

# 1. SMALL TOWN PLANS & ENVIRONS PLANS



## AIM

To provide a coherent planning framework for the development of Athgarvan, Castledermot, Derrinturn, Kill, Prosperous and Rathangan, designated as small towns in the County Settlement Strategy and for the environs lands of Blessington, Kilcock and Ladytown.

## 1.1 BACKGROUND

The Planning and Development Act 2000 (as amended) enables the planning authority to incorporate Local Area Plans (for towns with a population less than 5,000) within the framework of the County Development Plan (CDP).

Chapters 2 and 3 of Volume 1 set out the Core Strategy and the Settlement Strategy for the county for the period 2017 - 2023. Under the Settlement Strategy, Athgarvan, Castledermot, Derrinturn, Kill, Prosperous and Rathangan are designated as small towns. The towns of Clane and Sallins, with recorded populations in the Census of 2011 of 6,702 and 5,283 respectively, are also designated as small towns. However, given their existing population levels together with the level of growth experienced in these two towns in the intervening period, the towns of Clane and Sallins will continue to be governed by individual LAPs. Each small town plan has associated zoning objectives and is dealt with in the land use zoning matrix in Section 1.8 of this chapter.

This chapter also outlines policies and objectives for three environs plans – Blessington, Kilcock and Ladytown. These are currently located outside a specific Local Area Plan. The land use zoning of these environs plans includes residential, leisure, industrial and employment based uses and includes a land use zoning matrix within its relevant section.



### 1.1.1 Role of Small Towns

Small towns have been designated to develop as key local centres for services, with levels of growth to cater for local need at an appropriate scale and to support local enterprise. Rates of residential growth for the towns range between 0.5% and 1.3% over the period 2011-2023 (refer to Table 1.1). Growth in these towns will be controlled to limit pressure on the environment and unsustainable commuting patterns. Within designated small towns local businesses will be promoted and retail will mainly be of a convenience nature to serve the town and its local catchment. The towns will also provide services such as schools, health facilities and recreational facilities. In all cases the level of growth in small towns is to be managed in line with the ability of local services to cater for allocated growth.

### 1.1.2 Residential Unit Targets

The settlement strategy for County Kildare, as outlined in Table 3.3 of Volume 1, Chapter 3 – Settlement Strategy, must be implemented to ensure compliance with the Core Strategy. Table 1.1 in this chapter lists the population and unit targets for the small towns. Map 3.1 of Volume 1, Chapter 3 – Settlement Strategy shows the location of the relevant small towns within the county.

### 1.1.3 Development Strategy for Small Towns

In order to implement the settlement strategy an understanding of the existing development capacity of each small town is required. A full review of all potential residential development sites was conducted and indicative densities applied in accordance with Volume 1, Chapter 4 - Housing.

Table 1.1

Development Capacity of Small Towns

Small Towns	2011 Pop Census	2023 Pop Forecast	2016-2023 Housing Units Target <sup>1</sup>	Percentage of Allocated Growth 2011 - 2023
Athgarvan	1,016	1,267	227	0.7%
Castledermot	1,398	1,792	162	0.5%
Derrinturn	1,541	1,396	195	0.6%
Kill	3,095	3,641	422	1.3%
Prosperous	2,248	2,432	325	1.0%
Rathangan	2,374	2,739	292	0.9%

Table 1.2

Population and Housing Unit Allocations 2011-2023

Small Town	Quantum of Undeveloped Zoned Land 2015 (Ha)	Potential Units Deliverable	Unit Target to Include 50% over zoning - CDP	Units Constructed 2011 - 2015	Balance of unit Provision 2011-2023	Permitted Units (not built)
Athgarvan	15	301	227 + 50% = 340	35	305	39
Castledermot	14.5	274	162 + 50% = 243	0	243	135
Derrinturn	17.4	301	195 + 50% = 292	4	288	148
Kill	28	603	422 + 50% = 633	4	629	355
Prosperous	24	467	325 + 50% = 487	6	481	27
Rathangan	24.2	486	292 + 50% = 438	3	435	140

<sup>1</sup> Note: Figures do not include provision of 50% over zoning as provided for in the Development Plan Guidelines, DEHLG (2007).

