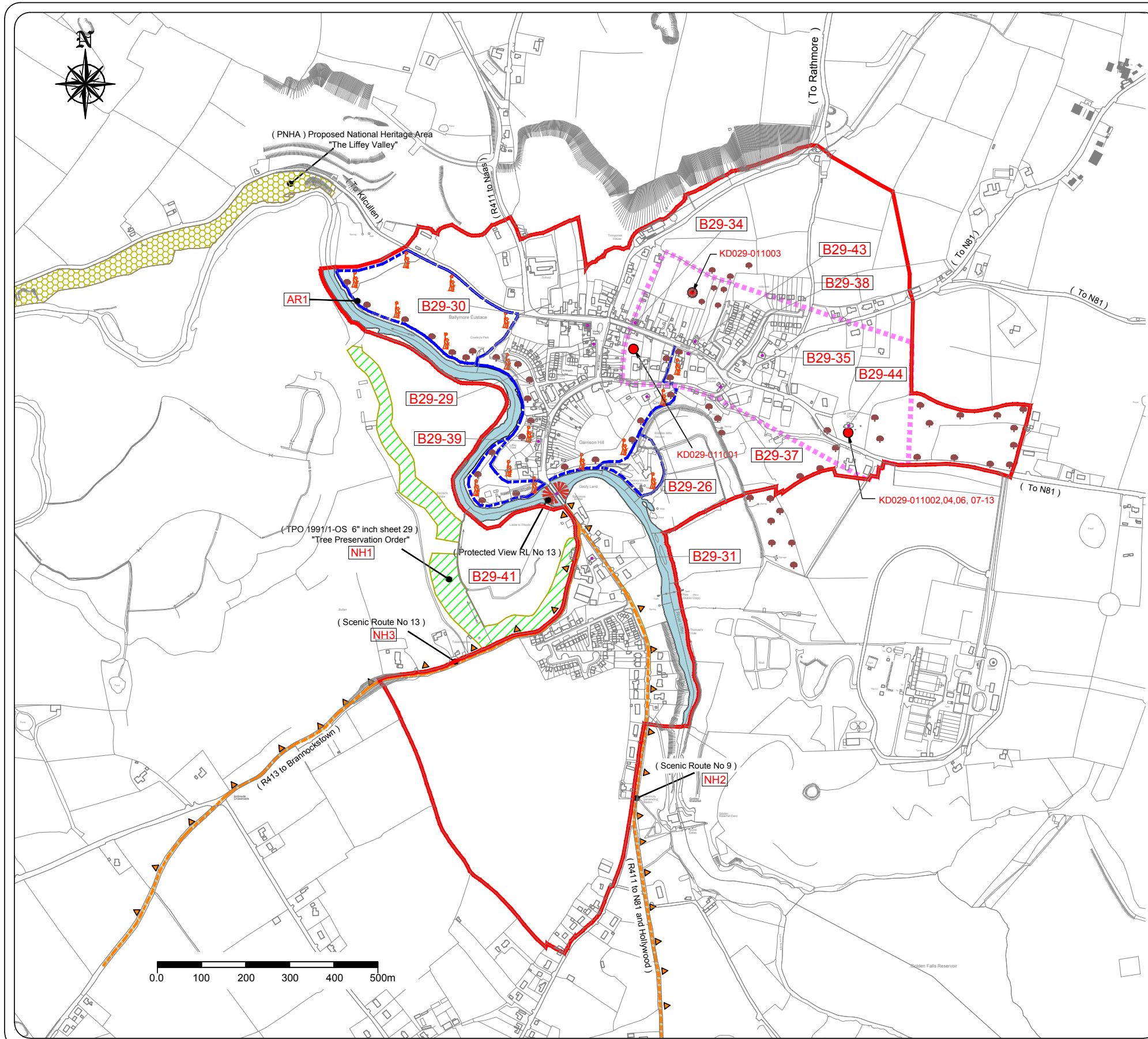

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- Q: Enterprise and Employment
- U: Utilities/Services
- The River Liffey
- 2011 Village Plan Boundary
- Distance From The Village Centre
(at 400m intervals)
- Zone of Archaeological Potential
- Road / Junction Improvement Objective
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Ballymore Eustace Village Plan

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









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Legend :

-  2011 Village Plan Boundary
-  The River Liffey
-  Zone of Archaeological Potential
-  PNHA Proposed National Heritage Area
-  Tree and Woodland Preservation Objective
-  Protected View / Objective
-  Record of Monuments and Places (RMP)
KD029-01
-  Record of Protected Structures (RPS)
B29-31
-  Scenic Route (R9 ,R13.)
-  TPO Tree Preservation Order 1991/OS sheet 29
-  Walking Route (AR1)

Ballymore Eustace Village Plan

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17.5.4 Caragh

17.5.4.1 Introduction and Context

Caragh is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Caragh and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Chapter 19 Development Management Standards.

17.5.4.2 Location

Caragh is located to the north west of Naas and the M7 motorway between the River Liffey and the Grand Canal on the R409. The village is located approximately 4 km from Naas.

17.5.4.3 Function

Caragh acts as a local service centre for the surrounding rural hinterland. Growth in the village should be sustainable satisfying local demands and should be in compliance with the existing character, form and scale of the village.

17.5.4.4 Settlement Form

Caragh is located close to many modern and more historic transport routes namely the M7 motorway, the Dublin to Cork Railway line, the Grand Canal and the River Liffey. These routes contributed to the historic development of the village. More recently there has been a significant amount of residential development in the village, much of which has been commuter driven due to the proximity of the train station in Sallins and the M7 motorway.

The village consists of a large church to the north with the school, pub and shops further south with residential development adjacent and to the rear of the commercial buildings. Having regard to the significant level of development in the recent past it is considered appropriate that future development in the village be directed to infill sites close to the centre of the village so as maintain a compact village form.

17.5.4.5 Population

Caragh has experienced a dramatic population increase in the last number of years with the 2006 Census recording a 210% increase in population on that recorded in the 2002 Census. The population of the Caragh DED increased from 242 persons in 2002 to 751 persons in 2006. Following a survey of the village in 2009 it was estimated that the current population within the village boundary is approximately 641 persons.²⁸

²⁸ The 2006 Census of Population survey was carried out on a larger geographic area than the Caragh Village Development Plan boundary hence the larger population figure in the DED.

17.5.4.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall be located in an expansion of the village core together with other appropriate social and community facilities.

17.5.4.7 Public Utilities

Water Supply

Caragh has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Caragh is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant. This system requires upgrading. Development may be restricted in the village until the system upgrade is complete.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.4.8 Transportation

Caragh is located on the R409, which provides access to Naas, and the M7 motorway to the south of the village. The R409 also links Caragh with the villages and towns in the northwest of the county. Caragh is only a short distance from Sallins where the commuter train service to Dublin can be availed of. No major new road development is required in the area, however various upgrading works will be required in tandem with development in the village.

17.5.4.9 Other Services

Caragh has a number of social and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- National School
- Shop, offices, Hair Salon,
- GAA Ground
- Fast Food Take Away
- Pub
- Mondello Park Car Racing Circuit (outside the Village Plan boundary to the north)

17.5.4.10 Village Plan Principles

- (i) Caragh should be developed in a planned coherent manner to ensure the development of a sustainable village.
- (ii) The rate of growth must cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.4.11 Development Objectives

Residential Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. In this regard 0.5ha has been identified for residential development and 3ha has been identified for village centre expansion.

It is an objective of the Council:

- RD 1: To apply the following development requirements to lands identified “C” (New Residential) on Map 17.5:
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - The residential amenity of adjoining properties shall be protected.
 - The use of high quality traditional building materials and indigenous landscaping shall be required.
 - Seek the improvement of pedestrian and cycling facilities to the village centre, if deemed necessary.

Village Centre Objectives

As a result of the recent population growth and the moderate growth proposed in this Plan additional village centre lands have been zoned to facilitate a village centre expansion, which will be available to accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council:

- VC 1: To provide for an extension of Caragh village centre on lands zoned “A1” and “A2” (Village Centre) on Map 17.5. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at these locations subject to the relevant planning criteria.
- VC 2: To seek the improvement of the junction identified by objective T1 on Map 17.5 as part of the development of sites A1 and A2.
- VC 3: To seek improvements in the provision of pedestrian and cycling facilities to the village centre as part of the development of sites A1 and A2 as deemed necessary.

Public Utilities Objectives

The sewerage treatment network is required to be upgraded in order to facilitate future development in the village. The capacity of the pumping station may also need to be upgraded as part of the overall network upgrade. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council:

- PU 1: To upgrade the Upper Liffey Valley Sewerage Scheme and the Osberstown Wastewater Treatment Plant within the lifetime of this Plan.
- PU 2: To upgrade the Caragh Wastewater pumping station if required, to facilitate the moderate development proposed in this Plan.
- PU 3: To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.

Flooding Objectives

Caragh has not experienced any recent flooding events. However, one flood event has been recorded immediately west of the village plan boundary.

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7 Water, Drainage and Environmental Services of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.5 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council:

- T 1: To realign and improve the junction of the R409 and the L2030.
- T 2: To widen and upgrade the existing railway bridge on the R409 at Gingerstown.
- T 3: To upgrade the extent of the R409 within the development boundary of Caragh village. Improvements shall include realignment, widening, pedestrian facilities, drainage, public lighting and traffic calming.
- T 4: To improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.

Employment Objectives

The local services and businesses are the main source of employment in the village. It is important to retain the existing businesses and to promote expansion of new local industries and businesses in the village. The close proximity of the Osberstown Business Park and Naas ensures that many of Caragh's residents can reside proximate to their place of employment.

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

Caragh National School caters for primary school children in the village. As a result of the population expansion in the village an extension of the school has been constructed. Notwithstanding this the requirement for further educational facilities in tandem with population growth will be monitored during the course of this Plan. The village is well catered for with services and community facilities and it is important that these are retained.

It is an objective of the Council:

- CE 1: To review the need for educational facilities in the village having regard to changes in the population of the village.

Heritage Objectives

Caragh has a number of recorded monuments, which are illustrated on Map 17.5 and listed elsewhere in this Plan.

It is an objective of the Council:

- NH 1: To survey the trees illustrated by the appropriate symbol on Map 17.5 and to seek to protect trees deemed to be of sufficient amenity value.



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 Co Kildare

County Development Plan
 2011- 2017

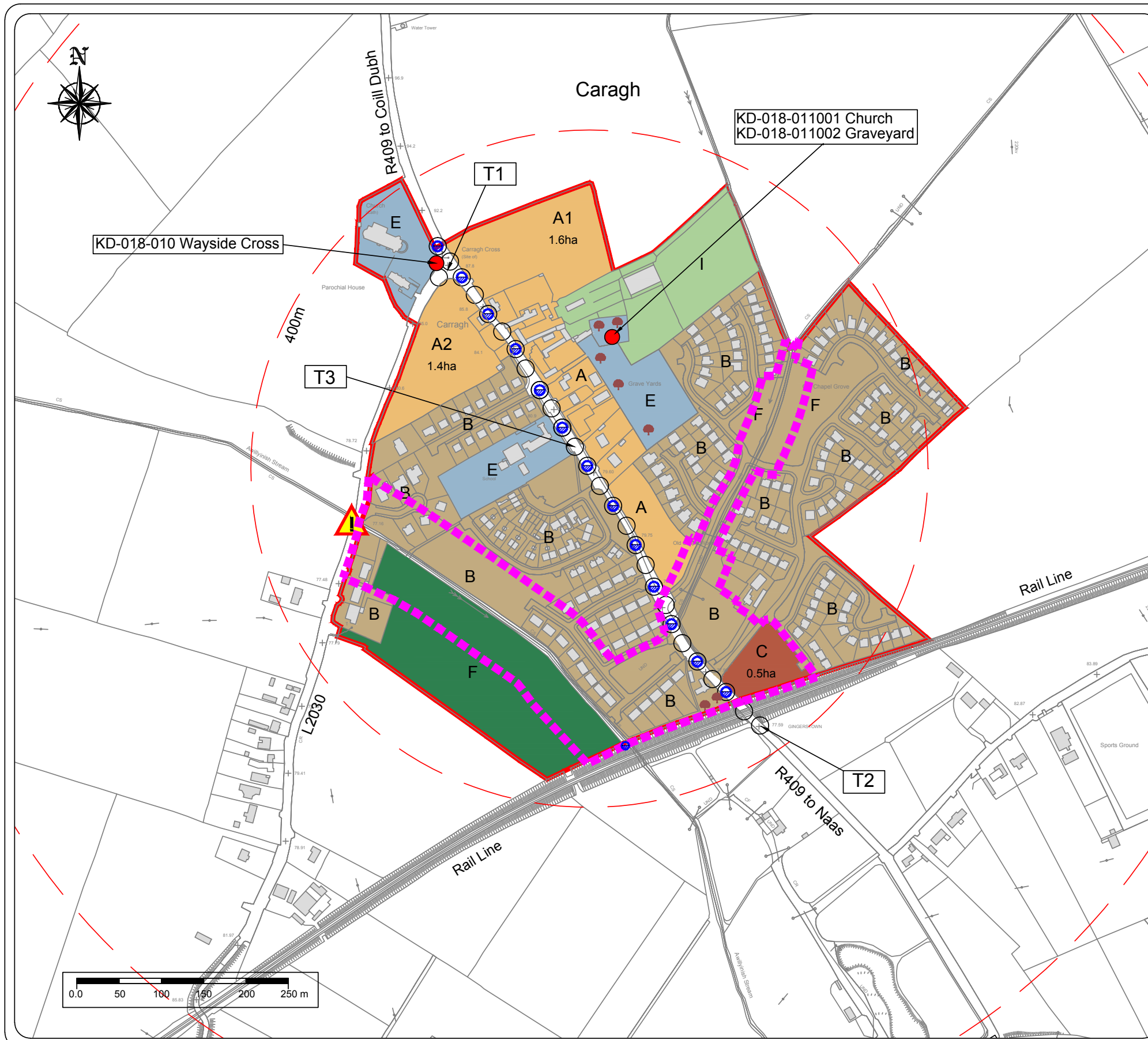
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- 2011 Village Plan Boundary
- Distance From The Village Centre
(at 400m intervals)
- Road / Junction Improvement Objective
- Footpath and Cycle Track Objective
- Record of Monuments and Places (RMP)
- Tree/Woodland Preservation Objective
- Flood Event
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Caragh Village Plan

| | |
|--|------------------------|
| Scale: N.T.S. | Map Ref: 17.5 |
| Date: 2-May-2011 | Drawing No: 200/09/410 |
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 with the written statement



Map 17.5
Caragh Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.5 Coill Dubh/Coolearagh

17.5.5.1 Introduction and Context

Coill Dubh / Coolearagh is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Coill Dubh / Coolearagh. The Village Plan consists of specific policy, specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 Development Management Standards.

17.5.5.2 Location

Coill Dubh / Coolearagh are two separate settlements located in close proximity to each other in the north west of the County. Coolearagh has developed along the R403 and Coill Dubh developed around the junction of this road with the R408. The villages are located approximately 40 km from Dublin and 15 km from Naas.

17.5.5.3 Function

Coill Dubh / Coolearagh act as local service centres for their inhabitants and the surrounding hinterland. Growth in the villages should be sustainable, satisfying local demands.

17.5.5.4 Settlement Form

Coill Dubh was established in the 1950s to accommodate workers on the Bord na Mona works supplying the Allenwood peat fired power station. The planned settlement form consists of a number of established residential estates clustered together around the junction of the R403 and R408. Coolearagh is located slightly to the north of Coill Dubh and has a similar development form with newer residential estates located around the church and service station. It is desirable that future development in the villages is located on infill sites close to the centre of both villages so as to maintain a compact village form.

17.5.5.5 Population

The 2006 Census recorded a figure of 684 persons for Coill Dubh. Following a survey of the village in 2009 it was estimated that the current population living within the village boundaries of Coill Dubh/ Coolearagh was approximately 1,144 persons.

17.5.5.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.5.7 Public Utilities

Water Supply

Coill Dubh / Coolearagh have an adequate water supply at present however to cater for the projected population growth, an extension to the watermain between Coill Dubh and Coolearagh is required.

Waste Water

Coill Dubh / Coolearagh are served by their own waste water treatment plant located to the west of Coolearagh. The plant has a P.E. of 2,000 and is considered adequate to meet the needs of the villages during the period of this Plan.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.5.8 Transportation

The villages of Coill Dubh / Coolearagh are located on the R403 and the R408 and have good access to Edenderry to the west, Johnstown Bridge and the N4 to the north and the larger towns of Clane, Naas and Newbridge to the south east.

17.5.5.9 Employment

The local services and businesses are the main source of employment in the villages. It is important to retain the existing businesses and to promote their expansion and the development of new local industries and businesses in the village in order to benefit the local economy and ensure more sustainable travel patterns.

17.5.5.10 Other Services

Coill Dubh / Coolearagh have a number of social and community facilities serving the villages and their hinterlands including:

- Roman Catholic Church
- Community centre
- National School
- Shops and petrol station
- Golf Course
- Credit Union
- Sports Grounds
- Bus Shelter
- Vehicle repair workshop
- Crèche
- Post Office

17.5.5.11 Village Plan Principles

- (i) Develop the villages in a planned coherent manner around both village centres so that an attractive sustainable urban form is achieved.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village will not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.5.12 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' (New Residential) have been identified for village expansion.

It is an objective of the Council:

RD 1: To facilitate the development of lands shown as 'C' (New Residential) as outlined on Map 17.6 in accordance with the principles of proper planning and to apply the following development requirements:

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.

- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Village Centre Objectives

It is an objective of the Council:

- VC 1: To promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (See Map 17.6) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2: To ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3: The maximum building height shall be two storeys.

Public Utilities Objectives

It is an objective of the Council;

- PU 1: To seek the extension of the watermain between Coill Dubh and Coolearagh.

Transportation Objectives

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the villages.

It is an objective of the Council;

- T 1: To realign and improve the junction of the L1019 and the L7073.
- T 2: To examine the feasibility of providing traffic calming in and between the villages.
- T 3: To provide for continuous footpaths of a suitably high standard between Coill Dubh and Coolearagh and to improve the quality and width, where appropriate, of all footpaths within both villages.

- T 4: To improve access for people with disabilities.

Employment Objectives

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

Coill Dubh / Coolearagh National School caters for primary school children. It will be important to monitor the need for additional educational facilities in the village as the population expands. The villages are well catered for with services and community facilities and it is important that these are retained.

It is an objective of the Council;

- CE 1: To assess the need for educational facilities in the village as the population grows.
- CE 2: To facilitate the expansion of existing services and facilities in both villages in accordance with proper planning and sustainable development.

Heritage Objectives

It is an objective of the Council;

- HE 1: To protect all RPS structures, along with their settings in the villages as listed in this Plan.
- HE 2: To protect all RMP sites in the villages as listed in Chapter 12, Architectural and Archaeological Heritage, and shown on Map 17.6 of this Plan, along with their settings.
- HE 3: To protect the character of the planned village area from inappropriate development.

Amenity and Recreation Objectives

It is an objective of the Council:

- AM 1: To recognise the importance of the Golf Club as an amenity in the area and to support the development of this facility in accordance with the principles of proper planning and sustainable development.

Flooding Objectives

It is an objective of the Council

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water Drainage and Environmental Services of the Plan and *“Planning System and Flood Risk Management – Guidelines for Planning Authorities”* (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.6 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.



Kildare County Council
 Planning & Economic
 Development Department
 Aras Chill Dara
 Naas, Co Kildare

County Development Plan
 2011- 2017

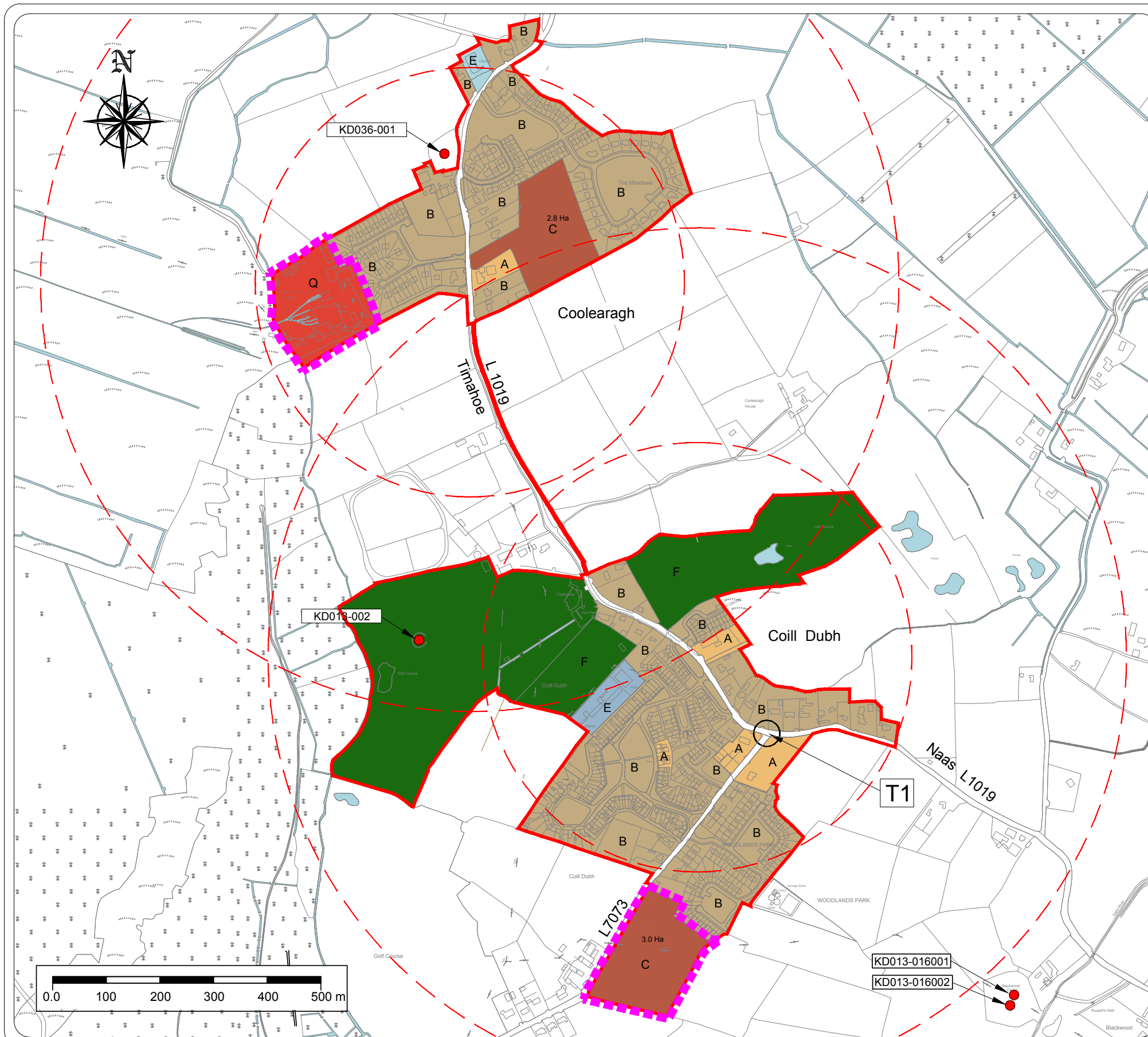
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- Q: Enterprise and Employment
- 2011 Village Plan Boundary
- Rivers / Streams / Ponds
- Record of Monuments and Places (RMP)
(KD013-016001)
- Junction Improvement Objective
- Distance From Village Centre
(at 400m intervals)
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Coill Dubh / Coolearagh Village Plan

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| Scale: N.T.S. | Map Ref: 17.6 |
| Date: 2-May-2011 | Drawing No: 200/09/433 |
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| Drawn By: MH | |

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Map 17.6

Coill Dubh/Coolearagh Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.6 Crookstown

17.5.6.1 Introduction and Context

Crookstown is designated as a 'Village' in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Crookstown. The Village Plan consists of specific policy, specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 Development Management Standards.

17.5.6.2 Location

Crookstown is located in South Kildare, approximately 17km from Athy and 30km from Naas. There are no obvious natural or historic boundaries to the settlement although it can be taken that Crookstown Church marks one end of the hamlet while the entrance from the N9 defines the entrance to Crookstown at the opposite end.

17.5.6.3 Function

Crookstown performs a role as a local service centre for its environs including Ballitore and to a lesser extent Moone and Timolin. Growth in the village should be sustainable, satisfying local demands having regard to the character, form and scale of the existing village.

17.5.6.4 Settlement Form

Development in Crookstown has developed around the Church which was built in 1867. To date there has been limited residential development in the village with the main elements of the village comprising the primary school, an industrial park and a petrol station / shop.

17.5.6.5 Population

Following a survey of the village in 2009 it was estimated that the population of the village within the village boundary was approximately 150 persons.

17.5.6.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy.

17.5.6.7 Public Utilities

Water Supply

Water supply in Crookstown is deemed satisfactory at present.

Waste Water

Crookstown currently has a private wastewater treatment plant with a design capacity of 220 P.E. At present there are 34 houses discharging into this treatment plant (153 P.E.) leaving 67 P.E. of capacity remaining.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Crookstown at present, the continued cleaning and maintenance of the River Greese to the west of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.6.8 Education

Permission has been granted for the construction of a prefabricated building comprising two classrooms and a temporary prefabricated unit. The Department of Education and Skills has indicated that having regard to the projected housing population in Crookstown / Ballitore over the period of the Plan there will be minimal impact on education provision in the area. Accordingly, the Department will seek to maximise existing accommodation ahead of making new greenfield site provision.

17.5.6.9 Other Services

Crookstown has a good base of social and community facilities serving the village and its hinterland including:

- Church and parochial house
- Petrol Service Station
- Shop and Butchers
- Industrial Complex including a tyre depot, antiques store, furniture and bedding store, hardware store, saddlery and farm supply store
- Primary school
- Community hall.

17.5.6.10 Heritage

There are a number of protected structures on the RPS in Crookstown listed in this Plan.

17.5.6.11 Village Plan Principles

- (i) Develop the village in a planned coherent manner around the village centre so that an attractive sustainable urban form is achieved.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village will not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.

- (v) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.6.12 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social/community and appropriate commercial development. In this regard sites zoned 'C' (New Residential) have been identified for village expansion.

It is an objective of the Council:

- RD 1: To facilitate the development of lands shown as 'C' (New Residential) as outlined on Map 17.7 in accordance with the principles of proper planning and sustainable development.
- RD 2: To apply the following development requirements to lands identified as 'C' (New Residential) as outlined on Map 17.7:
- Existing trees and vegetation on sites shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required where possible.

Village Centre Objectives

It is an objective of the Council:

- VC 1: To promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (See Map 17.7) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2: To ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3: The maximum building height shall be two storeys.

Public Utilities Objectives

It is an objective of the Council:

- PU 1: To ensure that any permitted development is adequately serviced.
- PU 2: To facilitate a centrally located recycling facility for the benefit of the industrial park, the nearby residents and the primary school.

Flooding Objectives

It is an objective of the Council:

- FL 1: To continue to keep clean and maintain the River Greese. In this regard, only development within the development boundary of Crookstown that would not negatively impact upon the River Greese shall be encouraged. Adequate drainage measures for all development proposals must be addressed in order to continue to prevent flooding in the area.
- FL 2: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).

- FL 3: To ensure that the development strategy for the lands identified within the dashed pink line on Map 17.7 shall be subject to a Level 3 Flood Risk Assessment

Employment Objectives

The Industrial Park provides services and employment and occupies an important site in the context of the village. It forms the first impression of Crookstown to visitors arriving from the former N9 however this entrance is not visually pleasing and needs to be addressed in order to enhance the overall appearance of the village.

It is an objective of the Council:

- EM 1: To improve the visual appearance of the Crookstown Industrial Park and filling station area and approaches to these areas.
- EM 2: To encourage quality contemporary architecture while respecting the general scale of buildings in this rural area in order to enhance the overall appearance of Crookstown.
- EM 3: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

It is an objective of the Council:

- CE 1: To facilitate the extension of a graveyard in the vicinity of the church.

Heritage Objectives

It is an objective of the Council:

HE 1: To protect all RPS structures, along with their settings in Crookstown as illustrated on Map 17.7 and listed in this Plan.

Amenity and Recreation Objectives

It is an objective of the Council:

AM 1: To promote the development of a linear park along the River Greese between Ballitore and Crookstown.



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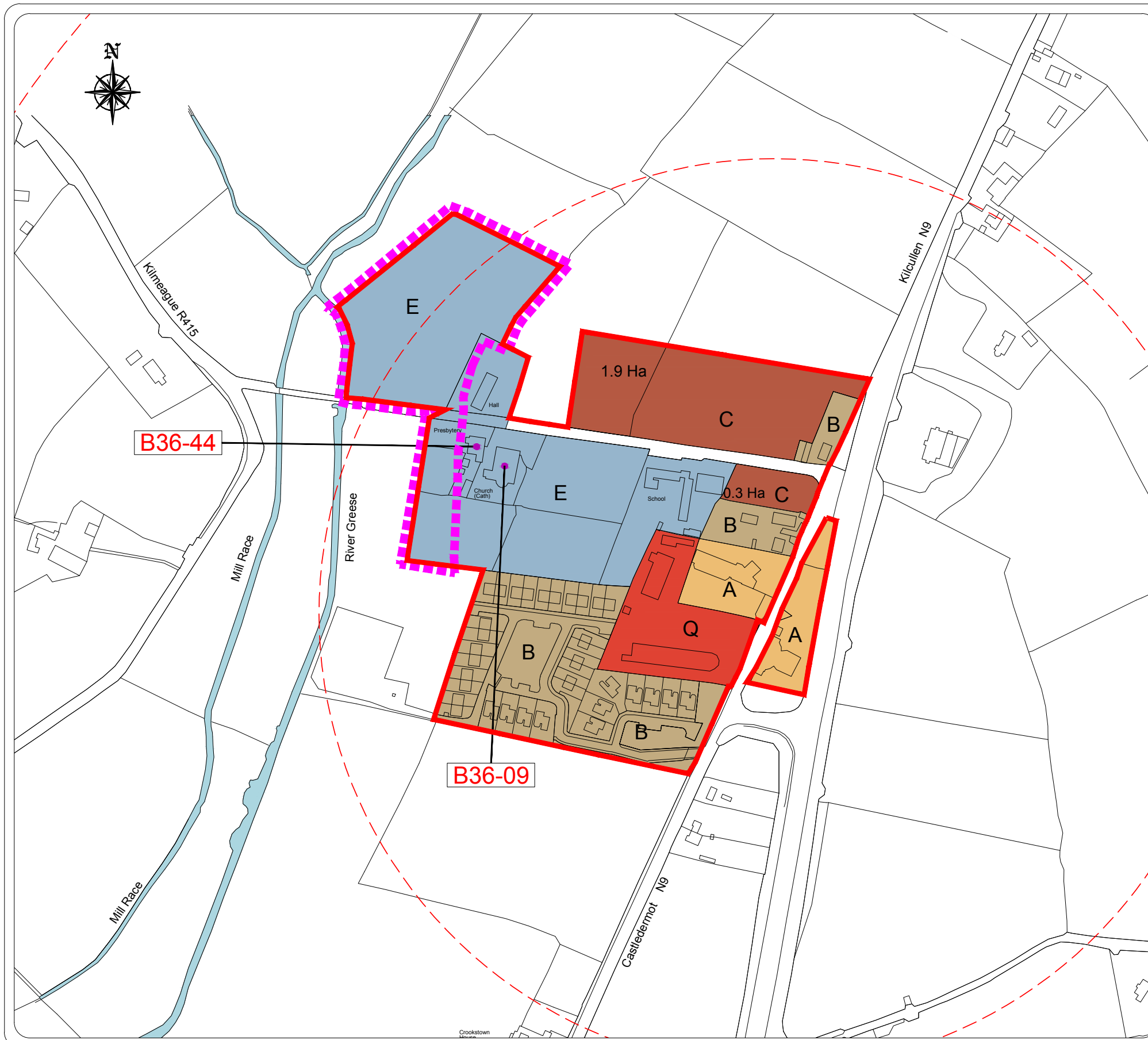
Legend :

- A : Village Centre
 - B: Existing Residential / Infill
 - C: New Residential
 - E: Community and Educational
 - Q: Enterprise and Employment
 - Record of Protected Structures (RPS)
(B36-44)
 - 2011 Village Plan Boundary
 - River / Streams
 - Distance from Village Centre
(400m intervals)
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Crookstown Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.7 |
| Date: 2-May-2011 | Drawing No: 200/09/432 |
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This drawing is to be read in conjunction with the written statement



Map 17.7
Crookstown Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.7 Johnstown

17.5.7.1 Introduction and Context

Johnstown is designated as a 'Village' in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Johnstown. The Village Plan consists of specific policy, specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.7.2 Location

Johnstown is situated on the southern side of the N7 National Primary Route approximately 3 kilometres from Naas town centre. Local roads link the village with Naas to the south and Kill to the north and the village is surrounded by high quality agricultural land.

17.5.7.3 Function

Johnstown acts as a local service centre. Future development in the village should be sustainable satisfying local need and should respect the existing character, form and scale of the village while also ensuring that it retains its separate physical identity.

17.5.7.4 Settlement Form

Johnstown is a compact village with a special scale and character that needs to be protected. The village has a fine architectural streetscape with fine stands of mature trees forming a backdrop to several buildings.

The future expansion of the area is restricted due to the presence of the N7 National Primary Route to the north, and the motorway slip roads to the north and south of the village where access points would be restricted.

17.5.7.5 Population

The population of Johnstown in 2002 was 282 persons. In 2006 this figure had increased substantially to 899, following the construction of new housing developments in the village.

Following a survey of the village in 2009 it was estimated that the population of the village was approximately 900 persons.

17.5.7.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy.

17.5.7.7 Public Utilities

Water Supply

Johnstown has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Johnstown is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant in Naas. This system requires upgrading and a preliminary report is with the Department of the Environment, Community and Local Government for approval. Development may be restricted in the village until the current difficulties of Osberstown Plant are resolved.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

Flooding is a significant problem in Johnstown village. The completion of the Johnstown Flood Alleviation Scheme is required urgently to remedy the problem. The Council has confirmed a Part VIII for surface water improvements and flood alleviation in the area.

17.5.7.8 Transportation

Johnstown has excellent access on to the N7 National Primary Route, via either interchanges north of the village and south of the village at Maudlins. This access has made Johnstown an attractive location for commuters to Dublin. The village also has good vehicular links with Naas and Kill. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village.

The number 126 Bus Eireann route serves the village a number of times during the day (between Dublin and Kildare).

17.5.7.9 Employment

Londis Distribution and Boran Plastics are located in the village. It is important to retain these industries in the village as they benefit the local economy and ensure more sustainable travel patterns.

17.5.7.10 Other Services

Due to the proximity of Johnstown to Naas and Kill the village relies on its larger neighbouring towns to provide many of its community services but the village has the following services;

- Pub
- Restaurant
- Convenience Shop
- Craft Shop

- Fast Food Takeaway
- Children's Playbarn
- Industrial / Employment Development
- Office Development
- Johnstown Garden Centre to the north of the N7 (outside the Village Plan boundary)
- Childcare Facilities

17.5.7.11 Amenity and Recreation

There is a shortfall of formal recreational areas in Johnstown. The residents of the village are reliant on Naas and Kill for their formal recreational needs. The former Johnstown Garden Centre site is zoned Open Space and Amenity to facilitate recreational uses.

17.5.7.12 Village Plan Principles

- (i) Develop the village in a planned, coherent manner so that an attractive and sustainable village is achieved.
- (ii) The rate of growth must cater for local need at an appropriate scale.
- (iii) Suburban residential development on the outskirts of the village shall not be permitted.
- (iv) Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.
- (v) New development shall have regard to the character, form and scale of the streetscape buildings in the village and reuse where possible, existing buildings and out buildings in order to promote sustainable development.
- (vi) New development shall have regard to the protected structures in the village core.

17.5.7.13 Development Objectives

Residential Objectives

In order to facilitate local demand and in recognition of the level of development that has taken place over the last decade, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 4.1ha has been identified for residential expansion.

It is an objective of the Council:

RD 1: To require the following principles in relation to those lands zoned “C1” on Map 17.8:

- The improvement of the junction identified by objective T 2 on Map 17.8 shall be carried out as part of the development of these lands;
- Improvements in pedestrian and cycling facilities to the village centre;
- Improvements in the road along the northern boundary of the site will be required;
- Retain the trees identified by objective NH 2 on Map 17.8;
- Existing trees and vegetation on the site shall be incorporated into any new development where appropriate;
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon;
- High quality traditional building materials and indigenous landscaping will be insisted upon; and
- Seek improvements in pedestrian and cycling facilities back to the village centre as part of development proposals of site C1.

RD 2: To require the following principles to relate to lands labelled C2 (New Residential) on Map 17.8. The following development guidelines shall apply:

- Improve the junction identified by objective T 2 on Map 17.8 as part of the development of these lands.
- Improve pedestrian and cycling facilities to the village centre.
- Improve the road along the southern boundary of the site as part of development proposals of these lands.

Public Utilities Objectives

The sewerage treatment system is required to be upgraded in order to facilitate future development in the village. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council:

PU 1: To facilitate development in the village in line with the upgrade of the Osberstown Waste Water Treatment Plant.

PU 2: To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.

Flooding Objectives

Flooding is a significant problem in Johnstown as the Morrell, Annagual and Hartwell Rivers have all flooded recently. The completion of the Johnstown Flood Alleviation Scheme is required urgently to remedy the problem.

It is an objective of the Council:

FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).

FL 2: To complete the Johnstown Flood Alleviation Scheme during the lifetime of this Plan.

FL 3: No further residential development will be permitted in Johnstown until the completion of the Johnstown Flood Alleviation Scheme.

FL 4: Special Development Contributions may be required in order to contribute to the funding needed to complete the Johnstown Flood Alleviation Scheme.

FL 5: To ensure that development proposals for lands identified by the dashed pink line on Map 17.8 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council:

- T 1: To realign and improve the junction of the L2005 and the L6034 in the village centre.
- T 2: To realign and improve the junction of the L6033 and the L6034.
- T 3: To extend public footpaths to the Playbarn site.
- T 4: To provide a footpath along the north side of Main Street.
- T 5: To improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 6: To review the on-street parking arrangements in the village and make improvements as required.

Employment Objectives

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

School going children in Johnstown rely on education facilities in Naas and Kill for their primary and secondary education. It will be important to monitor the need for educational facilities in the village as the population expands. There is a lack of community facilities in the village and new community facilities should be provided in tandem with development.

It is an objective of the Council:

- CE 1: To assess the need for educational facilities in the village as the population grows.

- CE 2: To investigate the possibility of providing community / recreational facilities as part of the redevelopment of the former Garden Centre site.

Heritage Objectives

Johnstown has a rich archaeological and architectural heritage due to its historic origins. It has a number of structures on the RPS. It is an objective of this Plan to define an Architectural Conservation Area around Main Street. There is also a recorded monument. All of these are illustrated on Map 17.8 and listed in the RPS and RMP. There is also an abundance of mature trees throughout the village that should be protected.

It is an objective of the Council:

- NH 1: To require archaeological investigation prior to any development taking place for development within the zone of archaeological potential.
- NH 2: To survey the trees illustrated by the appropriate symbol on Map 17.8 and to seek to protect those trees deemed to be of sufficient amenity value.
- NH 3: To investigate the definition of an Architectural Conservation Area boundary in the village as outlined in Chapter 12 Architectural and Archaeological Heritage. (ACA 1)

Amenity and Recreation Objectives

There is a shortfall of recreational areas in Johnstown.

It is an objective of the Council;

- AM 1: To investigate the possibility of providing amenity / recreational facilities in the village during the lifetime of this Plan.



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County Development Plan
 2011- 2017

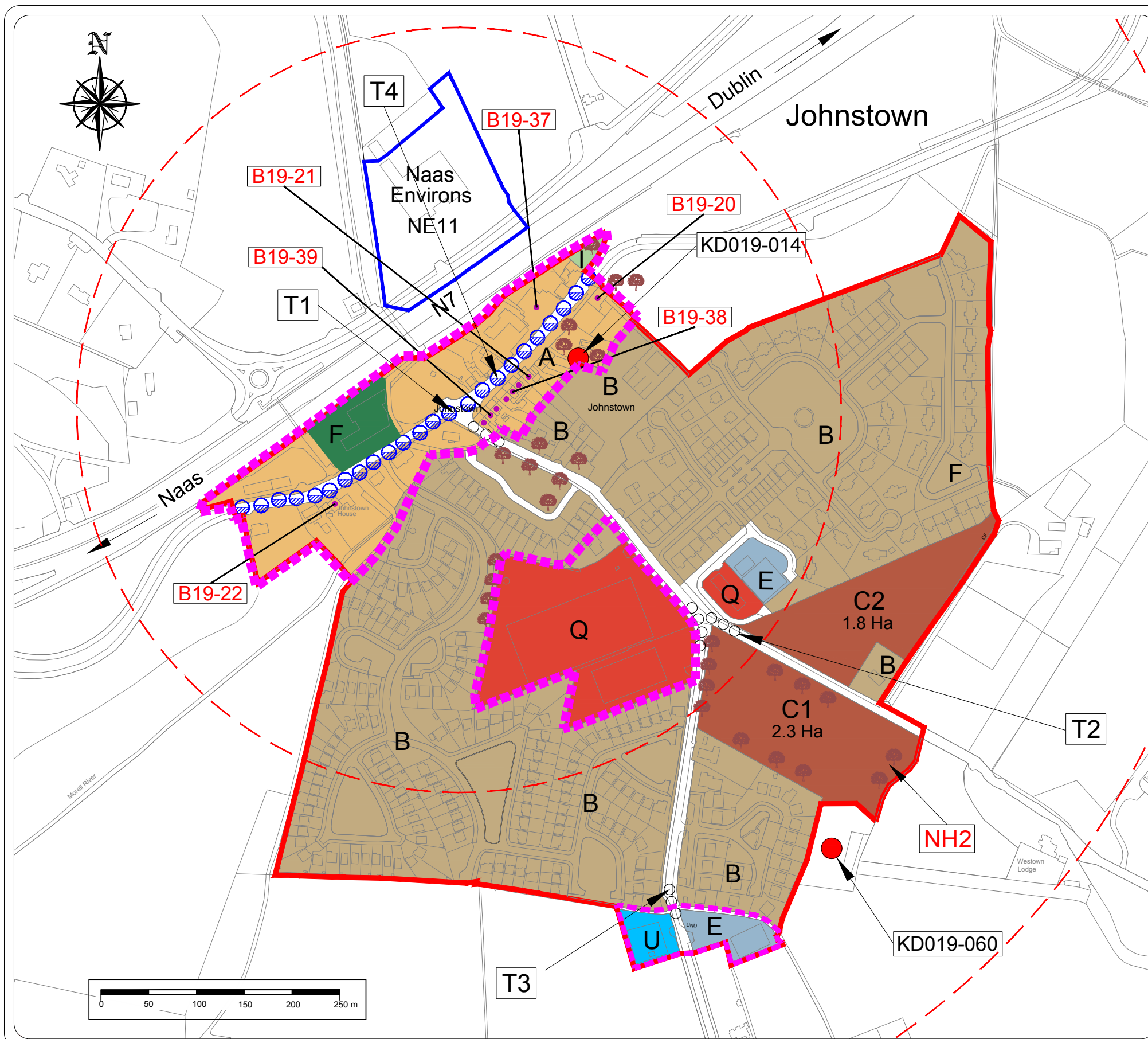
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- Q: Enterprise and Employment
- U: Utilities/Services
- 2011 Village Plan Boundary
- New Roads Objective
- Road / Junction Improvement Objective
- Footpath and Cycle Track Objective
- Tree and Woodland Preservation Objective
- Record of Monuments and Places (RMP)
KD019-060
- Record of Protected Structures (RPS)
B19-22
- Distance From Village Centre
(at 400m intervals)
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Johnstown Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.8 |
| Date: 2-May-2011 | Drawing No: 200/09/518 |
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This drawing is to be read in conjunction with the written statement



Map 17.8
Johnstown Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.8 Johnstownbridge

17.5.8.1 Introduction and Context

Johnstownbridge is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Johnstownbridge and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.8.2 Location

Johnstownbridge is situated in the north west of the county 40km from Naas, close to the boundary with County Meath and just south of the M4 Dublin to Galway Motorway. The R402 Enfield to Edenderry road runs through the village. The River Blackwater flows to the north of the village.

17.5.8.3 Function

Johnstownbridge acts as a local service centre for its inhabitants. Development in the village should be sustainable satisfying local demands and integrating with the character, form and scale of the existing village.

17.5.8.4 Settlement Form

Johnstownbridge is a village of linear form with a special scale and character. Apart from some developments that are accessed off the main road the majority of buildings are situated fronting onto the R402. Future development in the village will be directed to infill sites in the village core so as to maintain a compact village core.

17.5.8.5 Population

Johnstownbridge has experienced a significant population increase in recent years. The 2006 Census recorded a 153% increase in population from 211 persons in 2002 to 535 persons in 2006.

Following a survey of the village in 2009 it was estimated that the population of the village was approximately 515 persons.²⁹

17.5.8.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall be located in an expansion of the village core with other appropriate social and community facilities.

17.5.8.7 Public Utilities

Water Supply

Johnstownbridge has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Johnstownbridge is connected to a wastewater treatment plant operated by Meath County Council. Kildare County Council has use of one third of the capacity of this plant which is 1,000 P.E.

²⁹ The reason for the difference in population figures is that the village plan boundary and the lands included in the Census are not identical.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.8.8 Transportation

Johnstownbridge has excellent access on to the N4 National Primary Route, which has made Johnstownbridge an attractive location for commuters to Dublin. This route also provides excellent access to the other large towns in north Kildare; Kilcock, Leixlip, Maynooth and Celbridge. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village.

17.5.8.9 Other Services

Johnstownbridge has a good level of social and community infrastructure serving the village and its hinterland including:

- Roman Catholic Church
- Hotel
- Health Centre
- Community Centre
- National School
- Shops, convenience and hardware
- Hairdressers
- Car dealership
- Pharmacies
- Funeral Home

17.5.8.10 Village Plan Principles

- (i) To develop the village in a planned coherent manner so that an attractive sustainable outcome is achieved.
- (ii) The rate of growth must cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.

- (iv) Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.
- (v) New development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / outbuildings in order to promote sustainable development.
- (vi) New development shall be focussed primarily on the backlands in the centre of Main Street in order to achieve a more compact village form.

17.5.8.11 Development Objectives

Residential Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 2.4 ha has been identified for residential development.

It is an objective of the Council:

- RD 1: To apply the following development requirements to lands identified “C1” and “C2” (New Residential) on Map 17.9.
- To seek the improvement of the junction identified by objective T 3 on Map 17.9 as part of the development of this site.
 - To require improvements in pedestrian and cycling facilities to the village centre as part of this development.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.

Village Centre Objectives

As noted above, Johnstownbridge has experienced rapid population growth in recent years. As a result of the recent population growth and the moderate growth proposed in this Plan additional village centre lands have been zoned to facilitate village centre expansion to accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council:

VC 1: To provide for village expansion on lands zoned “A1” and “A2” (Village Centre).

A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at this location subject to the relevant planning criteria.

VC 2: To seek the improvement of the junction identified by objective T 2 on Map 17.9.

Public Utilities Objectives

Waste water treatment capacity in the village is sufficient to cater for the level of growth projected in this Plan. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council:

PU 1: To continue to co-operate with Meath County Council in relation to the provision of wastewater treatment capacity in the village.

PU 2: To identify potential sites for the provision of recycling banks in the village and the wider rural hinterland.

Flooding Objectives

There have been no recent flooding events in the village.

It is an objective of the Council:

FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).

FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.9 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council:

T 1: To identify and provide a by-pass of Johnstownbridge to divert traffic travelling from the N4 to Edenderry.

T 2: To realign and improve the junction of the L1004 and the R402.

T 3: To realign and improve the junction of the L1003 to the R402.

T 4: To improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.

T 5: To review on street parking arrangements in the village and make improvements as required.