### 1.1.4 Compliance with Core Strategy

To ensure that the future development of each town is facilitated in accordance with the provisions of the Core Strategy, appropriate monitoring will be conducted and development management measures applied as appropriate. In this regard:

It is the policy of the Council to:

**STP 1** Monitor carefully the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the Core Strategy including population targets for each small town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.

The development of the small towns will be governed by the overarching policies and objectives of the relevant chapters within this Plan together with the relevant development management standards outlined in Volume 1, Chapter 17 of the Plan.

### 1.1.5 Strategic Flood Risk Assessment (SFRA)

The Plans for Athgarvan, Castledermot, Derrinturn, Kill, Prosperous and Rathangan all contain lands

within their Plan areas which are to be the subject of site specific flood risk assessment appropriate to the type and scale of the development being proposed. Volume 1, Chapter 7 – Infrastructure should also be referenced for relevant flood risk management policies/objectives.

### 1.1.6 Small Town and Environs Plans

Sections 1.2 – 1.7 contain the individual plans for each Small Town. These Plans should be read in conjunction with this Section and Section 1.8 (Land Use Zoning). Section 1.9 contains individual plans and land use zoning objectives for each of the Environs Plans.

Section 1.2:	Athgarvan Plan
Section 1.3:	Castledermot Plan
Section 1.4:	Derrinturn Plan
Section 1.5:	Kill Plan
Section 1.6:	Prosperous Plan
Section 1.7:	Rathangan Plan
Section 1.8:	Small Towns Land Use Zoning Objectives
Section 1.9:	Environs Plans
Section 1.9.1:	Blessington Environs
Section 1.9.2:	Kilcock Environs
Section 1.9.3:	Ladytown Environs

## 1.2 ATHGARVAN SMALL TOWN PLAN

Section 1.2 comprises the written statement for Athgarvan and contains background information and specific objectives for the future development of Athgarvan and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix.

### 1.2.1 Location

Athgarvan is located in central Kildare c. 3km south of Newbridge Town Centre and c. 4km north west of Kilcullen. The town is located along the R416 Regional Road between Newbridge and Kilcullen.

### 1.2.2 Settlement Form

The town of Athgarvan (Áth Garbháin – *Garvan's Ford*) historically evolved around the River Liffey. Early Christian settlement in the area is evidenced by the Church (in ruins) and graveyard which overlook the ford at the west and Rosetown Rath which is located on the eastern bank of the river. The construction of the mill at Athgarvan in the 1700s brought industrial development and employment to the town. The town has evolved to become a largely residential area, with development taking place to the west of the River towards Newbridge, to the north and towards the Curragh to the west. The village extends over a wide area with a distance of approximately 2km between the primary school at the western edge of the village and Athgarvan Bridge at the eastern end of the development boundary. Urban development, low density one off dwellings and agricultural lands are interspersed between both of these areas.

### 1.2.3 Function

The town of Athgarvan functions as a small local service centre for the resident population. It contains two shops and a public house in the town centre, with a National School, GAA Club, and Pitch and Putt Club located at the southwestern edge of the town.

Over the past decade, new residential development has been built in the town, catering for the demands for housing from within and outside the town. The town has thus evolved largely into a commuter town given its proximity to Newbridge, Kilcullen and beyond.

The town is also influenced by its proximity to The Curragh and has strong connections to the bloodstock industry, with numerous stud farms located nearby.

### 1.2.4 Population

The 2011 Census identified a population of 1,016 for Athgarvan. The Core Strategy of the County Development Plan estimates a population target of 1,267 persons for Athgarvan by 2023.