Employment Objectives

Local services and businesses are the principle source of employment in the village. It is important to retain the existing businesses and to promote the expansion of new local industries and businesses.

It is an objective of the Council:

EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

St Patrick's National School caters for primary school children in the village. The need for additional educational facilities in the village will be reviewed as the population expands. The village is well catered for with service and community facilities and it is important that these are retained.

It is an objective of the Council:

CE 1: To assess the need for educational facilities in the village in line with changing population numbers.

Heritage Objectives

Johnstownbridge has a rich archaeological and architectural heritage. The village has a number of protected structures and recorded monuments, which are illustrated on Map 17.9 and listed in this Plan. There is also an abundance of mature trees throughout the village that may require protection.

It is an objective of the Council:

NH 1: To survey the trees illustrated by the appropriate symbol on Map 17.9 and to seek to protect trees deemed to be of sufficient amenity value.

Amenity and Recreation Objectives

There is a shortfall of formal recreational areas in Johnstownbridge.

It is an objective of the Council;

AM 1: To investigate the possibility of providing a riverside walk along the River Blackwater to the north of the village.



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 Co Kildare

County Development Plan
 2011- 2017

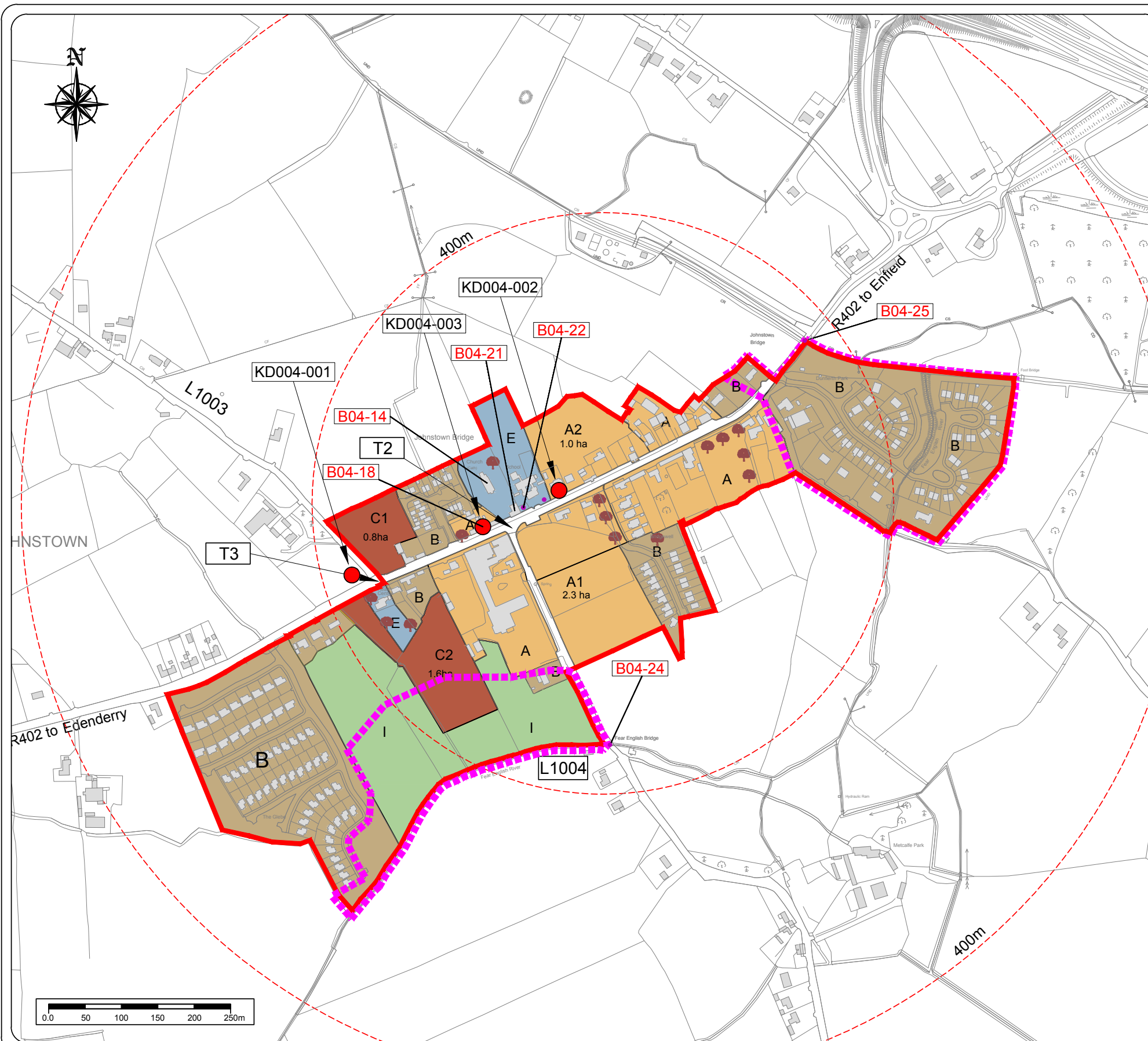
Legend :

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 - C: New Residential
 - E: Community and Educational
 - I: Agriculture
 - 2011 Village Plan Boundary
 - Distance From The Village Centre
(at 400m intervals)
 - New Roads Objective
 - Road / Junction Improvement Objective
 - Tree/Woodland Preservation Objective
 - Record of Monuments and Places (RMP)
KD004-001
 - Record of Protected Structures (RPS)
B04-18
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Johnstownbridge Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.9 |
| Date: 2-May-2011 | Drawing No: 200/09/490 |
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Map 17.9

Johnstownbridge Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.9 Kildangan

17.5.9.1 Introduction and Context

Kildangan is designated as a 'Village' in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Kildangan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.9.2 Location

Kildangan is located in southwest Kildare close to the Laois border and to the south of Monasterevin town. The village is situated on the R417 Monasterevin to Athy regional route. The Kildare to Athy railway line runs through the village. The village is located 5km from Monasterevin, 10km from Kildare and 35km from Naas.

17.5.9.3 Function

Kildangan acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable satisfying local need and integrating with the existing character, form and scale of the village.

17.5.9.4 Settlement Form

Kildangan originally developed as an Anglo-Norman settlement. Maurice Fitzgerald of Allen built a castle on the lands which now accommodates the world-renowned Kildangan Stud. All development since the village's foundation has occurred to the west of Kildangan Stud along the railway line and the main Monasterevin to Athy road. Kildangan's development was further influenced by the train station, which operated from 1909 to 1963. The surrounding hinterland area is characterised by agricultural activity.

The settlement form consists of a large Roman Catholic Church to the north east of the village adjacent to the village national school. The Crosskeys pub, a filling station with a shop, a fast food takeaway and two vacant retail units are located to the south west of the village around the junction connecting the L 3010 to the R417 roadway. The village hall is located in the centre of the village, in close proximity to the railway bridge. The remainder of the village comprises residential development in the form of one off dwellings and various types and sizes of housing developments.

Future development in the village should be located on strategic infill sites and appropriate back land sites close to the centre of the village so as to improve the vitality of the village centre and to maintain a compact village form.

17.5.9.5 Population

Following a survey of the village in 2009 it was estimated that the population of the village was approximately 555 persons within the defined village boundary.

17.5.9.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.9.7 Public Utilities

Water Supply

Kildangan receives its water supply from the Ballymore Eustace Water Treatment Plant. This plant provides an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Kildangan is currently serviced by two separate waste water treatment systems. The most recently commissioned treatment system was constructed as part of The Paddocks Housing Development and is within the control of Kildare County Council. This treatment system has a capacity of 500PE and its current loading is approximately 196PE.

It is intended to decommission the older treatment system located to the rear of Castlepark housing development in the near future and to operate from the new treatment system only. It should be noted that in the event that any further development is carried out in the village that the capacity of the new treatment system will need to be increased.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.9.8 Transportation

Kildangan is located on the R417, which allows for excellent access to Monasterevin and the M7 motorway to the north and Athy town to the south. Kildangan is only a short distance from Monasterevin where the train service to Dublin can be availed of. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village.

17.5.9.9 Employment

Local services and businesses are a source of employment in the village, with Kildangan Stud providing significant employment in the area.

17.5.9.10 Other Services

Kildangan has a good base of social and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- National School
- Shop and Filling Station
- Fast Food Take Away
- Pub
- Village Hall
- Industry and Employment (Kildangan Stud – outside village boundary)
- Sports facilities (Kildangan GAA pitch – outside the village boundary)

17.5.9.11 Village Plan Principles

- (i) Develop the village in a planned coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of population growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is paramount.
- (v) All new development shall have regard to the character, form and scale of buildings in the village.

17.5.9.12 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. In this regard, 3.56ha has been identified for village consolidation and expansion and 5.7ha for residential development.

It is an objective of the Council:

RD 1: To require those lands zoned 'C' (New Residential) on Map 17.10 to display:

- High quality architectural proposals having regard to the character of the area.
- The use of traditional building materials and indigenous mixed species landscaping.
- Existing trees and vegetation on the site shall be retained and integrated into any new development.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- Seek improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.

RD 2: To encourage the appropriate development of backland areas. Any development proposed should not compromise the existing residential amenity of the area and the potential of the identified village centre area.

Village Centre Objectives

Kildangan has experienced significant population growth in recent years. As a result of the recent population growth and the moderate growth proposed in this Plan additional village centre lands have been zoned to facilitate a village centre expansion, which can accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council:

VC 1: To provide for consolidation and an extension of Kildangan village centre. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at these locations subject to the relevant planning criteria.

VC 2: Any new village centre development should strive to provide a strong and architecturally attractive edge to the streetscape and should be pedestrian friendly.

Public Utilities Objectives

The sewerage treatment network may be required to be upgraded in order to facilitate future development in the village. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council:

- PU 1: To decommission the old Kildangan village waste water treatment plant and to connect existing and any new dwellings to the new waste water treatment system.
- PU 2: To identify potential appropriate sites for the provision of recycling banks within the defined village boundary.

Flooding Objectives

Flooding is not a recurring problem for Kildangan village however, in the interests of best practice, the following objectives should apply to new developments:

It is an objective of the Council to

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.10 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of minor road upgrade works identified on Map 17.10, are required to improve vehicular and pedestrian facilities in the village.

It is an objective of the Council:

- T 1: To realign and improve the junction of the R417 and the L 3010 roadways.
- T 2: To realign and improve the junction of the L3010 and the L 7063 roadways.
- T 3: To maintain and improve as required the local road network to ensure a high standard of road quality and safety.
- T 4: To improve the quality, aesthetics and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5: To realign and improve all regional and local roads in the village and on the approaches to the village. Improvements shall include realignment, widening, where appropriate, pedestrian facilities, drainage, public lighting and traffic calming where necessary.

Employment Objectives

It is an objective of the Council:

- EM 1: To retain and promote the expansion of businesses in the village in order to benefit the local economy and ensure more sustainable travel patterns.

Community and Educational Objectives

Kildangan National School caters for primary school children from the village and the surrounding area. The school has recently completed an extension comprising a further 4 classrooms. Notwithstanding the recent expansion of the school, it will still be important to monitor the need for educational facilities in the village as the population expands. The village is well catered for with services and community facilities and it is important that these are retained and the additional appropriate services and businesses are encouraged within the village centre.

It is an objective of the Council:

- CE 1: To assess the need for educational facilities in the village as the population grows in line with changing population numbers.

Heritage Objectives

Kildangan has a protected structure in the village and a number of recorded monuments surrounding the village, which are illustrated on Map 17.10 and listed in this Plan.

It is an objective of the Council:

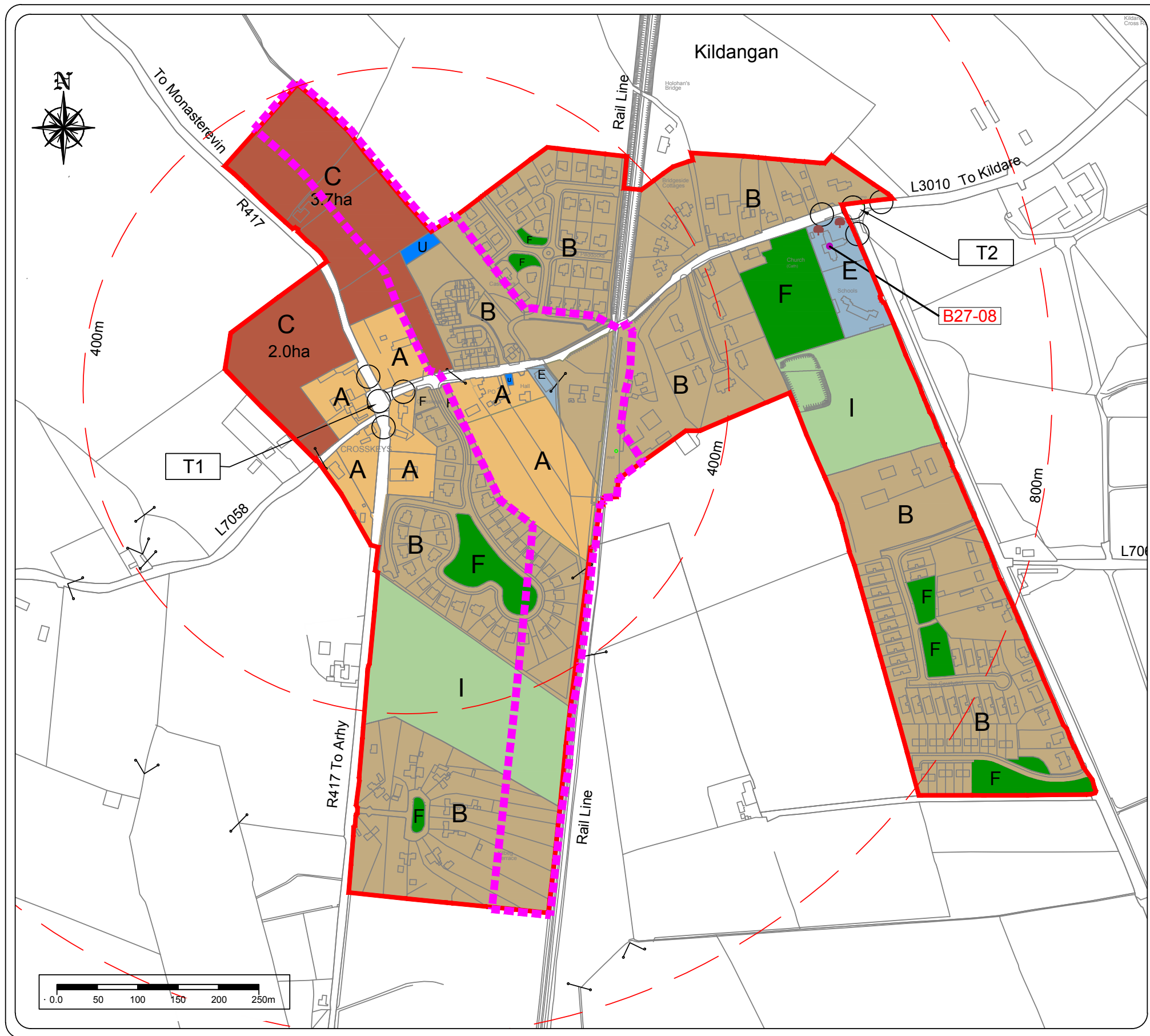
- NH 1: To survey the tree(s) illustrated on Map 17.10 and to seek to protect trees deemed to be of sufficient amenity value.
- NH 2: To retain attractive features such as stone walls, mature trees, village pump and features of interest where possible.
- NH 3: To promote the retention and reuse of existing buildings and out buildings where possible in order to promote sustainable development.

Amenity and Recreation Objectives

Kildangan has a deficit in passive recreational areas therefore it is important that an area of this nature is provided. In terms of formal recreational areas the GAA clubs are located a short distance from the village boundary and are easily accessible to pedestrians.

It is an objective of the Council:

- AR 1: To facilitate the creation of a passive recreation area which would complement the adjoining church and school land uses on lands zoned "F" (Open Space and Amenity).



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 Development Department
 Aras Chill Dara, Naas
 Co Kildare

County Development Plan
 2011- 2017

Legend :

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- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- U: Utilities/Services
- 2011 Village Plan Boundary
- Distance From The Village Centre
(at 400m intervals)
- Road / Junction Improvement Objective
- Tree/Woodland Preservation Objective
- Record of Protected Structures (RPS)
B27-08
- Development proposals for lands within the Village Plan and outlined thus are to be subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Kildangan Village Plan

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| Scale: N.T.S. | Map Ref: 17.10 |
| Date: 2-May-2011 | Drawing No: 200/09/425 |
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This drawing is to be read in conjunction with the written statement

Map 17.10
Kildangan Village Plan



17.5.10 Kilmeague

17.5.10.1 Introduction and Context

Kilmeague is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Kilmeague and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.10.2 Location

Kilmeague is located in northwest County Kildare, approximately 13km from Naas town. The R415 roadway from Milltown to Allenwood runs through the village along with various local roadways leading to the village centre from Allenwood, Robertstown, Propserous and Naas. The village is located 1.5km from the adjoining settlement of Allen.

17.5.10.3 Function

Kilmeague acts as a local service centre for its inhabitants and the surrounding hinterland. Growth in the village shall be sustainable satisfying local need and in compliance with the existing character, form and scale of the village.

17.5.10.4 Settlement Form

The lands for the development of the village were donated in the 1830’s by the Aylmer family of Donadea Demesne. The site for the village was carefully selected with the lands to the north rising to provide protection from wind. The two storey terraced dwellings were laid out in two streets at right angles to each other. The streets provide the majority of the village centre area and the structures retain their built form and much of the original materials used. Some of the original Ballyknocken granite footpaths remain in situ along with the distinctive village pattern.

17.5.10.5 Population

Following a survey of the village in 2009 it was estimated that the current population within the defined village boundary is approximately 761 persons.

17.5.10.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy.

17.5.10.7 Public Utilities

Water Supply

Kilmeague receives its water supply from the Ballymore Eustace Water Treatment Plant. This plant provides an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

The village is currently served by the Kilmeague Sewerage Scheme which terminates at the Kilmeague Waste Water Treatment System. The treatment plant is located between Kilmeague and Allen villages. This treatment system has a capacity of 700PE, which is currently overloaded.

The Kilmeague treatment system requires urgent upgrading and the provision of a new outfall. Development will be restricted in the village until the system upgrade is carried out and completed.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.10.8 Transportation

Kilmeague is located on the R415 roadway which allows for access to Allenwood, Milltown and Newbridge. Other local roads leading from the village provide links to Naas, Prosperous and Robertstown. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village.

Bus Eireann operates Monday to Saturday from Kilmeague to Dublin and Dublin to Kilmeague and provides a service four times daily.

17.5.10.9 Employment

The local services and businesses are the main source of employment in the village and should be retained.

17.5.10.10 Community and Educational

Allen National School located in the adjacent village caters for primary school children from Kilmeague village and the surrounding area. There is also a village hall located in Allen.

The village is well catered for with services and nearby community facilities and it is important that these are retained and the additional appropriate services and businesses are encouraged within the village centre.

17.5.10.11 Other Services

Kilmeague has a number of businesses and community facilities serving the village and its hinterland including:

- Church of Ireland Church
- Shop, Office, Hair Salon, Butcher
- Post Office
- Industry and Employment (N&C Leinster Paving Products)

- Fast Food Take Away
- Pub
- Medical Centre
- Betting Office
- Montessori
- Bus Stop
- Sports facilities (Ballyteague GAA Club is located outside the village)
- National School (located in adjacent Allen village)
- Roman Catholic Church (located in adjacent Allen village)

17.5.10.12 Village Plan Principles

- (i) Kilmeague shall be developed in a planned coherent manner so that an attractive sustainable outcome is achieved.
- (ii) The rate of growth must cater for local need at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is paramount.
- (v) All new development shall have regard to the distinctive character, form and scale of buildings in the village, attractive features such as the stepped two storey terraced structures forming the village centre, stone walls, cobbled and granite paving, mature trees etc. Existing buildings and out buildings shall be retained and reused where possible in order to retain and maintain the character of the village.

17.5.10.13 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development which has taken place in the recent past, future residential development shall be undertaken in conjunction with social, community and appropriate commercial development. In this regard Kilmeague has been identified for village expansion.

It is an objective of the council:

RD 1: To require the following principles in relation to those lands zoned ‘C’ (New Residential) on Map 17.11:

- High quality architectural proposals will only be considered having regard to the character of the area.
- The use of traditional building materials and indigenous mixed species landscaping will be required.
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- Seek improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.

Village Centre Objectives

The level of residential development and population growth in Kilmeague has risen significantly in recent years. The village centre has expanded with the provision of a new take away, a betting office, Montessori and a butcher shop. Village Centre lands have been zoned to reflect the current use of the original built form. The area zoned ‘A’ (Village Centre) could be further consolidated and improved and the potential for further appropriate development could be exploited within existing structures.

It is an objective of the Council:

VC 1: To provide for further appropriate services within the village and to consolidate the existing village centre area on lands zoned “A” Village Centre. Any new development should have regard to the established pattern and architectural style of the village core.

Public Utilities Objectives

The Kilmeague sewerage treatment system is required to be upgraded in order to facilitate future development in the village. A new outfall is also required to facilitate future development in the village.

It is an objective of the Council to:

- PU 1: To require and facilitate the upgrading of the existing Kilmeague Waste Water Treatment System and the provision of a new outfall to cater for the existing loading and any possible future development of the village.
- PU 2: To identify potential appropriate sites for the provision of recycling banks.

Flooding Objectives

Flooding is not a recurring problem for Kilmeague village however in the interests of best practice. The following objective should apply to new developments:

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.11 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of minor road upgrade works are required to improve vehicular and pedestrian facilities in the village. Any improvements works carried out should have regard to the character and materials of the original paving and cobbled footpaths.

It is an objective of the Council:

- T 1: To realign and improve the junction of the R415 and the L7081 and L7085 roadways.
- T 2: To realign and improve the junction of the R415 and the L7076 roadways.
- T 3: To maintain and improve as required the local road network to ensure a high standard of road quality and safety.
- T 4: To improve the quality, aesthetics and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5: To realign and improve all regional and local roads in the village and on the approaches to the village. Improvements shall include realignment, widening, where appropriate, pedestrian facilities, drainage, public lighting and traffic calming where necessary.
- T 6: To review the on street parking arrangements in the village and make improvements as required.

Employment Objectives

It is an objective of the Council;

- EM 1: To promote and facilitate the expansion of the existing and new local industries and businesses in the village in order to benefit the local economy.

Community and Educational Objectives

It is an objective of the Council;

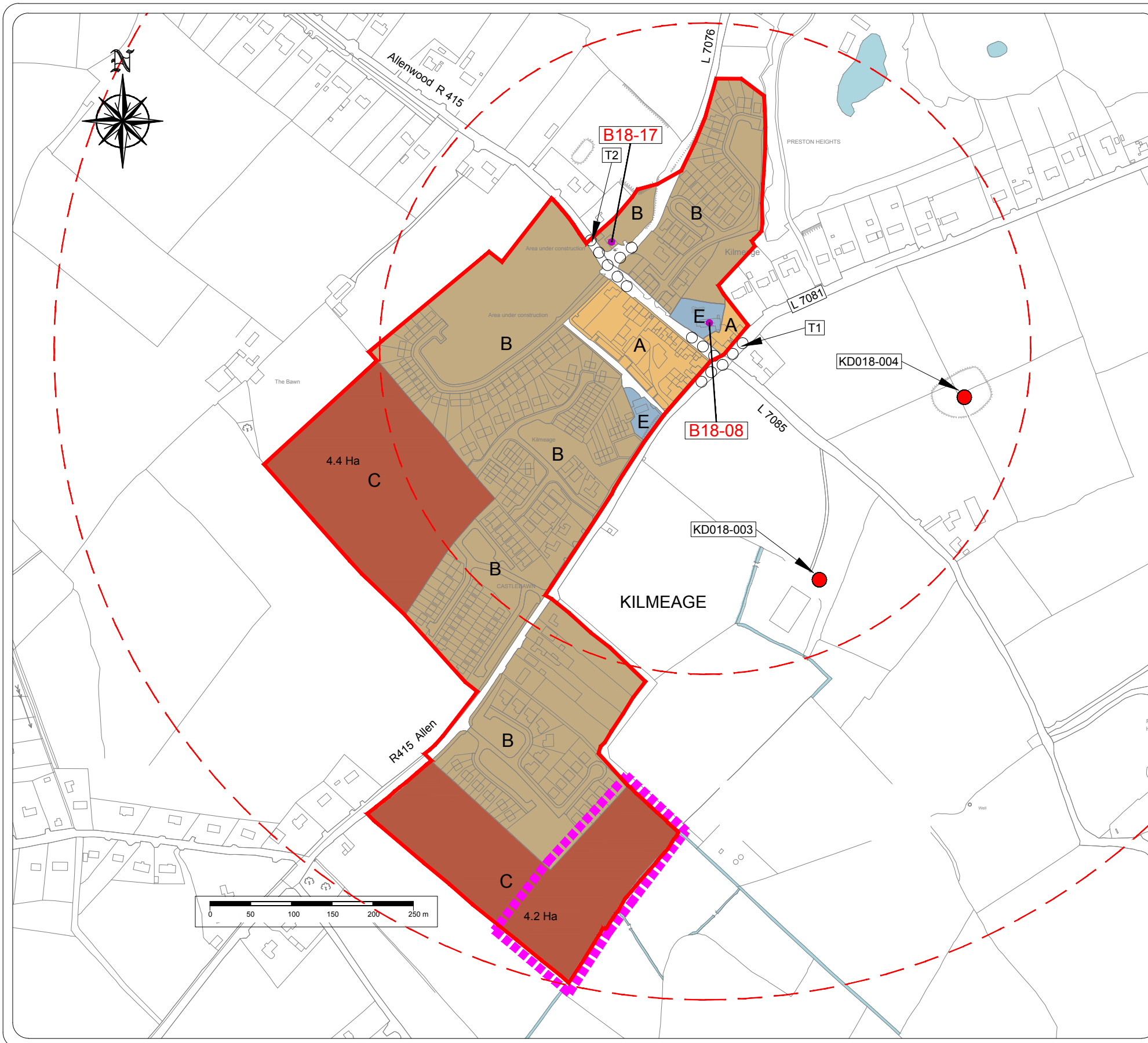
- CE 1: To assess the need for educational facilities in the village as the population grows.

Heritage Objectives

Kilmeague has a number of distinctive features, protected structures and recorded monuments within and surrounding the village, which are illustrated on Map 17.11 and listed in this Plan.

It is an objective of the Council:

- NH 1: To survey the trees illustrated on Map 17.11 and to seek to protect trees deemed to be of sufficient amenity value.
- NH 2: To ensure that non structural elements of the village such as the original paving and cobbles, stone walls, plaques etc are treated as an integral part of the villages character and are protected from destruction and inappropriate development.



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 2011- 2017

Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- 2011 Village Plan Boundary
- River / Streams
- Record of Monuments and Places (RMP)
- Road / Junction Improvement Objective
- Distance From Village Centre
(at 400m intervals)
- Record of Protected Structures (RPS)
B18-08
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Kilmeague Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.11 |
| Date: 2-May-2011 | Drawing No: 200/09/434 |
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Map 17.11

Kilmeague Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.11 Moone

17.5.11.1 Introduction and Context

Moone is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Moone and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Chapter 19 (Development Management Standards).

17.5.11.2 Location

Moone is located in South Kildare, approximately 23 km from Athy and 33km from Naas.

17.5.11.3 Function

Moone functions as a centre of local facilities and acts as a complementary village to Timolin to the north. Growth in the village shall be sustainable, satisfying local demands having regard to the character, form and scale of the existing village.

17.5.11.4 Settlement Form

The village is linear in form extending for a distance of 1km. The village comprises a mixture of older detached houses and modern type bungalows. There are some pleasant rural cottages and interesting examples of vernacular architecture.

17.5.11.5 Population

Following a survey of the village in 2009 it was estimated that the population within the village boundary was approximately 156 persons.

17.5.11.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.11.7 Public Utilities

Water Supply

Water supply in Moone is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Moone.

Surface Water and Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.11.8 Employment

Employment opportunities in Moone itself are limited. However the Industrial Park in Crookstown which is located c. 6km from Moone is a centre for local employment opportunities. In addition, given the relative proximity of Athy and Naas and other towns, additional employment opportunities are afforded to those who wish to travel to these centres.

17.5.11.9 Education

Recent planning applications relating to the primary school in Moone included the construction of two classrooms. The Department of Education and Skills has indicated that, having regard to the projected population in Moone there will be minimal impact on education provision in the area over the period of the Plan. The Department will seek to maximise the use of existing school accommodation in the village.

17.5.11.10 Other Services

Moone has a number of social and community facilities serving the village and its hinterland. These include;

- Church
- Primary school
- Post office/ general convenience shop
- Creative Centre
- Community Hall
- Handball Alley

17.5.11.11 Heritage

There are a number of protected structures listed on the RPS in Moone village.

An Architectural Conservation Area has been identified in Moone (See Map 17.12)

17.5.11.12 Village Plan Principles

- (i) Moone shall be developed in a coherent manner to ensure the development of an attractive and sustainable village.
- (ii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iii) The rate of growth shall cater for local demands at an appropriate scale.
- (iv) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.11.13 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' have been identified for New Residential development.

It is an objective of the Council:

- RD 1: To require the following principles in relation to those lands zoned 'C' (New Residential) on Map 17.12;
- Existing trees and vegetation on sites shall be retained and integrated into any new development, if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of the development shall be required, where possible.
- RD 2: To phase the development of lands zoned 'C' (New Residential) on Map 17.12. Phase 1 lands shall be developed in the first instance. Phase 2 lands may only be developed where it has been clearly demonstrated that Phase 1 lands will not be made available over the Plan period for specified reasons.

Public Utilities Objectives

It is an objective of the Council;

- PU 1: To only consider development where appropriate wastewater treatment facilities are proposed as part of overall development schemes.

Flooding Objectives

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).

FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.12 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

It is an objective of the Council;

TR 1: To construct a footpath/ cycle track between Timolin and Moone given the interdependency of services between the settlements.

TR 2: To examine the possibility of providing traffic calming in Moone.

Employment Objectives

It is an objective of the Council:

EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

It is an objective of the Council;

CE 1: To facilitate the extension of a graveyard on lands to the south-east of the Church in Moone.

Heritage Objectives

It is an objective of the Council;

HE 1: To protect all RPS structures, along with their settings in Moone listed in this Plan and illustrated on Map 17.12.

HE 2: To protect all RMP sites in Moone as listed in Chapter 12 Architectural and Archaeological Heritage and shown on Map 17.12 of this Plan, along with their settings.

HE 3: To have regard to the objectives of Chapter 12 Architectural and Archaeological Heritage of this Plan when assessing any planning application within the ACA boundary of Moone (See Map 17.12).

HE 4: To require that semi mature trees are planted as part of all future developments in Moone and to implement a planting scheme in the village along the main street in order to enhance the general appearance of the village.



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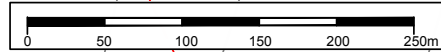
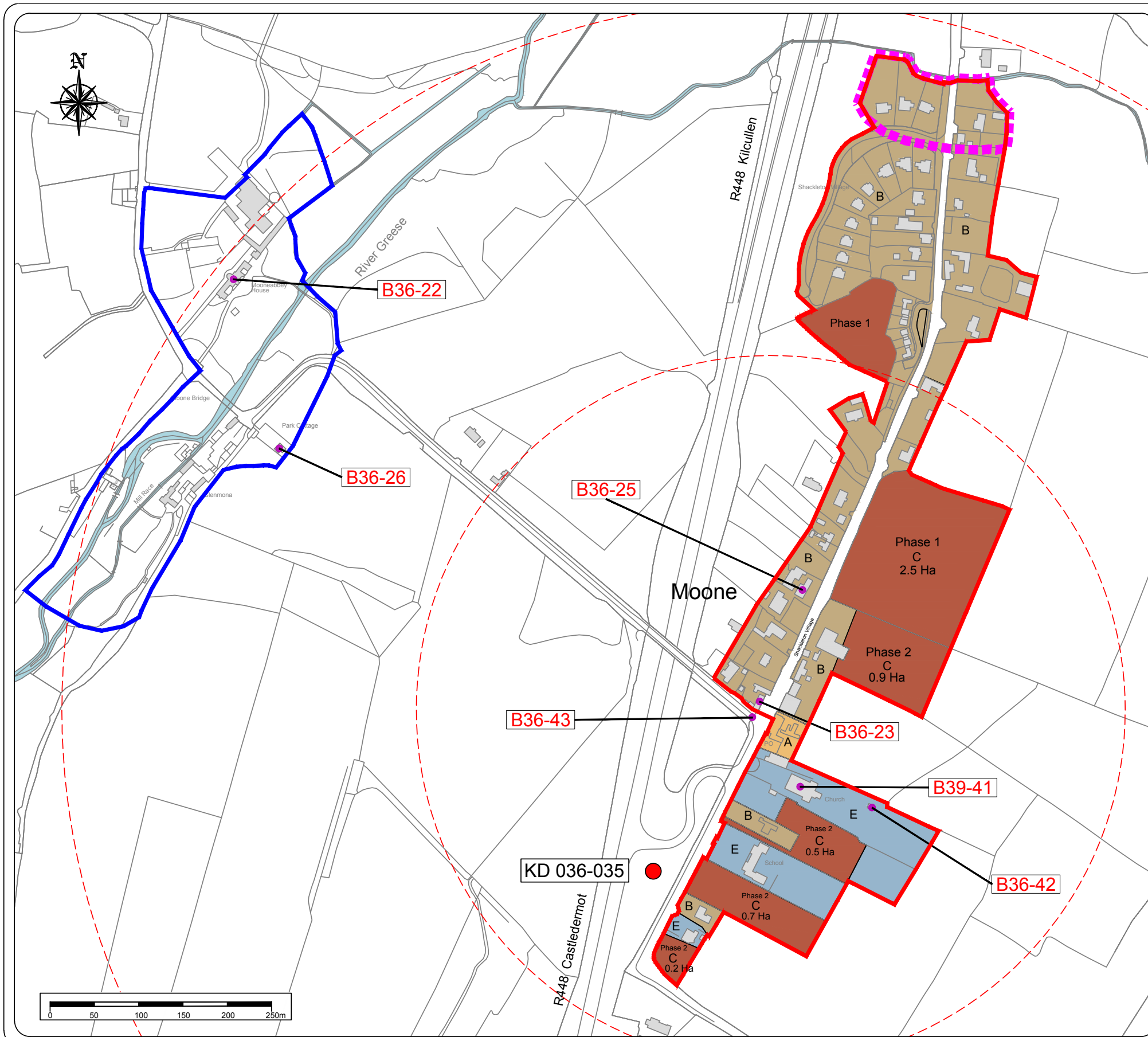
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- 2011 Village Plan Boundary
- Architectural Conservation Area
- Rivers / Streams
- Record of Monuments and Places (RMP)
KD036-035
- Record of Protected Structures (RPS)
B39-43
- Distance From Village Centre
(at 400m intervals)
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Moone Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.12 |
| Date: 2-May-2011 | Drawing No: 200/09/430 |
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Chapter 17 Village Plans and Rural Settlements



17.5.12 Straffan

17.5.12.1 Introduction and Context

Straffan is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Straffan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Chapter 19 (Development Management Standards).

17.5.12.2 Location

Straffan is situated 29 km from Dublin City lying south of the R403 Celbridge – Clane route and at the convergence of a number of minor roads. Straffan is 5km from Celbridge and 13km from Naas. The location of Straffan between two strategic transportation corridors, the N4 and the N7 and within the Greater Dublin Area has resulted in increased development pressure and through traffic. The village is surrounded by good agricultural land and is in close proximity to the River Liffey.

17.5.12.3 Function

Straffan acts as a service centre for its rural hinterland. Growth in the village should be sustainable, satisfying moderate population growth with supporting social and community facilities and should be in compliance with the existing character, form and scale of the

village. The impact of the K Club Hotel and Golf Clubs located to the south-west of the village have had a major impact on rejuvenating the village.

17.5.12.4 Settlement Form

The village developed around the two crossroads each one overlooked by either the Church of Ireland or Roman Catholic Church. Residential development in the village has progressed from the estate houses of the 19th century to Land Commission cottages to Local Authority Houses to the present day modern residential developments. Straffan has managed to retain its unique character derived from the presence of quality traditional buildings. It is important that the scale and form of new developments in the village respect the historic and special character of the village.

17.5.12.5 Population

Straffan has experienced a significant population increase in recent years with the 2006 Census recording a 32% increase in population from 332 persons in 2002 to 439 in 2006. Following a survey of the village in 2009 it was estimated that the population of the village was approximately 507 persons within the village boundary.

17.5.12.6 Growth

The Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.12.7 Public Utilities

Water Supply

Straffan is serviced by the Ballygoran reservoir with water from the Fingal County Council Treatment Plant in Leixlip. Water capacity is insufficient at present but this issue will be resolved with the proposed upgrade in capacity at the Ballygoran Reservoir.

Waste Water

Straffan forms part of the Lower Liffey Valley Regional Sewerage Scheme. The sewerage treatment system is required to be upgraded in order to facilitate future development in the village. It is expected that the plant will be upgraded from 80,000PE to 150,000PE by late 2013.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.12.8 Flooding

Flooding has been identified as a problem in Straffan. Historical flood events in the centre of Straffan Village at the Church of Ireland have been resolved by the construction of a new surface water collection system in the area. These works were completed in August 2006, prior to the Ryder Cup event. However there are currently flooding issues at the Straffan Inn, which need to be rectified.

17.5.12.9 Transportation

The R403 Celbridge to Clane regional road runs to the north of the village through the townland of Barberstown. No major new road development is required in the area however various upgrading works will be required in tandem with development in the village.

The number 120 Bus Eireann service serves Straffan to Dublin and has an almost hourly service in both directions. Straffan is centrally located between the Maynooth, Hazelhatch and Sallins train stations which are located within 12km of the village.

17.5.12.10 Amenity and Recreation

The Straffan GAA Club grounds are located within the Village Plan boundary and this resource is extensively used by the residents for formal and informal recreation. The K Club Golf and Spa resort also provides the opportunity for locals to walk through the landscaped grounds.

17.5.12.11 Heritage

Straffan has a rich archaeological and architectural heritage due to its historic origins. It contains a number of protected structures and recorded monuments, which are illustrated on Map 17.13 and listed in this Plan. There is also an abundance of mature trees throughout the village.

17.5.12.12 Other Services

Straffan has a number of social and community facilities serving the village and its hinterland including:

- Roman Catholic and Church of Ireland Churches
- Pub
- Shop and Service Station
- Hotel and Restaurants (K Club and Barberstown Castle)
- National School
- GAA Club

17.5.12.13 Village Plan Principles

- (i) Straffan should be developed in a planned coherent manner to ensure the development of an attractive and sustainable village.
- (ii) The rate of growth must cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) The River Liffey shall be protected and enhanced in terms of its recreational and ecological potential.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out buildings in order to promote sustainable development.
- (vi) All new development shall have regard to the protected structures in the village core. All new buildings shall be sympathetic to their surroundings so as not to visually impinge on the historic streetscape.
- (vii) The conservation and integration into new developments of existing stone walls, trees and native hedgerows shall be required together with the promotion of similar materials for new boundaries.

17.5.12.14 Development Objectives

Residential Development Objectives

In order to facilitate local demands, lands have been zoned which accord with the previously zoned lands

under the Straffan LAP 2002. This is sufficient to cater for the growth of the village without further residential land zoning. Future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council:

- RD 1: To apply the following development requirements to lands identified “C1” (New Residential) on Map 17.13:
- This site shall be accessed from the Barberstown Road with proposed buildings fronting onto this road.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.
- RD 2: To apply the following development requirements to lands identified “C2” (New Residential) on Map 17.13:
- High quality traditional building materials and indigenous landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.
- RD 3: To apply the following development requirements to lands identified “C3” (New Residential) on Map 17.13:

- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Improvements in pedestrian and cycling facilities to the village centre as part of development proposals shall be required where appropriate.

- RD 4: To apply the following development requirements to lands identified ‘C’ (New Residential) on Map 17.13:
- To phase the development of those lands shown as ‘C’ (New Residential). Phase 1 lands, as they are shown on Map 17.13 shall be developed in the first instance. Phase 2 lands may only be developed where it has been clearly demonstrated that Phase 1 lands will not be made available over the Plan period for specified reasons.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required where appropriate.

Village Centre Objectives

Straffan village centre has not developed at the same rate as residential development in recent years. There is a need for further services to be provided in the village to service its inhabitants and immediate rural hinterland. Lands to the south of the village on the Kill Road primarily zoned village centre with a small area zoned for enterprise and employment present an opportunity for an appropriately scaled and designed mixed use development.

It is an objective of the Council:

- VC 1: To promote the development of appropriate village centre services on lands zoned A1 including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2: To ensure that high quality traditional materials are used in any design proposal for the area zoned A1.
- VC 3: The maximum building height shall be two storeys.

Public Utilities Objectives

It is an objective of the Council:

- PU 1: To only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development.
- PU 2: To provide a public recycling facility in the Village Centre area.

Flooding Objectives

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).
- FL 2: To address the cause of flooding at the Straffan Inn during the lifetime of this Plan.
- FL 3: To ensure that development proposals for lands identified by the dashed pink line on Map 17.13 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council:

- T 1: To improve road width and alignment along the Boreen Road.
- T 2: To improve road width and alignment along the Ardrass Road.
- T 3: To continue to improve road surface and alignment along the Kill Road.
- T 4: To provide footpaths and public lighting along the Boreen Road.
- T 5: To extend footpaths and public lighting along the New Road.
- T 6: To extend footpaths and public lighting along the Ardrass Road.

Community and Educational Objectives

Straffan National School is located on the New Road. Post primary school provision is served by the towns of Naas, Celbridge and Clane. There is a lack of community facilities in the village and new community facilities should be provided in tandem with further development.

It is an objective of the Council:

- CE 1: To facilitate the expansion of Straffan National School should additional school places be required.

Heritage Objectives

It is an objective of the Council:

- NH 1: To survey the trees illustrated on Map 17.13 and to seek to protect trees deemed to be of sufficient amenity value.
- NH 2: To protect all RPS structures, along with their settings in Straffan as listed in this Plan and illustrated on Map 17.13.
- NH 3: To protect any RMP sites in Straffan as listed in Chapter 12 Architectural and Archaeological Heritage and shown on Map 17.13 of this Plan, along with their settings.

Amenity and Recreation Objectives

It is an objective of the Council:

- AM 1: To preserve the existing areas of public open space in Straffan.



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County Development Plan
 2011- 2017

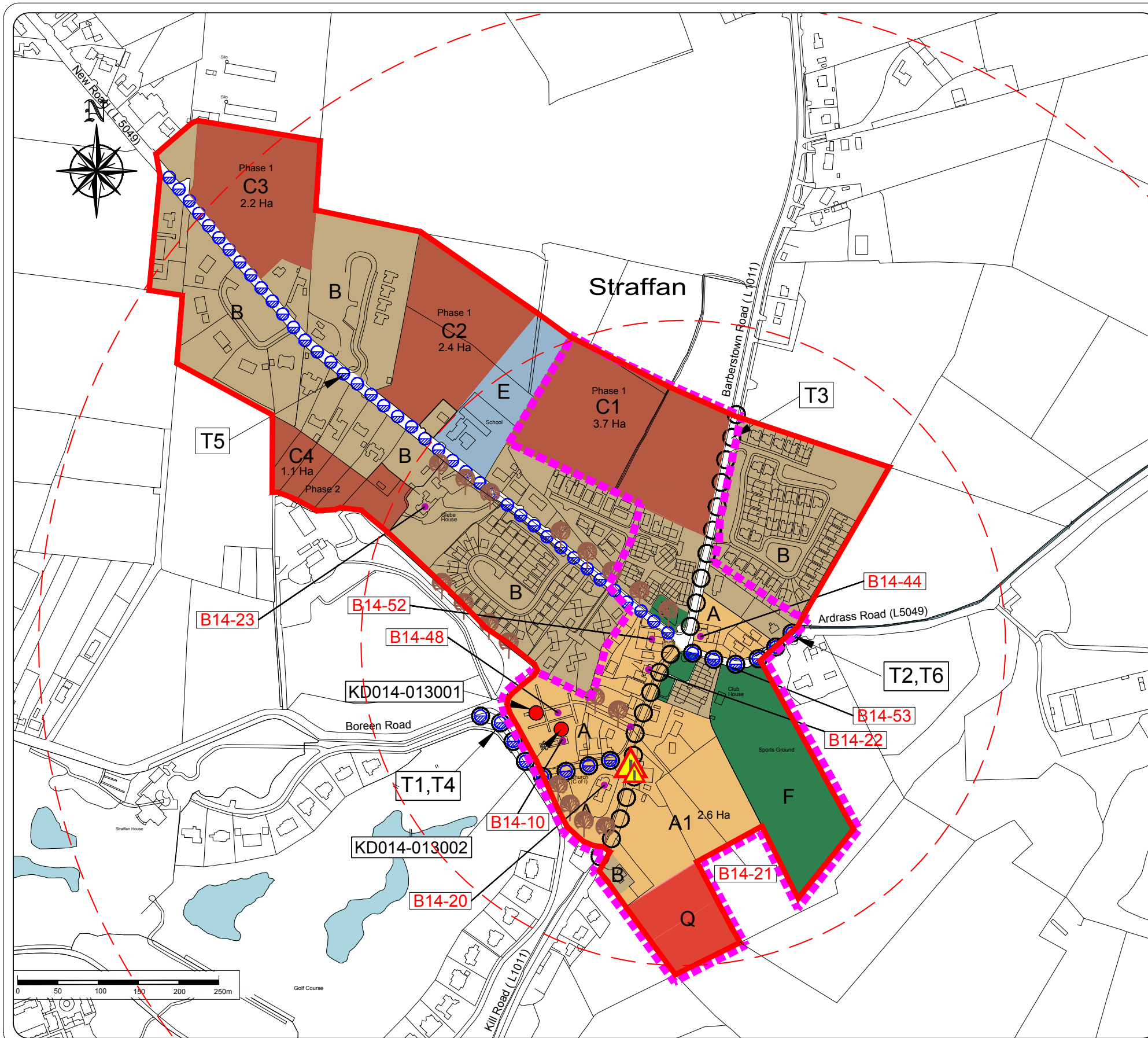
Legend :

- A: Village Centre
- B: Existing / Permitted Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- Q: Enterprise and Employment
- 2011 Village Plan Boundary
- Canal/Lakes/Ponds
- Road / Junction Improvement Objective
- Footpath and Cycle Track Objective
- Tree and Woodland Preservation Objective
- Record of Monuments and Places (RMP)
(KD014-013002)
- Record of Protected Structures (RPS)
B14-22
- Distance from Village Centre
(400m intervals)
- Multiple / Recurring Flood Events
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Straffan Village Plan

| | |
|--|------------------------|
| Scale: N.T.S. | Map Ref: 17.13 |
| Date: 2-May-2011 | Drawing No: 200/09/429 |
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Map 17.13
Straffan Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.13 Suncroft

17.5.13.1 Introduction and Context

Suncroft is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Suncroft and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.13.2 Location

Suncroft is located to the south of the Curragh and east of Kildare Town. The M7 motorway located to the north of the village facilitates access to the larger towns in Kildare and Dublin. The village is located approximately 20 km from Naas.

17.5.13.3 Function

Suncroft acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable and integrate with the existing character, form and scale of the village. Growth in the village shall be sustainable, satisfying local demands.

17.5.13.4 Settlement Form

It is desirable that future development in Suncroft is located on infill sites close to the centre of the village so as to maintain a compact village form.

17.5.13.5 Population

Following a survey of the village in 2009 it was estimated that the population within the village boundary was approximately 715 persons.

17.5.13.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.13.7 Public Utilities

Water Supply

Suncroft has an adequate water supply to serve the needs of its population during the Plan period.

Waste Water

Suncroft is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osbertown Treatment Plant in Naas. This system requires upgrading. Development may be restricted in the village until the system upgrade is complete.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.13.8 Transportation

Suncroft is located close to the M7 which offers excellent access to Dublin and the larger towns in County Kildare. No major new road development is planned in the area however various upgrading works will be required in tandem with development in the village.