### 1.2.5 Socio Economic Profile

From an analysis of the Census 2011 data the following details are noted for Athgarvan:

- Average household size in Athgarvan is 3.35 persons per household. This is significantly higher than the national average of 2.7.
- Some 66% of the population over 15 years of age is employed.
- Of the persons at work, the greatest proportion, 28%, are involved in the commerce and trade sectors.
- Car ownership is high, with 72% of households having 2 or more cars. Less than 5% of the households have no car.
- Commuting either by car or other means is also high, with almost 30% of the population aged 5+ commuting for longer than 30 minutes to work/school/college.
- Broadband is available to over 82% of households.

### 1.2.6 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre area followed by the sequential development of land/sites in a logical progression from the town centre.
- Supporting employment opportunities while also supporting social inclusion and community development within the town.
- Facilitating development in Athgarvan in line with the ability of local services to cater for growth.
- Recognising the role of the rural countryside surrounding Athgarvan in supporting the local economy.



- Supporting development of renewable energy within and serving the town.
- Protecting and preserving the quality of the landscape in Athgarvan and The Curragh including open space, natural, architectural, archaeological and cultural heritage.
- Facilitating the development of amenities in the town.

## 1.2.7 Objectives

### 1.2.7.1 Housing

The predominant land use in the town is residential, with housing provision comprising housing estate developments and, to a lesser extent, one off houses. Housing takes up a significant area of land within the town and is dispersed in a rather haphazard fashion within the development boundary. Until recently, there was little housing in the town centre south of the junction of the R416 and the L2032 (Athgarvan Cross). However this has since been rectified, with the construction of a number of housing developments close to the centre of the town.

The Council's settlement strategy allocates a housing unit target of 227 units for Athgarvan between 2011 and 2023. Four new residential sites are identified for "New Residential" development and appropriate infill residential development can also be accommodated on sites zoned "Existing Residential and Infill". The Plan provides sufficient zoned land to accommodate 305 units up to 2023. (Refer to Table 1.2 Section 1.1). Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines, DECLG, 2007, it is estimated that the level of potential development is in accordance with the Core Strategy.

It is an objective of the Council to:

- AT 1** Seek the development of lands for residential development during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- AT 2** Manage the provision of one off housing in the agricultural zone in conjunction with the local need criteria as detailed in Volume 1, Chapter 4 of the County Development Plan 2017-2023.

### 1.2.7.2 Economic Development

Athgarvan is identified in the Economic Development Hierarchy of County Kildare as a local employment centre. However, there is a scarcity of local employment facilities in the town, other than the Athgarvan Grain Company Ltd, the school, local shops and public house.

It is an objective of the Council to:

- AT 3** Encourage the development of industrial and employment uses which are compatible with the character of the town.
- AT 4** Encourage the further development of tourist activity based on the amenity of the River Liffey and The Curragh.

### 1.2.7.3 Town Centre

Athgarvan has a small compact town centre containing two shops and a public house. The predominant land use in the town centre is residential, with a number of new houses at the Whitethorn residential scheme, fronting the R416. The retail/commercial offer in the town is modest. However, it is clear that there is a considerable commercial draw from the town to the larger towns of Newbridge, Naas and Kilcullen.

It is an objective of the Council to:

- AT 5** Provide for the consolidation of the urban fabric of the town centre through the provision of additional retail/commercial floorspace.
- AT 6** Promote the identified town centre development site for appropriate town centre uses. (See Section 1.2.7.11)
- AT 7** Prepare an Environmental Improvement Scheme for the town centre to visually enhance the streetscape and key town spaces.
- AT 8** Provide appropriate street furniture in the town centre.
- AT 9** Provide appropriate street lighting throughout the town.
- AT 10** Provide for bicycle parking in the town centre.

### 1.2.7.4 Movement and Transport

Athgarvan is served by the R416 Regional Road (Newbridge to Kilcullen) and by a number of busy local roads, which serve the surrounding hinterland.

Speed restrictions and traffic calming measures have reduced traffic speeds and improved safety in the town. However further improvements are required.

It is an objective of the Council to:

- AT 11** Carry out the following road improvements:
- Improve the R416 Regional Road at Athgarvan as part of the overall improvement works from Kinneagh to Newbridge. These improvement works should also include consideration of adequate walking and cycling provision.
  - Upgrade and improve the L2032 from Athgarvan Crossroads to Scoil Bhríde National School.

### Traffic and Parking

- AT 12** Prepare a traffic management study for the town.
- AT 13** Improve road markings on all approach roads to the town and within the town centre.
- AT 14** Designate shared parking for local land uses where appropriate in the town.
- AT 15** Provide suitable road markings to designate appropriate vehicular parking spaces in the town.
- AT 16** Provide gateway speed deterrent signage and to examine the provision of cattle grids if warranted at the following locations:
- On approach from Newbridge (R416)
  - On approach from Kilcullen (R416)
  - On approach from the Curragh (L2032)
  - On approach to all settlements on The Curragh.

### Sustainable Transport

- AT 17** Facilitate access for all at each of the traffic signals within the town.
- AT 18** Improve the quality, aesthetics, surface and width, where appropriate, of all footpaths in the town for the benefit of all users and mobilities.

- AT 19** Provide new footpaths at the following locations:
- Along the Twomilehouse Road from Athgarvan Crossroads to Rosemount Court.

- Along the full length of the Curragh Road (L2032), to Scoil Bhríde National School.
- Along the eastern side of the R416, north of Athgarvan Crossroads to beyond Athgarvan Heights.

- AT 20** Investigate the feasibility of providing a new footpath along a stretch of the R413 Eyrefield Road.

- AT 21** Provide for a cycle network throughout the town.

- AT 22** Provide for safe pedestrian access to the school along the L2032 from Athgarvan Crossroads to Scoil Bhríde.

### Public Transport

- AT 23** Upgrade the existing bus stops to the north of Athgarvan Crossroads, incorporating appropriate shelters and pick-up and set-down areas.

### 1.2.7.5 Water, Drainage and Environmental Services

#### Water Supply

Water in Athgarvan is primarily supplied from the Ballymore Eustace Regional Water supply. The level of growth in Athgarvan will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- AT 24** Improve and expand the water supply to Athgarvan in conjunction with Irish Water, subject to the availability of finance.

#### Wastewater

Athgarvan is served by Upper Liffey Valley Regional Sewerage Scheme, a communal septic tank and individual treatment systems.

The level of growth in Athgarvan will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

**AT 25** Ensure that the public sewerage network is extended to service the development needs of the town.

**AT 26** Connect where feasible, the communal effluent treatment system and individual one off dwellings serviced by individual waste water treatment plants to the public network.

#### Surface Water

Surface water drainage in Athgarvan is problematic in places, particularly during periods of heavy rainfall. Surface water run-off is to the River Liffey.

In order to reduce surface water run-off and to minimise the risk of flooding, lands in the town will be required to be developed in accordance with Sustainable Urban Drainage System (SuDS) principles, in compliance with the Greater Dublin Strategic Drainage Study as identified at Section 73.4 and 73.5 in Volume 1 of this Plan.

A Strategic Flood Risk Assessment of the town has identified lands within the boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map V2-1.2A).

It is an objective of the Council to:

**AT 27** Undertake a study on surface water drainage in the town.

**AT 28** Recommend to Irish Water the connection to the public WWTP of larger clusters of housing estates and to investigate the integration of such developments through the Taking In Charge of other such developments.

**AT 29** Continue to maintain and upgrade, where necessary (subject to the availability of finance), surface water drains in the town.

**AT 30** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.2A shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

#### Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The catchment of the River Liffey falls within the Eastern River Basin District.

It is an objective of the Council to:

**AT 31** Improve water quality in Athgarvan in accordance with European and national legislation.

#### Environmental Services

Household refuse collection in Co. Kildare has been outsourced to private licensed waste operators. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling.