17.5.13.9 Employment

The local services and businesses are the main source of employment in the village. It is important to retain and provide for the expansion of local industries and businesses in the village in order to benefit the local economy and ensure more sustainable travel patterns.

17.5.13.10 Other Services

Suncroft is well catered for with service and community facilities and it is important that these are retained. The available services/facilities include

- Roman Catholic Church
- National School
- Shops, hairdressers, butchers
- Pubs
- Bookmakers
- Cemetery
- Nursing Home
- GAA Ground

17.5.13.11 Village Plan Principles

- (i) Develop the village in a planned, coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of development shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and reuse where possible existing buildings / out buildings in order to promote sustainable development.

17.5.13.12 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council:

- RD 1: To promote backland and infill opportunity sites in Suncroft in order to create a more compact village form.
- Existing trees and vegetation on sites shall be retained and integrated into any new development, if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Village Centre Objectives

It is an objective of the Council:

- VC 1: To promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (See Map 17.14) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2: To ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3: The maximum building height shall be two storeys.

Public Utilities Objectives

The sewerage treatment system is required to be upgraded in order to facilitate future development in the village.

It is an objective of the Council to;

- PU 1: Upgrade the Upper Liffey Valley Sewerage Scheme and the Osberstown Wastewater Treatment Plant within the period of this Plan.

Flooding Objectives

Having regard to the fact that flooding has occurred in Suncroft in the past, it shall be an objective of the Council:

- FL 1: To undertake drain cleaning in Suncroft to avoid further flooding damage in the village.
- FL 2: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).
- FL 3: To ensure that development proposals for lands identified by the dashed pink line on Map 17.14 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

It shall be an objective of the Council:

- T 1: To realign and improve the junction of L3007 and L70721 (Eascanrath Lane).
- T 2: To realign and improve the junction of L70721 (Eascanrath Lane) and the L7072.
- T 3: To realign and improve Eascanrath Lane from the junction of the L70721 (Eascanrath Lane) and the L7072 to the L3007.
- T 4: To improve the quality and width, where appropriate, of all footpaths in the village and also to improve access for people with disabilities.

Employment Objectives

It is an objective of the Council:

- EM 1: To facilitate the appropriate expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

It is an objective of the Council:

- CE 1: To assess the need for community and educational facilities in Suncroft in line with population change in the village and its hinterland.

Heritage Objectives

It shall be an objective of the Council:

- NH 1: To protect all RPS structures, along with their settings in Suncroft as listed in this Plan and illustrated on Map 17.14.
- NH 2: To protect all RMP sites in Suncroft as listed in Chapter 12 Architectural and Archaeological Heritage and shown on Map 17.14 of this Plan, along with their settings.

Amenity and Recreation Objectives

Suncroft GAA ground is the only formal recreational facility in the village.

It shall be an objective of the Council:

- AR 1: To facilitate the expansion of recreational facilities on lands zoned ‘Open Space and Amenity’ on Map 17.14.



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County Development Plan
 2011-2017

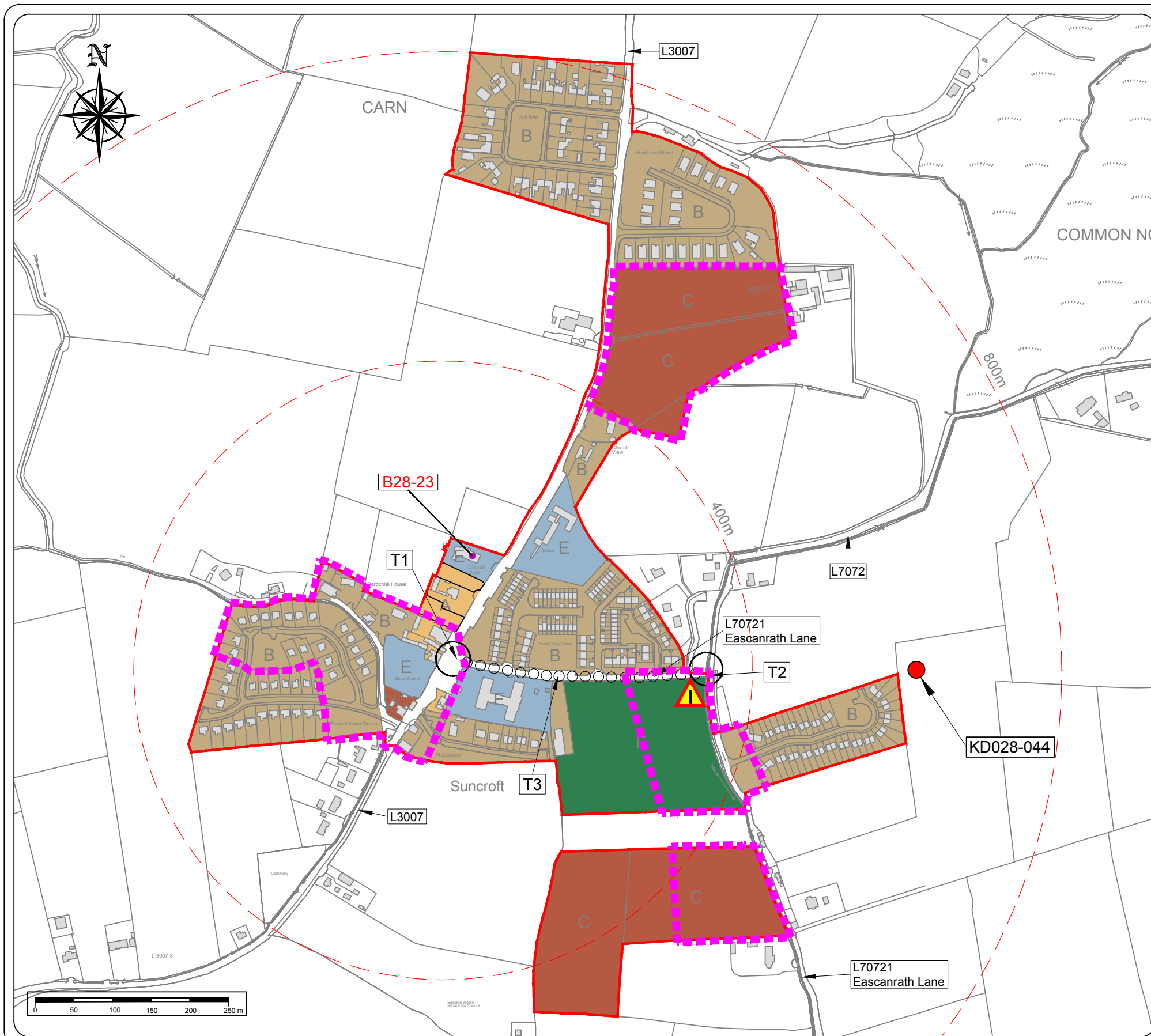
Legend :

- A: Village Centre
- B: Existing / Permitted Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- 2011 Village Plan Boundary
- Record of Monuments and Places (RMP)
(KD028-044)
- Record of Protected Structures (RPS)
(B28-23)
- Distance from Village Centre
(400m intervals)
- Road / Junction Improvement Objective
- Flood Event
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Suncroft Village Plan

| | |
|---|------------------------|
| Scale: N.T.S. | Map Ref: 17.14 |
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Map 17.14
Suncroft Village Plan

Chapter 17 Village Plans and Rural Settlements



17.5.14 Timolin

17.5.14.1 Introduction and Context

Timolin is designated as a ‘Village’ in the County Settlement Strategy set out in Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 17.4. This section sets out a Village Plan for Timolin and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Chapter 19 (Development Management Standards).

17.5.14.2 Location

Timolin is located in South Kildare, approximately 21 km from Athy and 31km from Naas. Timolin village is located along the former N9.

17.5.14.3 Function

Most of the businesses are directly related to its former location along a major national route. There is no general convenience shop or post office in Timolin with the inhabitants of the village using the facilities in nearby Moone. Growth in the village shall be sustainable, satisfying local demands.

17.5.14.4 Settlement Form

Timolin has a strong village core with the majority of development being concentrated to the south of the village. To the north of the settlement, development is significantly more dispersed. The central core is a mixture of old and modern buildings with various land uses. There are some vacant houses and derelict sites. There is a small local authority housing scheme off Main Street.

17.5.14.5 Population

Following a survey of the village in 2009 it was estimated that the current population within the village boundary is approximately 191 persons.

17.5.14.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

17.5.14.7 Public Utilities

Water Supply

Water supply in Timolin is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Timolin.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Chapter 7, Water, Drainage and Environmental Services of this Plan regarding surface water and flood alleviation (Section 7.6.4).

17.5.14.8 Transportation

Timolin village itself is predominantly centred in the vicinity of the church to the south of the village. There are opportunities to rejuvenate and strengthen the village core and in this regard it is considered reasonable to promote the construction of a road to access those lands to the north of the Church grounds.

17.5.14.9 Employment

Employment opportunities in Timolin itself are limited. However the Industrial Park in Crookstown which is located c. 6km from Timolin provides employment opportunities in a range of areas. In addition, given the relative proximity of Athy and Naas additional employment opportunities are afforded to those who wish to travel to either of these centres.

17.5.14.10 Education

There is a Church of Ireland school in Timolin at present which is located to the south-west of St. Mullins Church.

17.5.14.11 Other Services

Timolin has a number of social and community facilities serving the village and its hinterland including:

- Church of Ireland Church, St. Mullins
- Church of Ireland Primary School
- Car Sales
- Pub and Restaurant
- Timolin Pewter Mill which is situated to the south of the village on Commonstown Road.

17.5.14.12 Heritage

There are a number of structures listed on the RPS in Timolin. There are a number of sites listed on the Record of Monuments and Places which, themselves, together with their settings, should be protected.

17.5.14.13 Village Plan Principles

- (i) Timolin shall be developed in a coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) To enhance the appearance of Timolin and to encourage the development of infill and derelict sites throughout the village.

17.5.14.14 Development Objectives

Residential Development Objectives

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' have been identified for village expansion.

It is an objective of the Council:

RD 1: To phase the development of those lands shown as 'C' (New Residential). Phase 1 lands, as they are shown on Map 17.15 shall be developed in the first instance. Phase 2 lands may only be developed where it has been clearly demonstrated that Phase 1 lands will not be made available over the Plan period for specified reasons.

- Existing trees and vegetation on site shall be retained and integrated into any new development, if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Public Utilities Objectives

It is an objective of the Council:

PU 1: To only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It is not appropriate that additional septic tanks be provided within the development boundary of Timolin.

Flooding Objectives

It is an objective of the Council:

- FL 1: To ensure that all proposed developments are carried out in accordance with the requirements of Chapter 7, Water, Drainage and Environmental Services of the Plan and “*Planning System and Flood Risk Management – Guidelines for Planning Authorities*” (2009).
- FL 2: To ensure that development proposals for lands identified by the dashed pink line on Map 17.15 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation Objectives

It is an objective of the Council:

- TR 1: To investigate the provision of an access road to those lands to the north of the Church grounds.
- TR 2: To construct a footpath / cycle track between Timolin and Moone given the interdependency of services between the two settlements.
- TR 3: To improve the junction at lower Main Street (See Map 17.15).
- TR 4: To examine the possibility of providing traffic calming in Timolin.

Employment Objectives

It is an objective of the Council:

- EM 1: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational Objectives

It is an objective of the Council:

- CE 1: To support the expansion of community and education facilities in Timolin.

Heritage Objectives

It is an objective of the Council:

- HE 1: To protect all RPS structures, along with their settings in Timolin as listed in this Plan and illustrated on Map 17.15.
- HE 2: To protect all RMP sites in Timolin as listed in Chapter 12 Architectural and Archaeological Heritage and shown on Map 17.15 of this Plan, along with their settings.
- HE 3: To require that semi mature trees are planted as part of all future developments in Timolin and to implement a planting scheme in the village along the main street in order to enhance the general appearance of the village.



Kildare County Council
 Planning & Economic
 Development Department
 Aras Chill Dara
 Naas, Co Kildare

County Development Plan
 2011- 2017

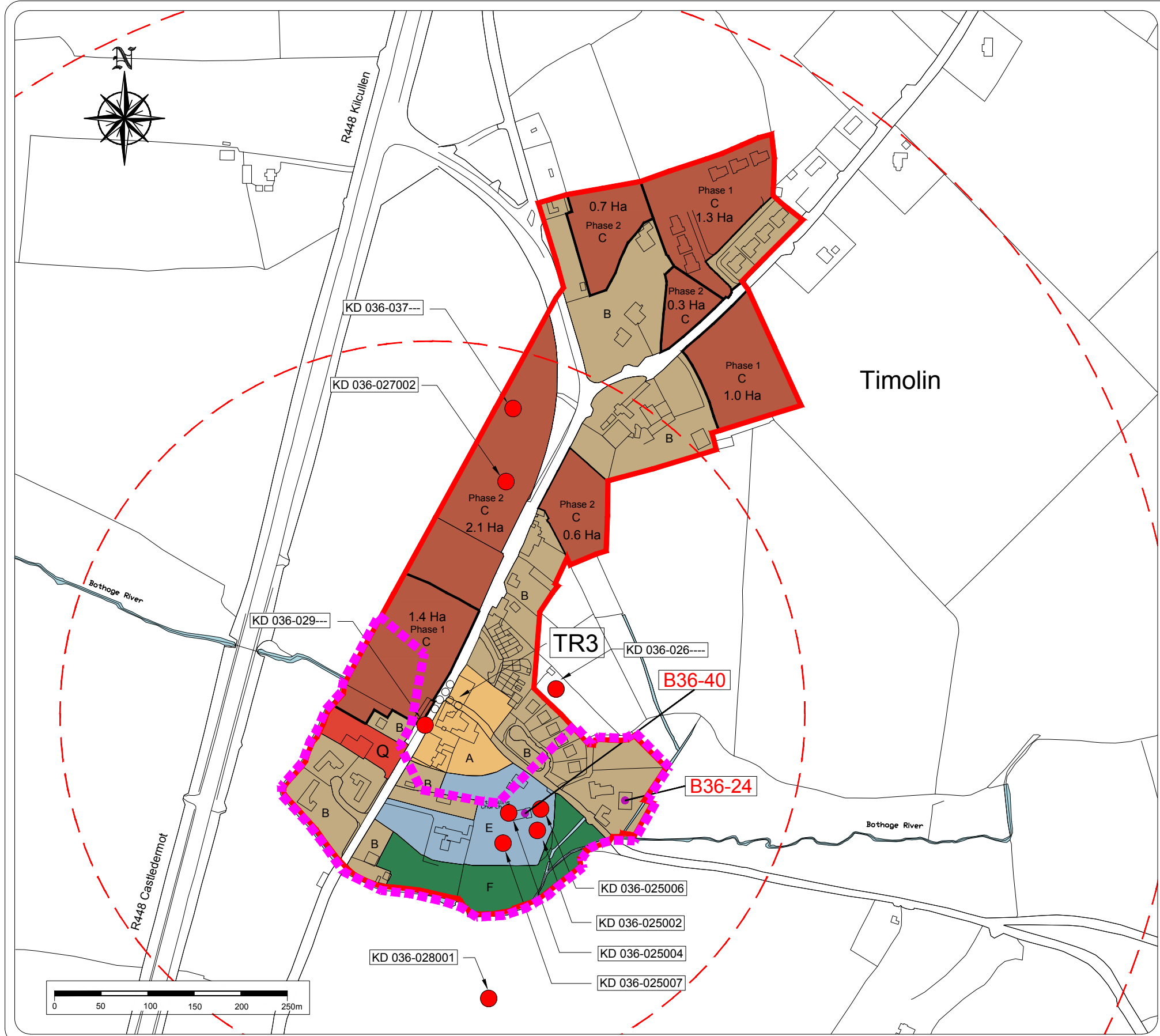
Legend :

- A: Village Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- Q: Enterprise and Employment
- 2011 Village Plan Boundary
- Road / Junction Improvement Objective
- Rivers / Streams
- Record of Monuments and Places (RMP)
(KD014-013002)
- Record of Protected Structures (RPS)
B14-22
- Distance From Village Centre
(at 400m intervals)
- Development proposals for lands within the Village Plan and outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Timolin Village Plan

| | |
|---|------------------------|
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Map 17.15

Timolin Village Plan

Chapter 17 Village Plans and Rural Settlements

17.6 Rural Settlement Objectives

The settlement strategy in Chapter 3 of this Plan allocates 1.6% of the overall population growth for the county from 2006–2017 to the 21 designated Rural Settlements (see table 17.7 below). This equates to a 20% growth in population for each Rural Settlement over the period of this Plan. Section 17.4 of this chapter sets out the policies for the development of Rural Settlements.

Table 17.7 Rural Settlements

| |
|--------------------|
| Broadford |
| Milltown |
| Kilteel |
| Staplestown |
| Ardclough |
| Robertstown |
| Allen |
| Brannockstown |
| Rathmore/Eadestown |
| Twomilehouse |
| Brownstown |
| Cutbush |
| Maddenstown |
| Nurney |
| Calverstown |
| Rathcoffey |
| Narraghmore |
| Maganey/Levitstown |
| Moyvally |
| Kilmead |
| Kilberry |

Development strategies have been prepared to guide the population growth designated for each rural settlement. These development strategies **do not constitute zoned land**. Each development strategy identifies the type of existing facilities in the rural settlement, the location of the settlement core and the extent of the existing settlement. Potential sites for settlement expansion are identified in a sequential manner in line with the 20% population growth target for each Rural Settlement. Table 17.8 sets out the objectives for development of the settlement core, existing built up area and settlement expansion areas. Maps 17.16–17.36 show the development strategies for each of the 21 designated Rural Settlements.

Table 17.8 Rural Settlements – Development Objectives

| Development Aim | Development Objectives |
|--|--|
| Settlement Core | |
| <p>The settlement core consists of local facilities, such as schools, shops and community centres. Most settlements have a defined settlement core with local facilities side by side, with some settlement cores being more dispersed.</p> <p>Each rural settlement shall be developed in a coherent, attractive and sustainable manner around the settlement core. New development, which reinforces the settlement core as the service centre and enhances its character as the centre of the settlement, will be encouraged.</p> | <p>New development proposals should accord with the 20% population growth level designated for each settlement.</p> <p>A high quality design proposal shall emerge from careful analysis of the sites location, surrounding context and the specific characteristics of the site itself. Applications for new developments (excluding minor developments) within the central core shall include a written design statement explaining the reasons for choosing the proposed design.</p> <p>Where the settlement core is more dispersed, proposals for local services, facilities and amenities outside of the core will be considered on a case-by-case basis. Any such development must reinforce the core as the centre of the settlement.</p> <p>All new development will have regard to the existing urban grain, density, height and built character of the existing core. Where there is an historic core of architectural importance, it shall be protected, with particular care taken that any new development does not negatively impact on its character.</p> <p>The development of backlands in a coherent and well-designed manner that creates a more compact settlement core, with good linkages and an appropriate urban grain will be encouraged. Infill development that optimises the available land in the settlement core for new services, facilities and residential use will be considered, subject to a high quality design response.</p> <p>Particular care shall be taken to ensure that new development builds on or enhances the streetscape, landscape character and open space network of the settlement core through high quality design and landscaping.</p> <p>All proposals will be subject to the relevant development management standards set out in Chapter 19.</p> |
| Existing Settlement | |
| <p>The existing settlement, which has grown around the settlement core, is mainly residential in nature, but may also include other uses such as employment and recreation.</p> <p>Developments that enhance the character and vitality of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p> | <p>New development proposals shall accord with the 20% population growth level designated for each settlement.</p> <p>Any proposals for residential infill should preserve or improve residential amenity, being at an appropriate scale, density and form to the existing residential character of the area.</p> <p>Extensions to other existing uses (employment, recreational, etc) will be considered on a case-by-case basis subject to good design and protection of existing residential amenity.</p> <p>Any proposals for new amenities, local facilities and services should be planned in a sequential manner with strong linkages to the village core and located so as to facilitate ease of pedestrian access and to avoid local trip making by car. Preference will be given to applications that are contiguous to the settlement core. In all cases developments must enhance the settlement core as the centre of the settlement.</p> <p>All infill development proposals will be subject to a high quality design response and will not impact negatively on the residential character and residential amenity of the existing settlement.</p> <p>All proposals will be subject to the relevant development management standards set out in Chapter 19.</p> |

Table 17.8 Rural Settlements – Development Objectives continued

| Development Aim | Development Objectives |
|---|---|
| Settlement Expansion | |
| <p>In line with the objectives and policies set out for the sustainable growth of rural settlements, each development strategy has identified preferable sites for settlement expansion. Such sites have been selected on the basis of developing the settlement in a sequential and sustainable manner.</p> | <p>New development proposals should accord with the 20% population growth level designated for each settlement.</p> |
| <p>The designation of sites for settlement expansion takes cognisance of all existing valid planning permissions, which have not been built out to date. This has resulted in the development strategies for Robertstown, Kilberry, Ardclough, Staplestown and Allen having a greater quantum of land than is necessary to meet their designated population growth target of 20%.</p> | <p>All new development should have regard to the character, form and scale of the existing settlement. In determining a design response, new developments should reference the elements of the settlement that give character and a sense of place such as; the urban grain of the historic core, existing buildings of high architectural merit and local characteristics (such as local materials, building lines, walls, building heights, rivers, streams, trees/hedgerows and other local landscape features).</p> |
| <p>Developments that reflect the character, form and scale of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p> | <p>Protection and enhancement of the physical and natural environment in terms of its ecological and recreational potential is paramount.</p> |
| | <p>To reuse where possible existing buildings/out buildings within the village boundary in order to maintain the historic character of the village</p> |
| | <p>Quality design proposals should emerge from a careful analysis of the sites location, surrounding context and the specific characteristics of the site itself.</p> |
| | <p>Developments that would not be considered suitable for the settlement core (e.g. industrial units, workshops, petrol stations) or which require a larger site than is available within the existing settlement core (e.g. sports playing fields) will also be considered on a case by case basis subject to being located in a sequential manner, good design and protection of existing residential amenity.</p> |
| | <p>All proposals will be subject to the relevant development management standards set out in Chapter 19</p> |

Settlement Flooding Risk Requirements

It is an objective of the Council to ensure that development proposals for lands within the rural settlements and outlined with a broken pink dashed line on the maps referenced below and attached to this chapter will be subject to site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Table 17.9 Settlement Flooding Risk Requirements