The local primary school, Scoil Bhríde in Athgarvan is actively involved in the Green Flag recycling environmental programme.

It is an objective of the Council to:

**AT 32** Provide new domestic recycling facilities in the town at a suitable location(s), subject to the availability of finance.

#### 1.2.7.6 Energy and Communications

In line with the policies and objectives outlined in Volume 1, Chapter 8 of the Plan, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

#### 1.2.7.7 Retail and Commercial Development

Athgarvan is identified in the Kildare County Retail Hierarchy as a Level 4, Tier 2 Small Town Centre. The Council will seek to consolidate the town centre through the re-use and regeneration of lands and buildings within the town.

It is an objective of the Council to:

**AT 33** Increase the retail/commercial offer in Athgarvan, to serve local needs, by seeking development of redundant, vacant and/or underutilised town centre sites.

**AT 34** Actively pursue the redevelopment of the identified town centre development site to increase the retail/commercial offer of the town. (See Section 1.2.7.11)

#### 1.2.7.8 Architectural and Archaeological Heritage

##### Architectural Heritage

Athgarvan contains a number of buildings/structures of architectural merit which have been listed on the Record of Protected Structures (RPS). It is Council

policy to preserve and protect the structures and items listed in the RPS as may be amended during the lifetime of the Plan. The RPS, policies and objectives for architectural and archaeological heritage are listed in Volume 1, Chapter 12 of the Plan. Map V2-1.2B indicates the location of structures on the RPS.

##### Archaeological Heritage

There are 3 archaeologically significant items to be found within the town. Policies and objectives governing archaeological heritage are contained in Volume 1, Chapter 12 of the Plan.

#### 1.2.7.9 Recreation, Amenity and Open Space

Potentially, residents of Athgarvan have access links to a wide range of recreational and amenity assets, both within and outside the town boundary e.g. rugby, GAA, golf, walking, fishing etc.

Natural heritage assets within the town include the River Liffey, which meanders along its route to the east of the town. The Liffey Bank at Athgarvan (Ref 01396) is a designated Natural Heritage Area under the Wildlife (Amendment) Act 2000. In addition, the view of the River Liffey from Athgarvan Bridge is a Protected View (Refer to Volume 1, Chapter 14 – Landscape, Recreation and Amenity, Section 14.6).

The town is also located in close proximity to the Curragh (proposed NHA) which adjoins the development boundary of the town to the west. Views of the Curragh Plains are also protected in the vicinity of the town (Refer to Volume 1, Chapter 14 – Landscape, Recreation and Amenity, Section 14.6). Pollardstown Fen and Mouds Bog, both Special Areas of Conservation (SAC) are located c. 5 to 6 km north of the town. The Council will have regard to its responsibilities in relation to the requirements of the Habitats Directive 92/43/EEC. Policies and objectives regarding designated sites are contained in Volume 1, Chapter 13 – Natural Heritage and Green Infrastructure.

The Council's Open Space Strategy 2011 identified that Athgarvan has no public open spaces of significant size within the town that are easily accessible to the local population. The Strategy also identified that the River Liffey corridor has great potential as an attractive setting for a local linear park. It also suggests that land should be secured to cater for active recreation.

It is intended that the links between Athgarvan and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

It is an objective of the Council to:

**AT 35** Maximise the potential of the River Liffey for tourism and recreational purposes by improving public access to the River Liffey (in conjunction with the relevant statutory authorities).

**AT 36** Seek to provide, in conjunction with the statutory authorities, a linear park along the River Liffey in accordance with the Kildare Open Space Strategy.

**AT 37** Maintain an amenity buffer zone along the bank of the River Liffey through all undeveloped lands, wherein no development other than parks/playing pitches may be provided. Any planning applications to facilitate development or expansion of existing premises will be treated on their merits in accordance with proper planning and sustainable development.