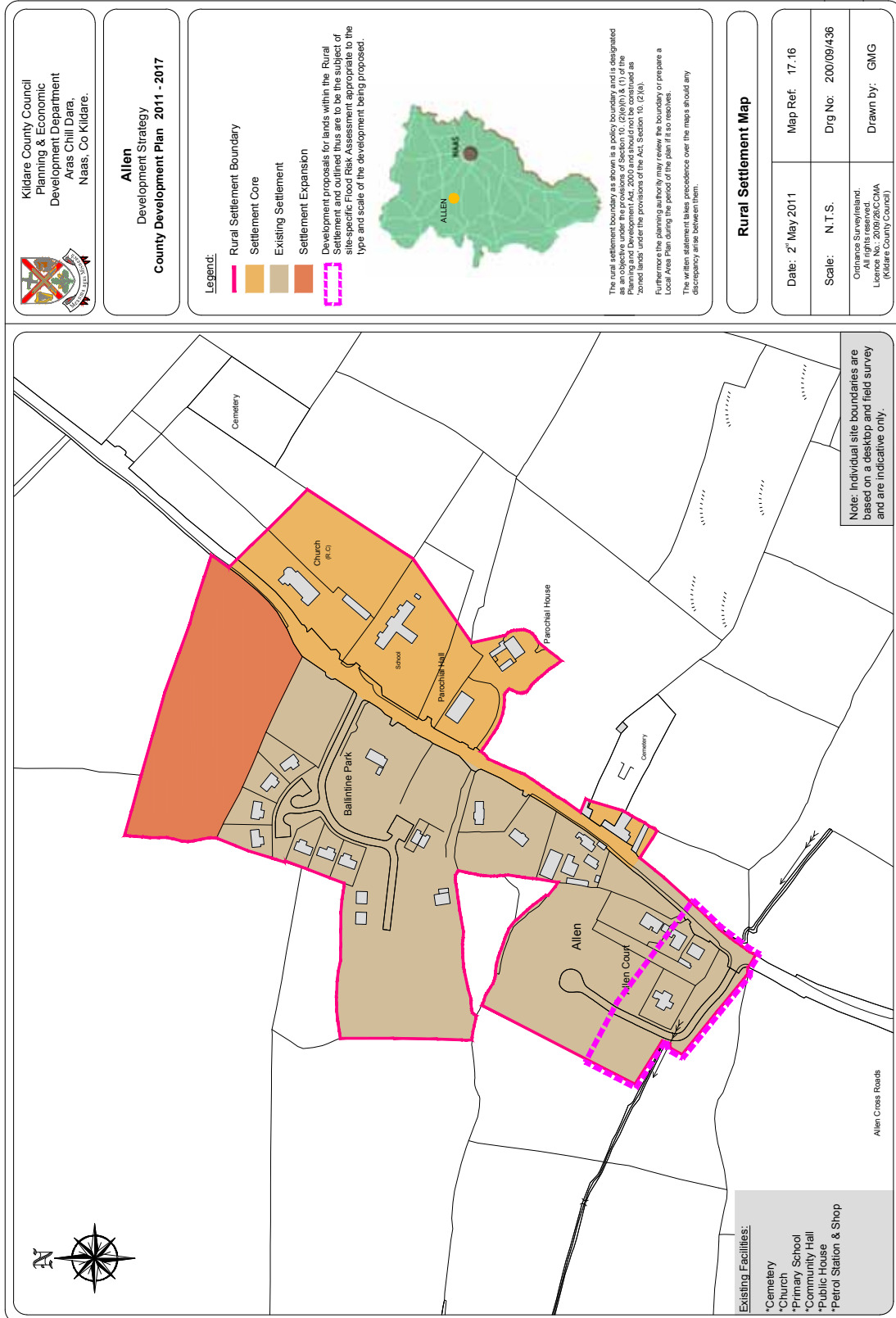
(Note: The settlements of Brownstown, Kilmead, Kilteel and Maddenstown are not subject to site specific flood risk assessment).

| Settlement | Description | Map Reference |
|---------------|---|---------------|
| Allen | Development proposals for lands located within 50m of the stream which crosses the R415 at the southern boundary of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.16 |
| Ardclough | Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: i. development incorporating lands east of the canal identified for Settlement Expansion; ii. development incorporating lands identified as Settlement Core and Existing Settlement. | 17.17 |
| Brannockstown | Development proposals for development incorporating lands located north and/or west of the Kilcullen Road junction shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.18 |
| Broadford | Development proposals for development incorporating lands located north and/or within 50m of Broadford Bridge shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.19 |
| Calverstown | Development proposals for all lands within 100m of any watercourse (culverted or otherwise) shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.21 |
| Cutbush | Development proposals for lands identified for Settlement Expansion at the eastern side of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.22 |
| Kilberry | Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: • lands identified for Settlement Expansion; • lands located within 100m of a recorded flood event (as shown on OPW flood maps). | 17.23 |

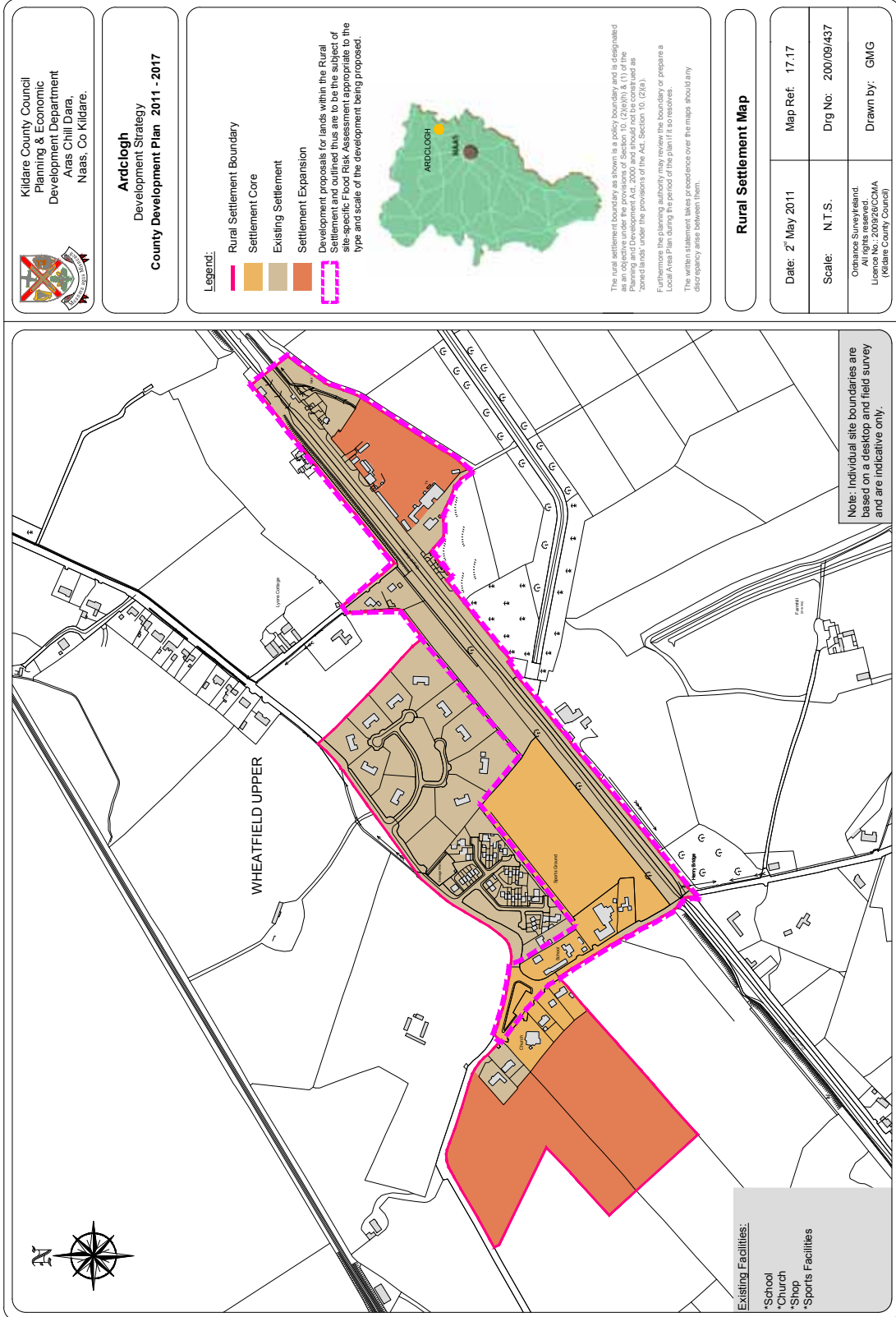
Table 17.9 Continued

| Settlement | Description | Map Reference |
|------------------------|---|---------------|
| Maganey/ Levitstown | <p>Development proposals for lands located within 150m of the banks of the River Barrow shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.</p> <p>The lands identified for "Settlement Expansion" at Levitstown are considered to be at significant risk of flooding. The development strategy proposal for these lands should be the subject of a Level 3 Site Specific Flood Risk Assessment to inform the application of the Sequential Approach to the decision making process.</p> | 17.27 |
| Milltown | Development proposals for lands located within 75m of the Grand Canal Feeder shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.28 |
| Moyvally | Development proposals for all lands within the boundary of the plan shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.29 |
| Narraghmore | Development proposals for lands located west and south-west of the Settlement Core shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.30 |
| Nurney | Development proposals for lands located within 100m of the river flowing through Nurney shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.31 |
| Rathcoffey | Development proposals for lands identified for Settlement Expansion and for lands identified as Existing Settlement located south thereof shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.32 |
| Rathmore/ Eadestown | <p>Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed:</p> <ul style="list-style-type: none"> • lands in Rathmore located within 50m of a watercourse; • lands in Eadestown identified for Settlement Expansion. | 17.33 |
| Robertstown | <p>Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed:</p> <ul style="list-style-type: none"> • lands zoned Settlement Core; • lands zoned for Settlement Expansion to the east of Robertstown; • lands north of the Canal. | 17.34 |
| Staplestown | <p>Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed:</p> <ul style="list-style-type: none"> • lands identified for Settlement Expansion; • development incorporating lands located within 75m of the banks of the River. | 17.35 |
| Twomilehouse | Development proposals for lands located within 50m of watercourses shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. | 17.36 |

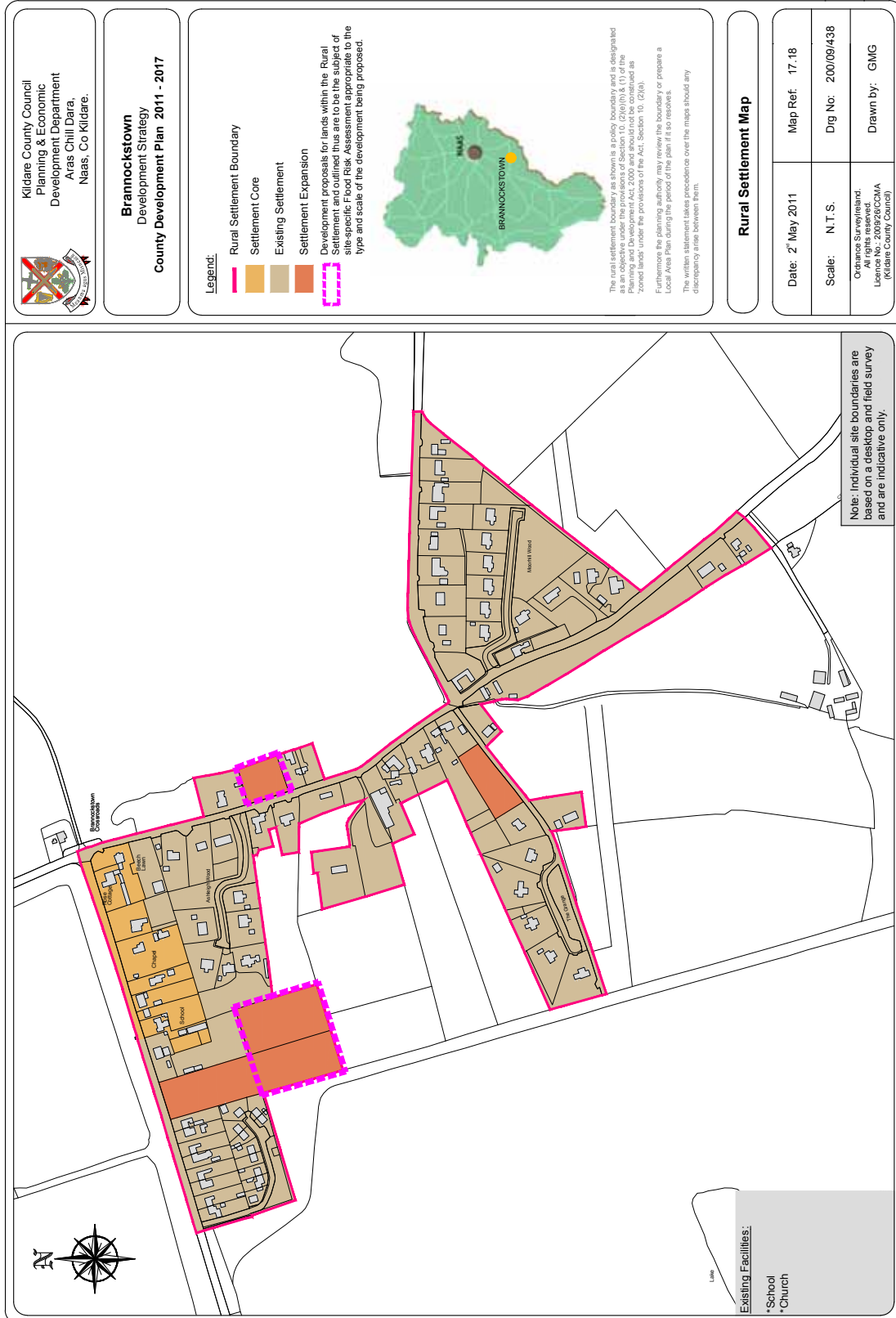
Map 17.16 Allen Rural Settlement Map



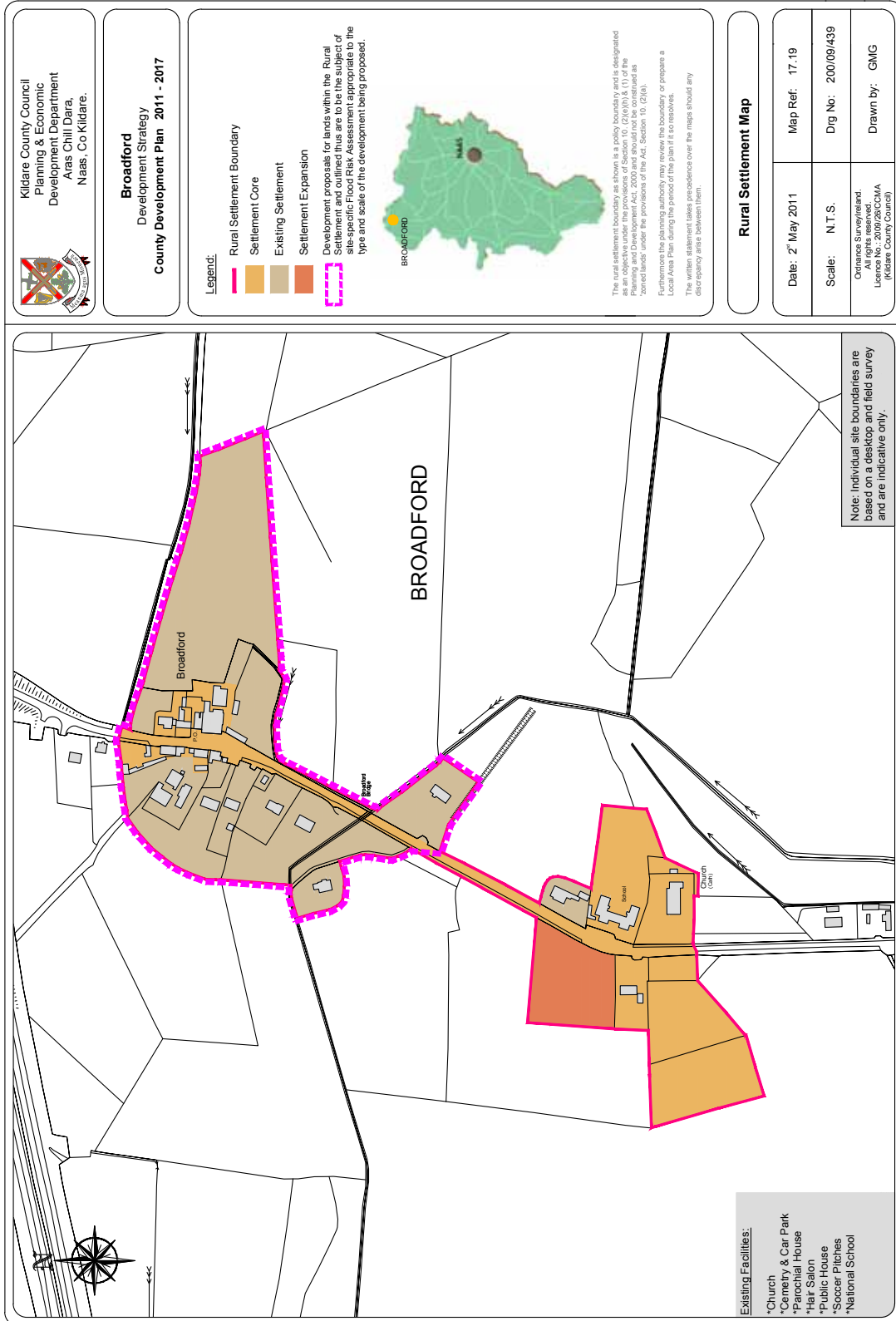
Map 17.17 Ardclough Rural Settlement Map



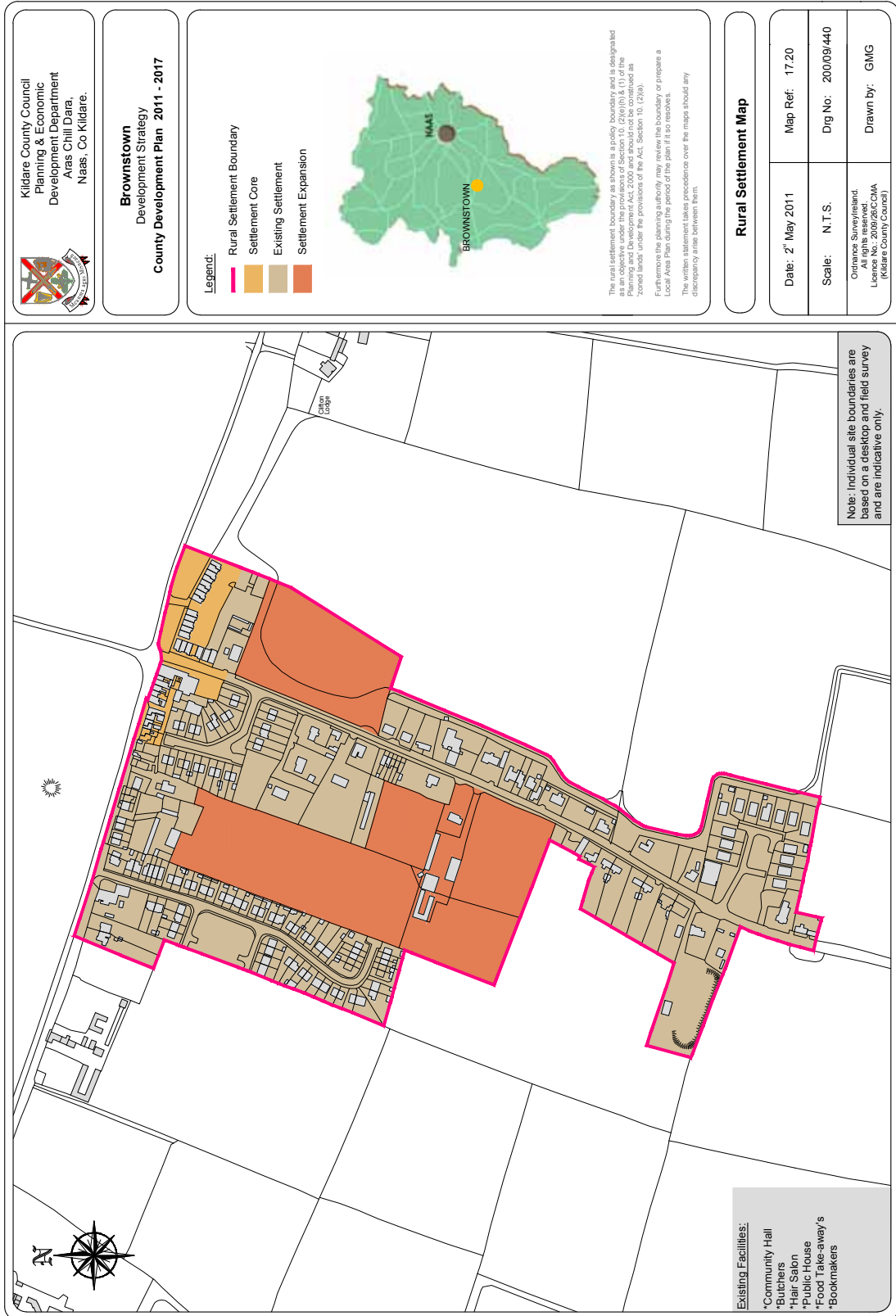
Map 17.18 Brannockstown Rural Settlement Map



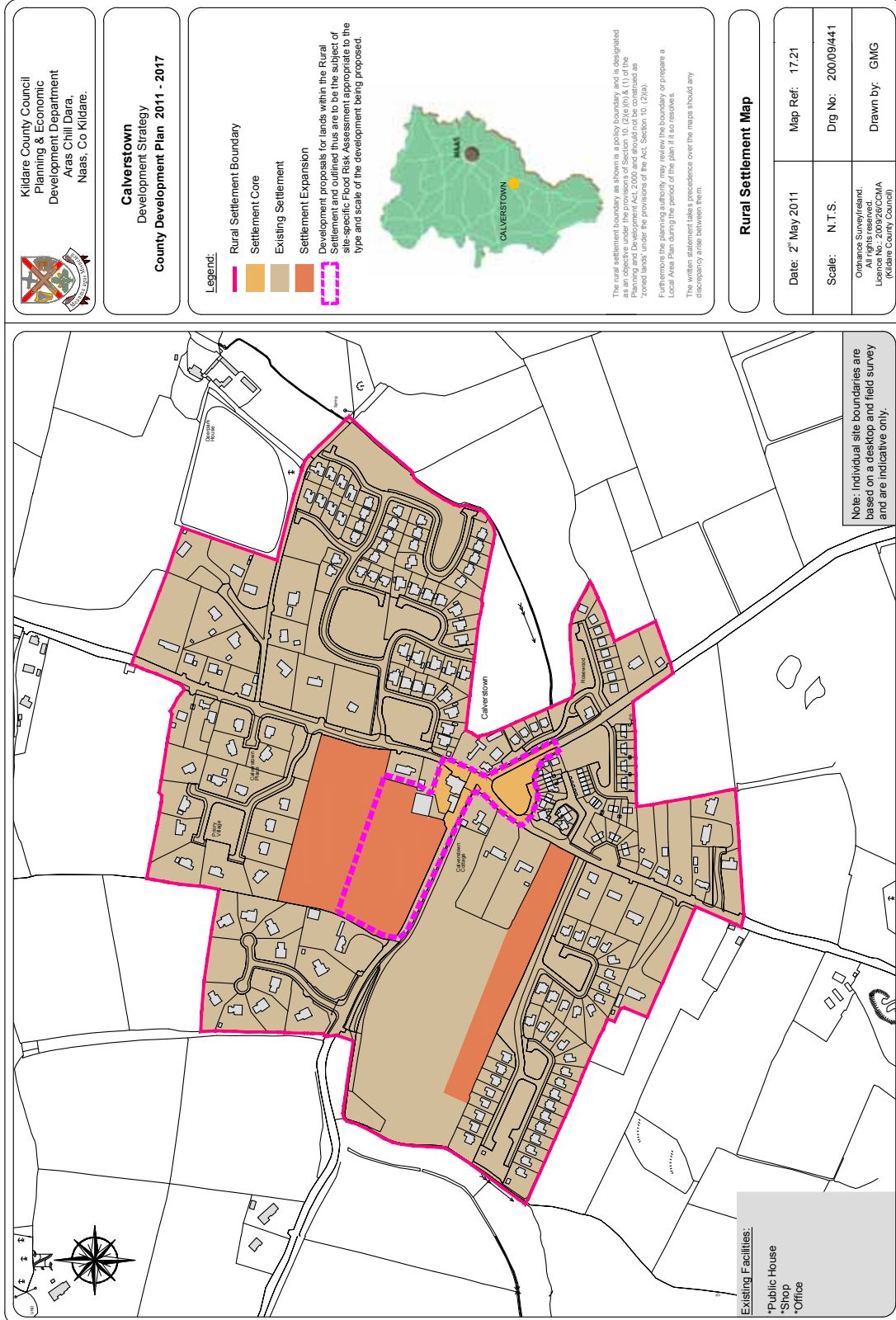
Map 17.19 Broadford Rural Settlement Map



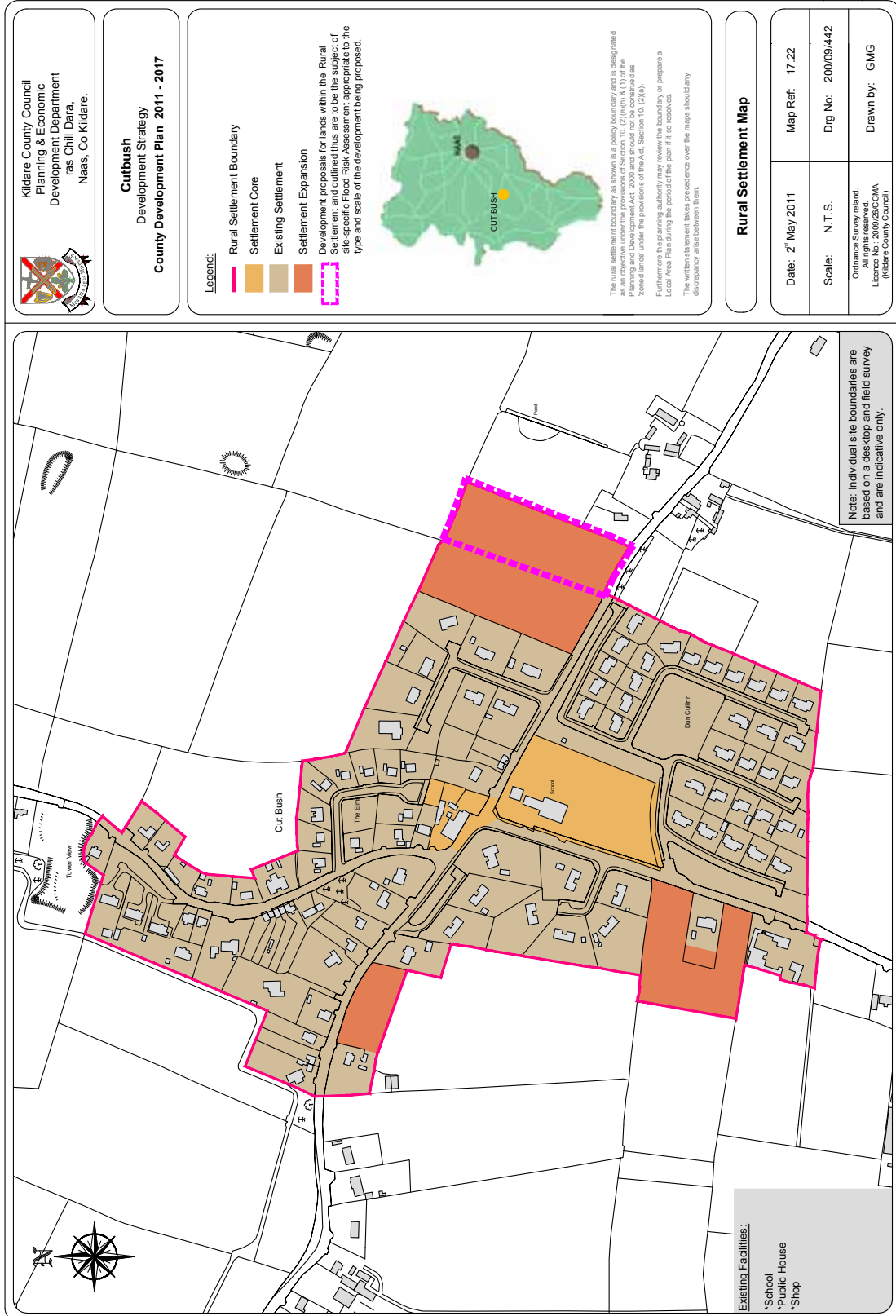
Map 17.20 Brownstown Rural Settlement Map



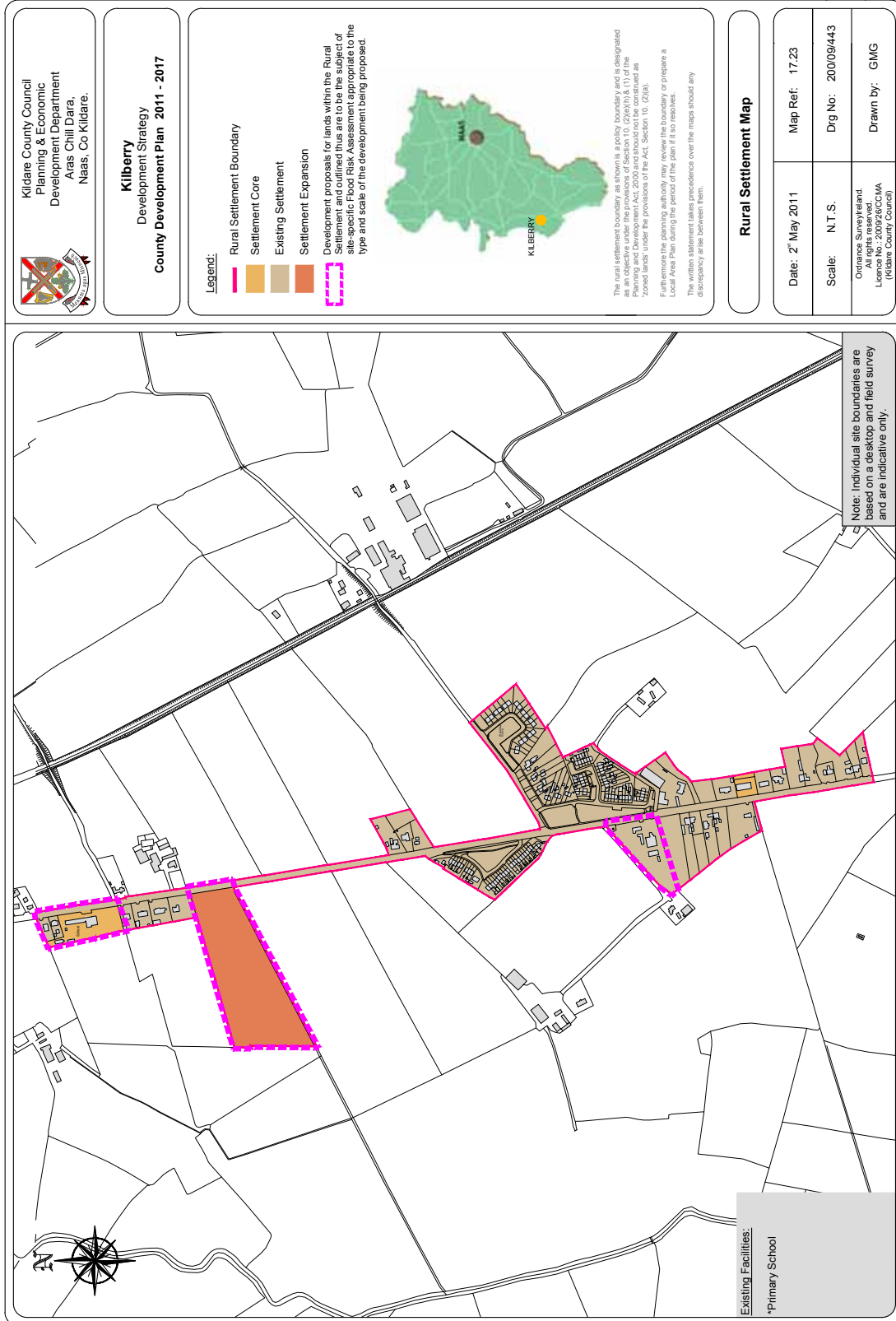
Map 17.21 Calverstown Rural Settlement Map



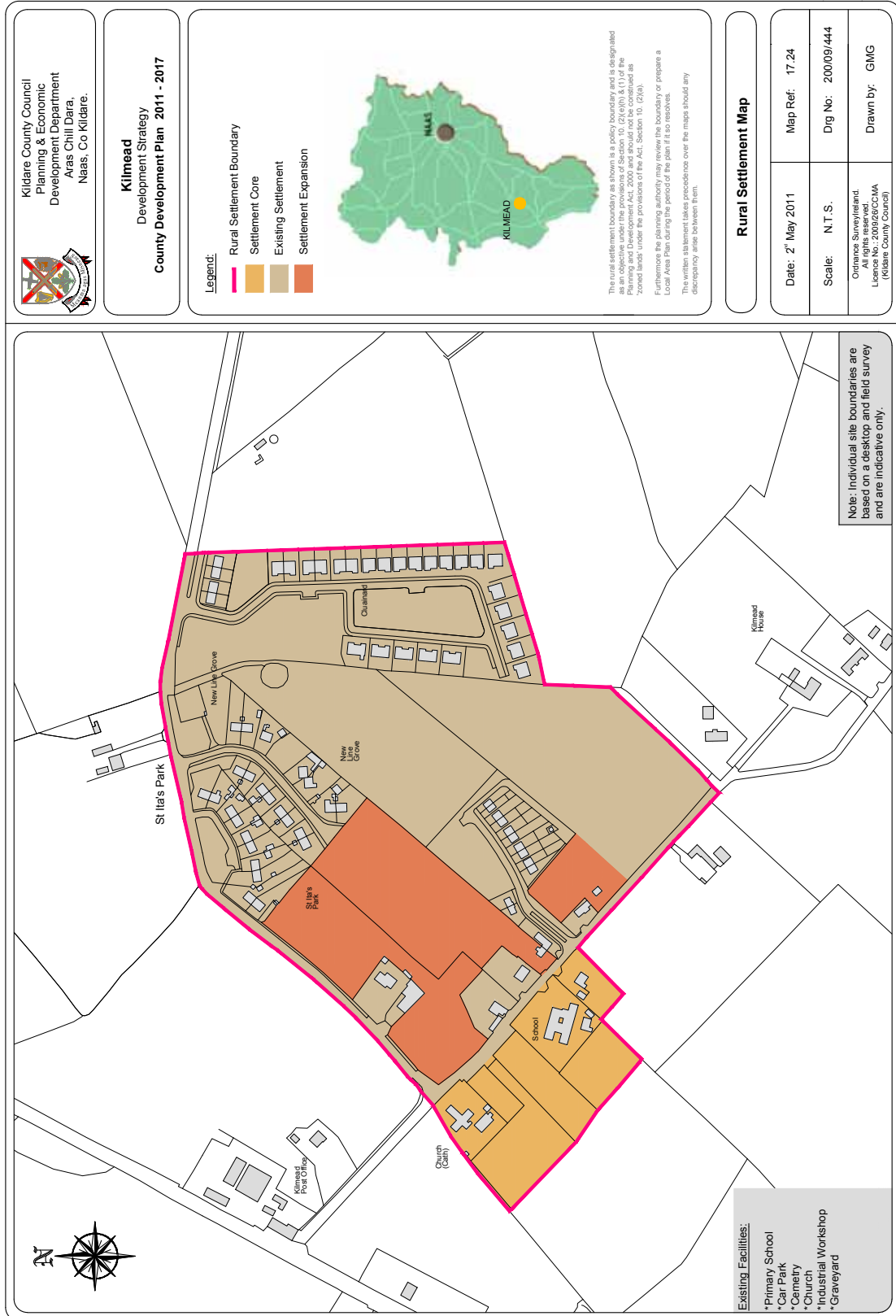
Map 17.22 Cutbush Rural Settlement Map



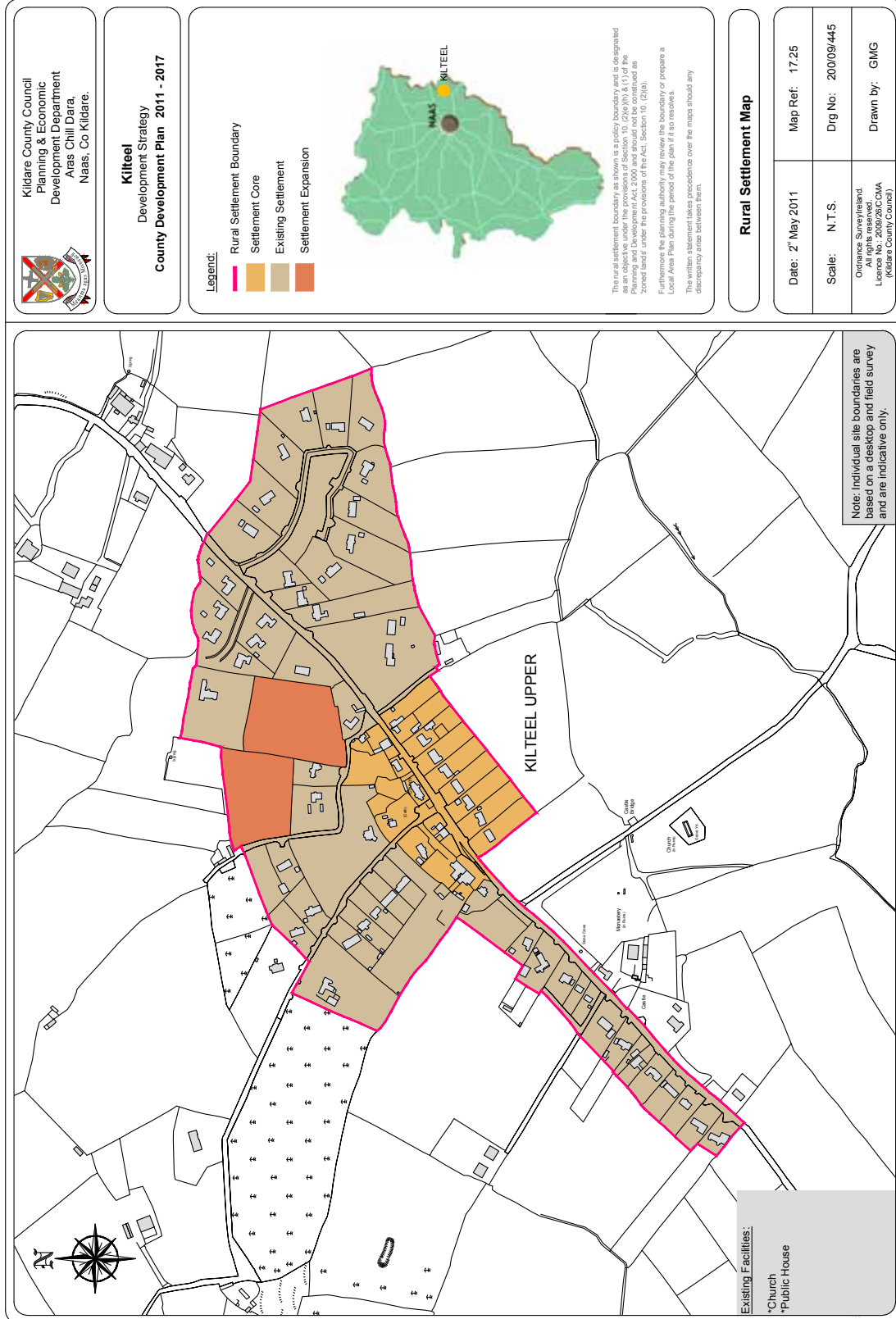
Map 17.23 Kilberry Rural Settlement Map



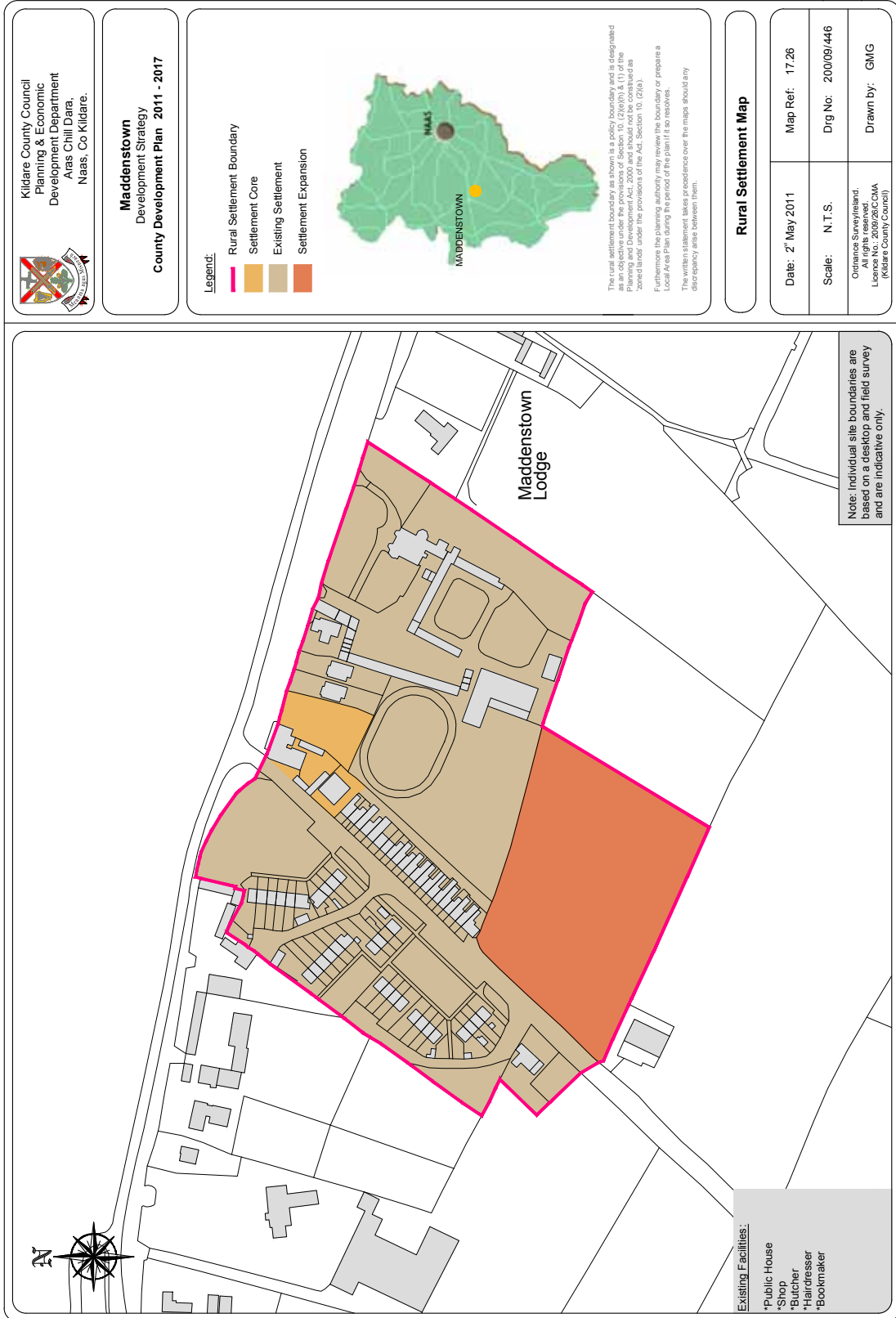
Map 17.24 Kilmead Rural Settlement Map



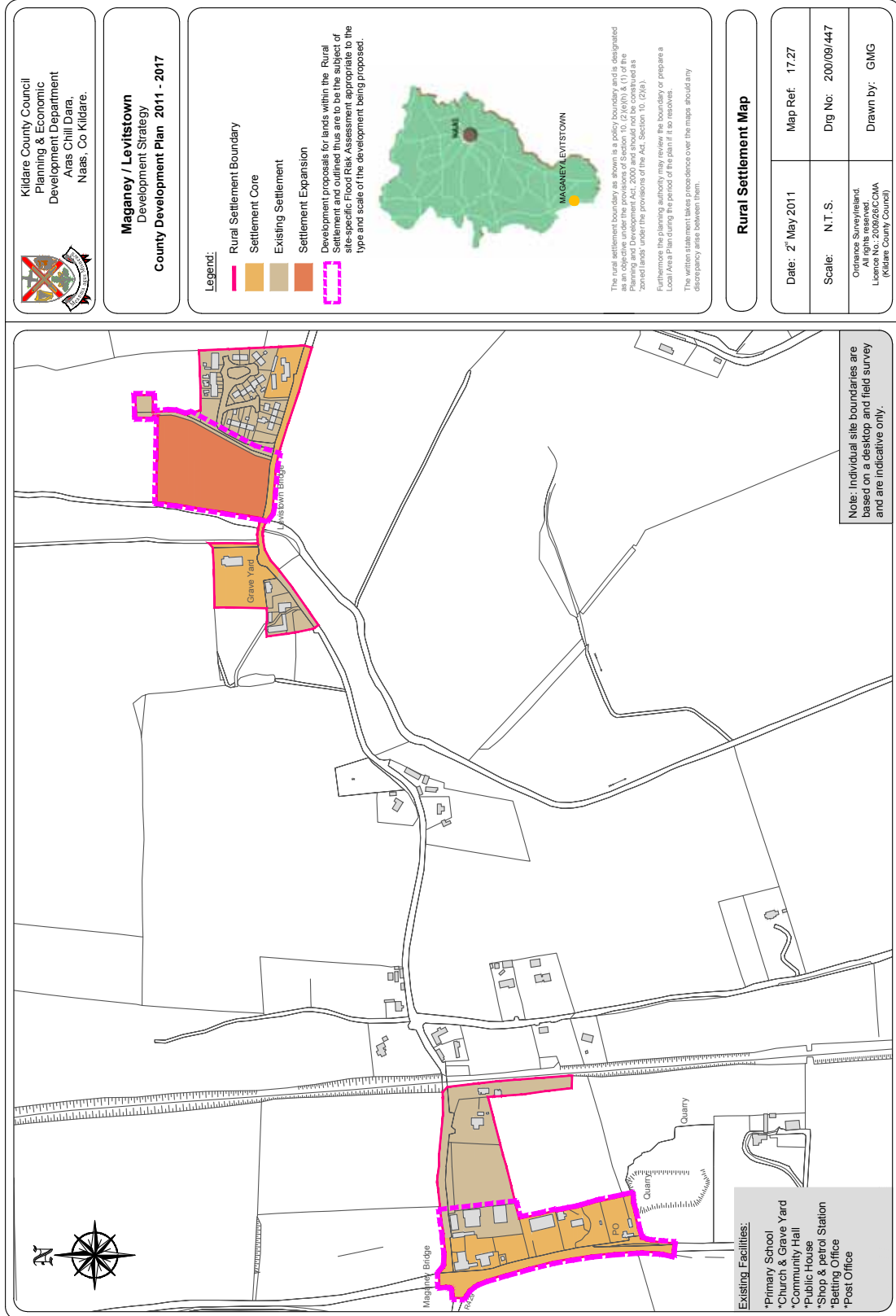
Map 17.25 Kiltteel Rural Settlement Map



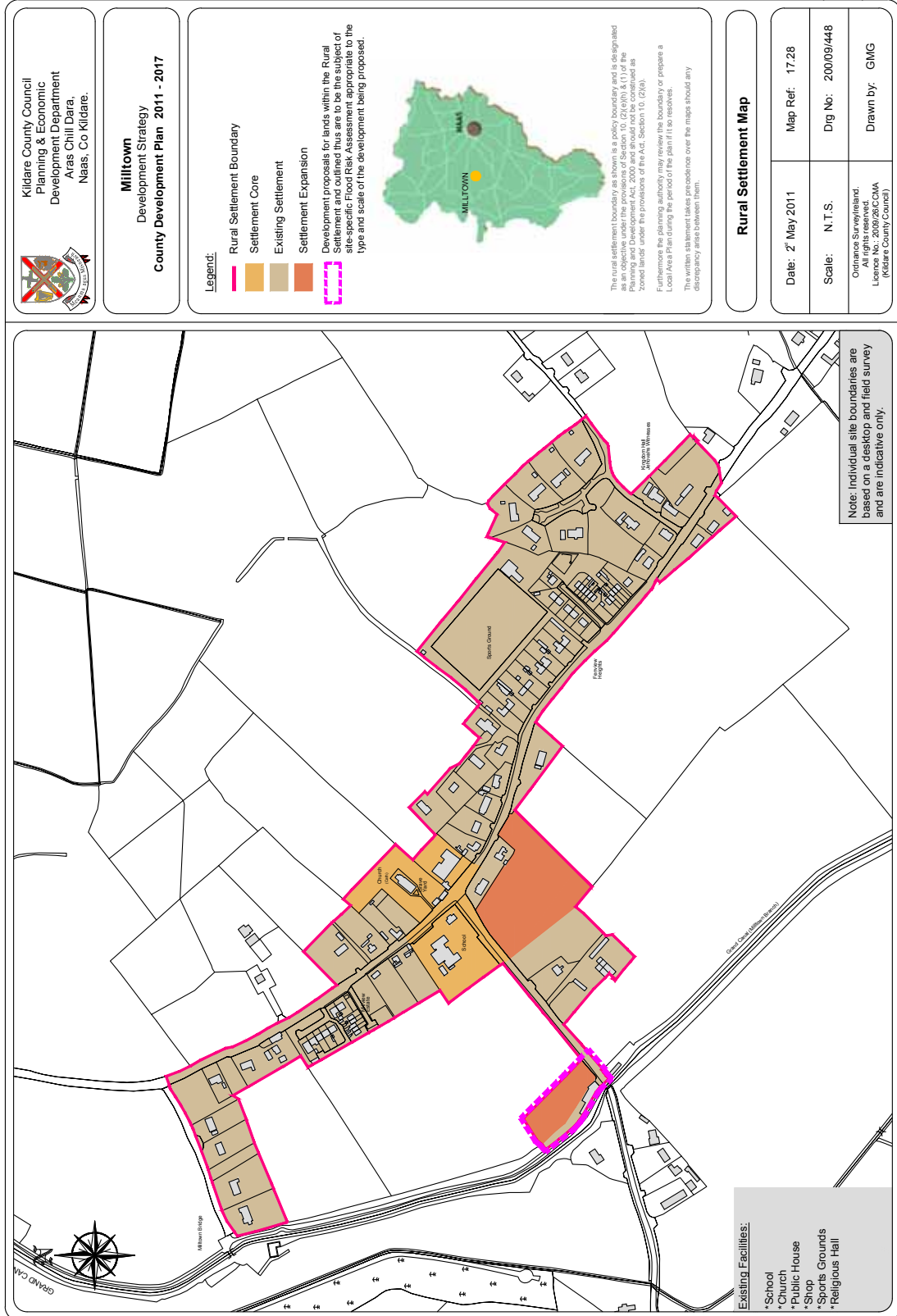
Map 17.26 Maddenstown Rural Settlement Map



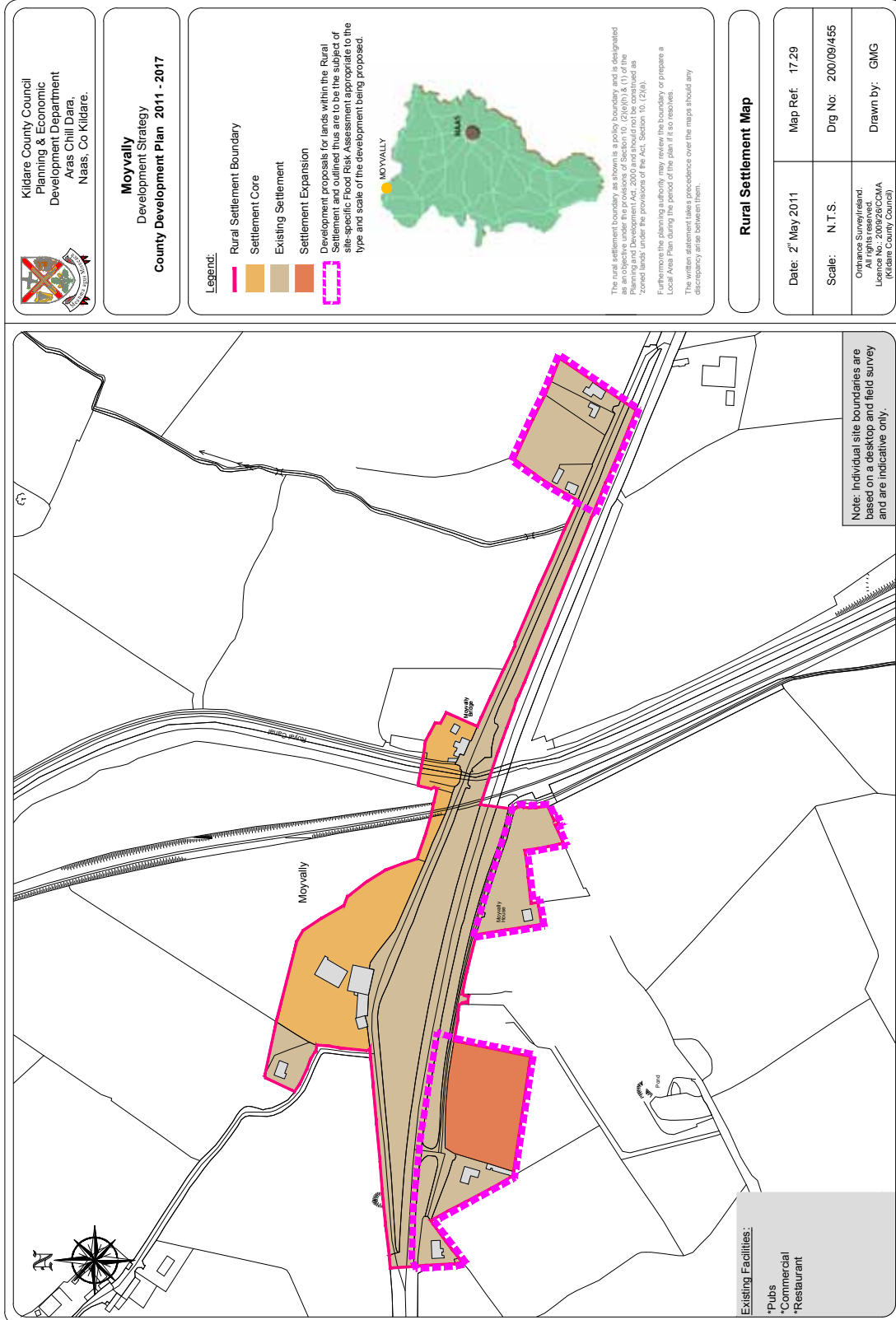
Map 17.27 Maganey/Levitstown Rural Settlement Map



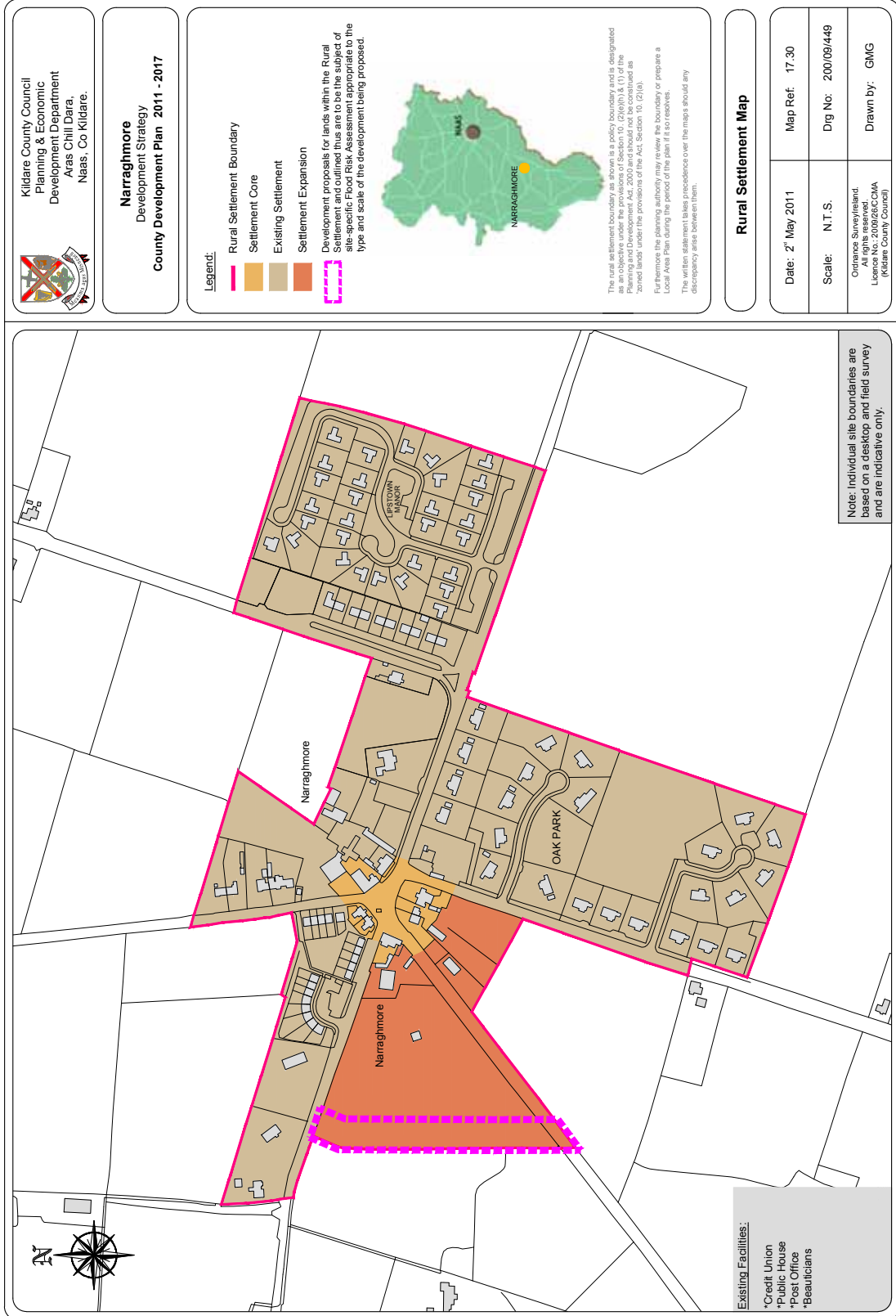
Map 17.28 Milltown Rural Settlement Map



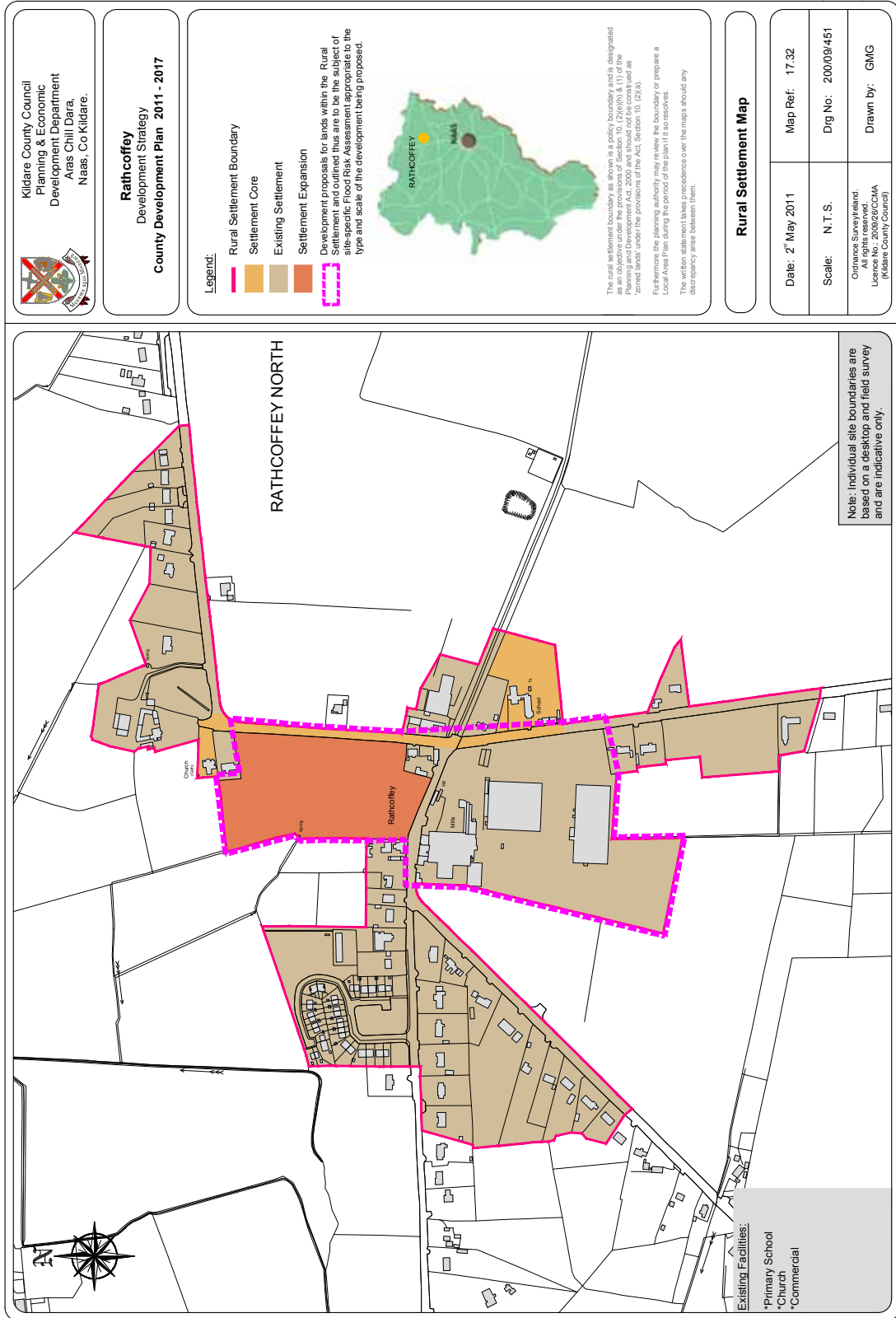
Map 17.29 Moyvally Rural Settlement Map



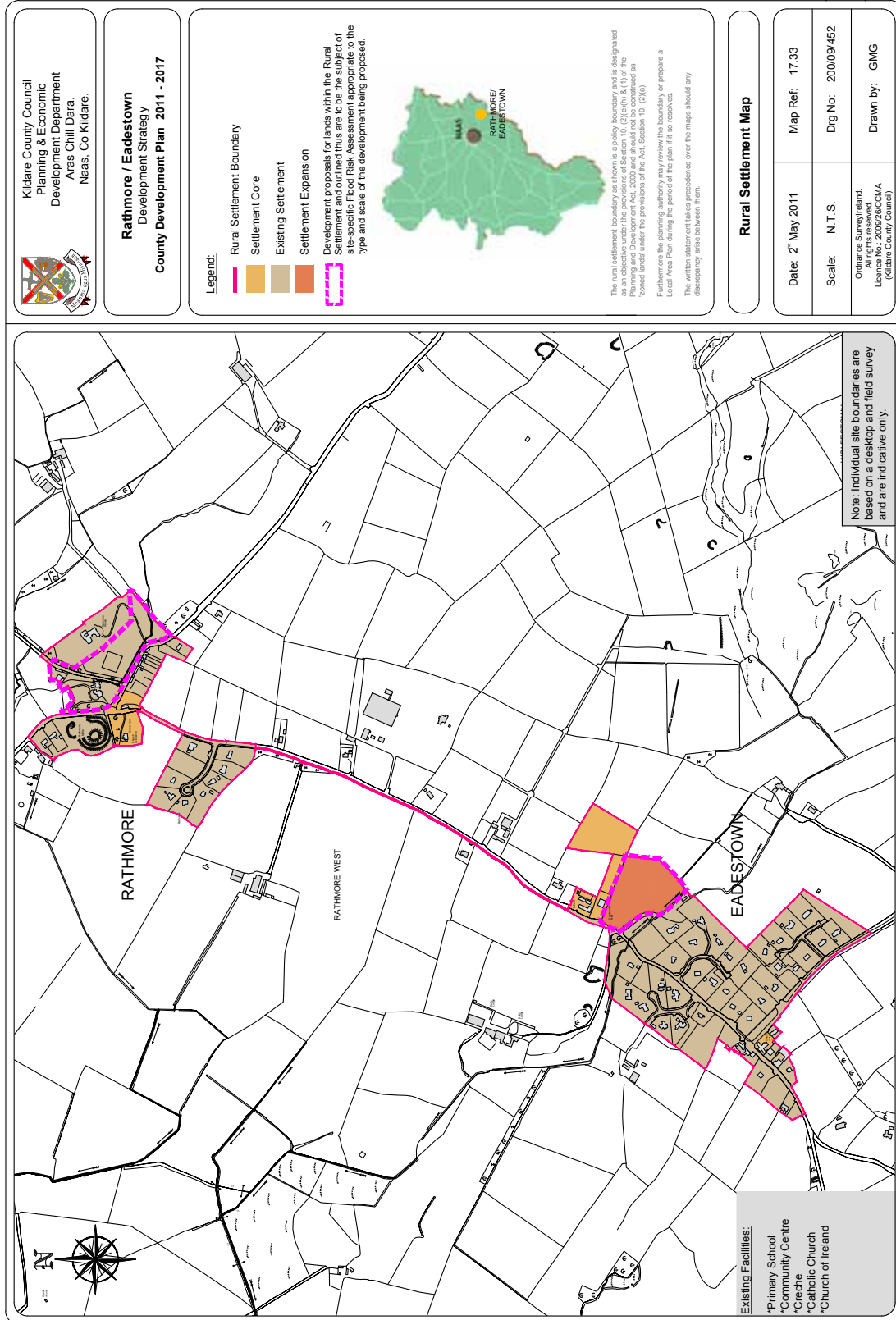
Map 17.30 Narraghmore Rural Settlement Map



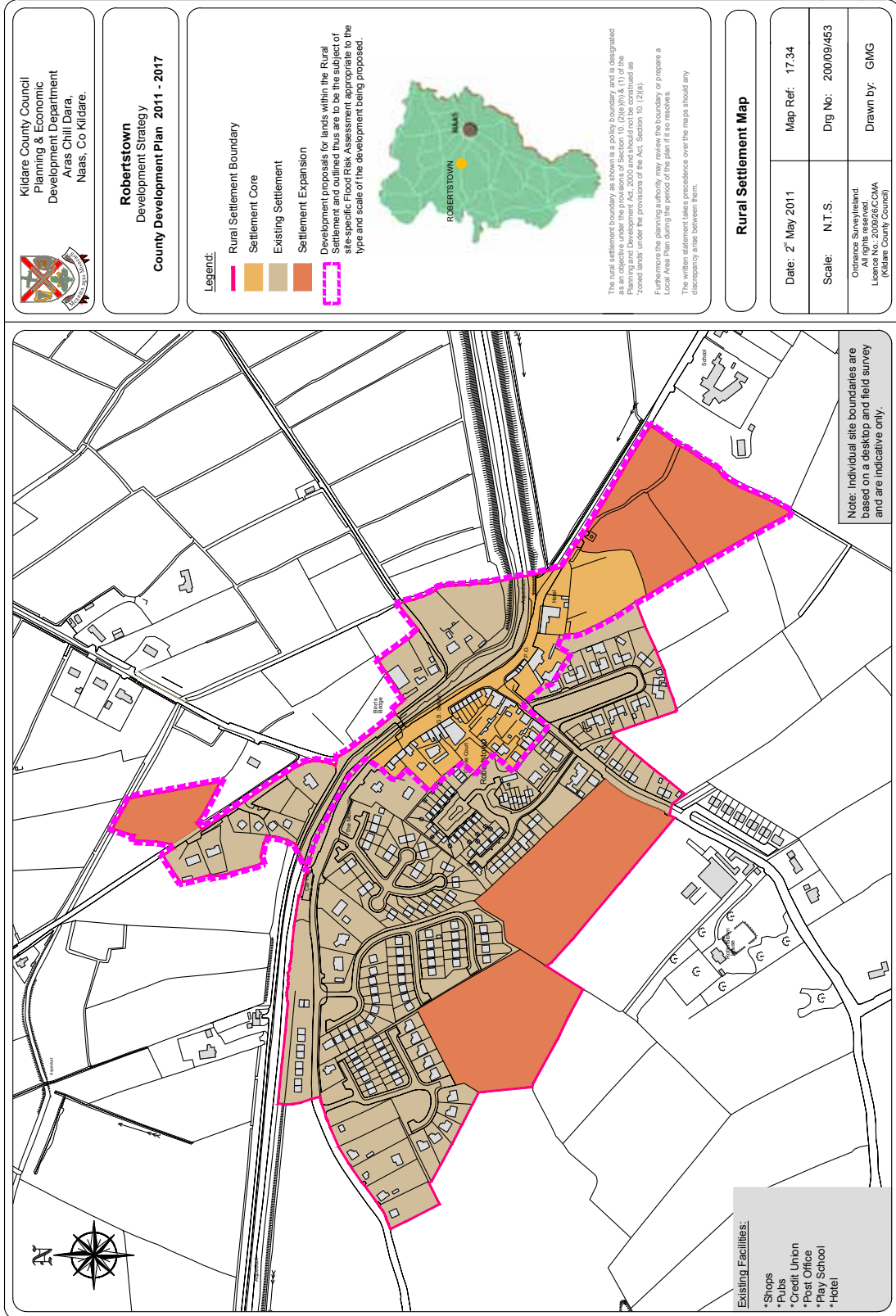
Map 17.32 Rathcoffey Rural Settlement Map



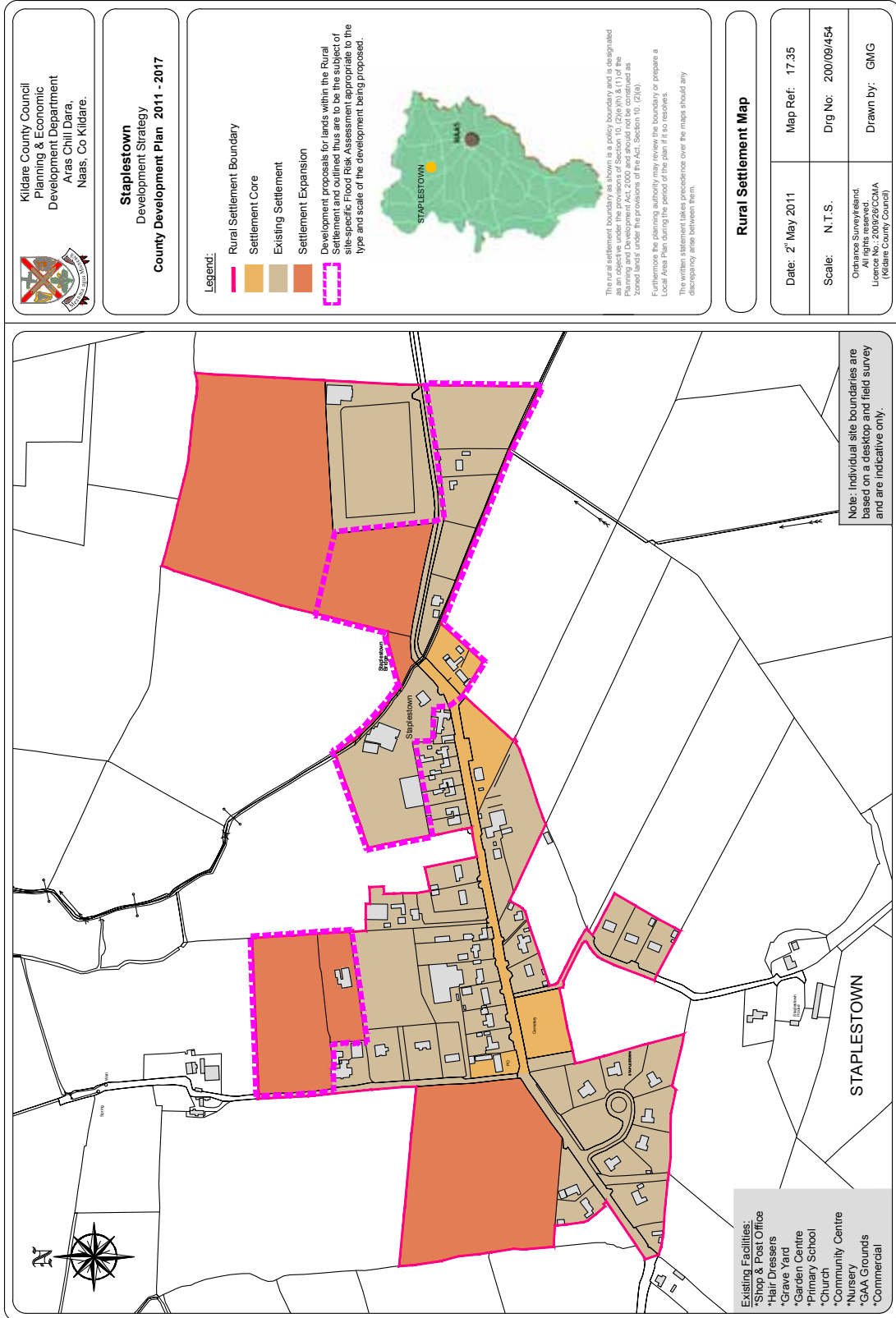
Map 17.33 Rathmore/Eadestown Rural Settlement Map



Map 17.34 Robertstown Rural Settlement Map



Map 17.35 Staplestown Rural Settlement Map



Map 17.36 Twomilehouse Rural Settlement Map