**AT 38** Provide for the development of a public park and/or children's playground within Athgarvan in line with the Council's Open Space Strategy 2011, subject to the availability of appropriate sites and funding.

**AT 39** Seek the protection of the following trees identified for their amenity value:

- Line of trees between Connolly Villas and Old Mill Race
- Trees adjacent to Old School House
- Group of trees at Athgarvan House

#### 1.2.7.10 Social, Educational, Community and Cultural Development

Building a strong inclusive community is key to achieving sustainable development.

There is one National School in Athgarvan, Scoil Bhríde, which is located at the south western boundary of the town on the edge of The Curragh. Latest figures in 2015 indicate an enrolment of 323 pupils. The school operates from a recently extended permanent school building.

A number of pre-school facilities are also located within the town boundary, including The Curragh Montessori on the Curragh Road, which is located in the original 1887 Schoolhouse. In addition, there are a number of pre-school facilities located within housing developments throughout the town.

Athgarvan historically has had strong community and cultural connections with Newbridge. It is also affiliated to Newbridge Parish. Library facilities are located at Newbridge, Naas and Kilcullen.

The town is served by the HSE at Newbridge and Kilcullen Health Centres and by Newbridge Fire Station.

The town has its own GAA club, established in 1889, adjacent to the national school. There is also a pitch and putt club located on the edge of The Curragh, within the town to the west.

However, there is no specific community centre building within the town. Such a centre may be of benefit to the town to enable groups to host meetings, social functions, etc. A prime location for such a building would be in or close to the town centre.

It is an objective of the Council to:

- AT 40** Seek provision of a community centre facility in Athgarvan, in or close to the town centre.
- AT 41** Reserve lands within Athgarvan for the provision of all weather sports/recreational facilities for use by the school and the wider community.

#### 1.2.7.11 Development Site

An opportunity exists for the redevelopment of an underutilised site in the Town Centre. See Map V2-1.2.A Site A\*.

The site is located south of the junction of the R416 and the L2032 at Athgarvan Cross. The site extends to an area of 0.2 ha. This prominent site is currently in an overgrown and neglected state and results in a town centre which is disjointed and incoherent.

The development of this key site is essential to ensure the consolidation of the existing urban fabric of the town which will improve the legibility, function and image of Athgarvan and provide an opportunity to define the entrance to the town.

#### Design Objectives (See Fig 1.2.1)

An opportunity exists to develop this infill site in order to strengthen the core of the town and mark the entrance to Athgarvan town centre. Any future development of these lands will be encouraged to provide active frontages in the form of a perimeter block thereby creating a strong street edge.

It is considered that the site could accommodate a range of appropriate town centre uses, set around a pedestrian courtyard with complementary paving and street furniture. A possibility also exists for the creation of a new pedestrian linkage between the R416 and the L2032, through the courtyard. The site could act as a civic focus for the town, with the provision of a community building as identified at Section 1.2.7.10 of this Plan. Redevelopment of the site would enhance the commercial offer of the town and also strengthen the social/community profile of the town.

It is therefore envisaged that a landmark building providing a community use will be located on the site. Any future development of this site will provide a quality public realm by using a high standard of finishes and materials. Further guidance in relation to building frontage, landmark building, provision for car parking and building height can be found in Volume 1, Chapter 15 - Urban Design Guidelines.

It is an objective of the Council to:

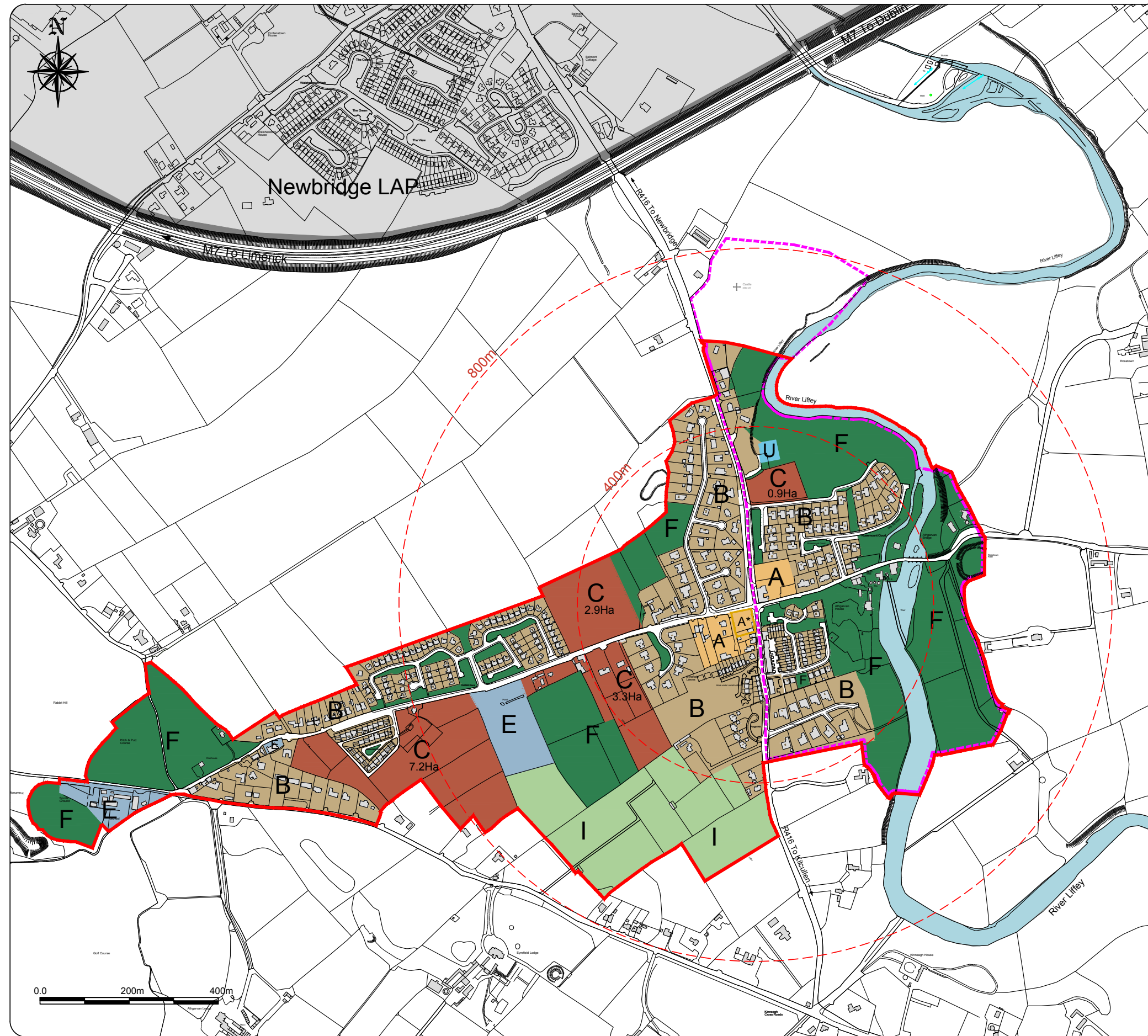
- AT 42** Actively seek the redevelopment of the identified town centre development site, for town centre use including a community/civic focus.
- AT 43** Ensure that new development provides a landmark for Athgarvan which will define the entrance to the town centre.
- AT 44** Ensure that new development has a strong building line in the form of a perimeter block therefore creating a strong street edge.
- AT 45** Provide an attractive streetscape along the R416 Regional Road and the Local Secondary Road L2032, providing on street parking and using high quality materials to create a quality public realm.

#### 1.2.8 Zoning Requirements

Lands within Athgarvan are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.















Figure 1.2.1: Development Site



**Athgarvan**  
 County Development Plan  
 2017 - 2023

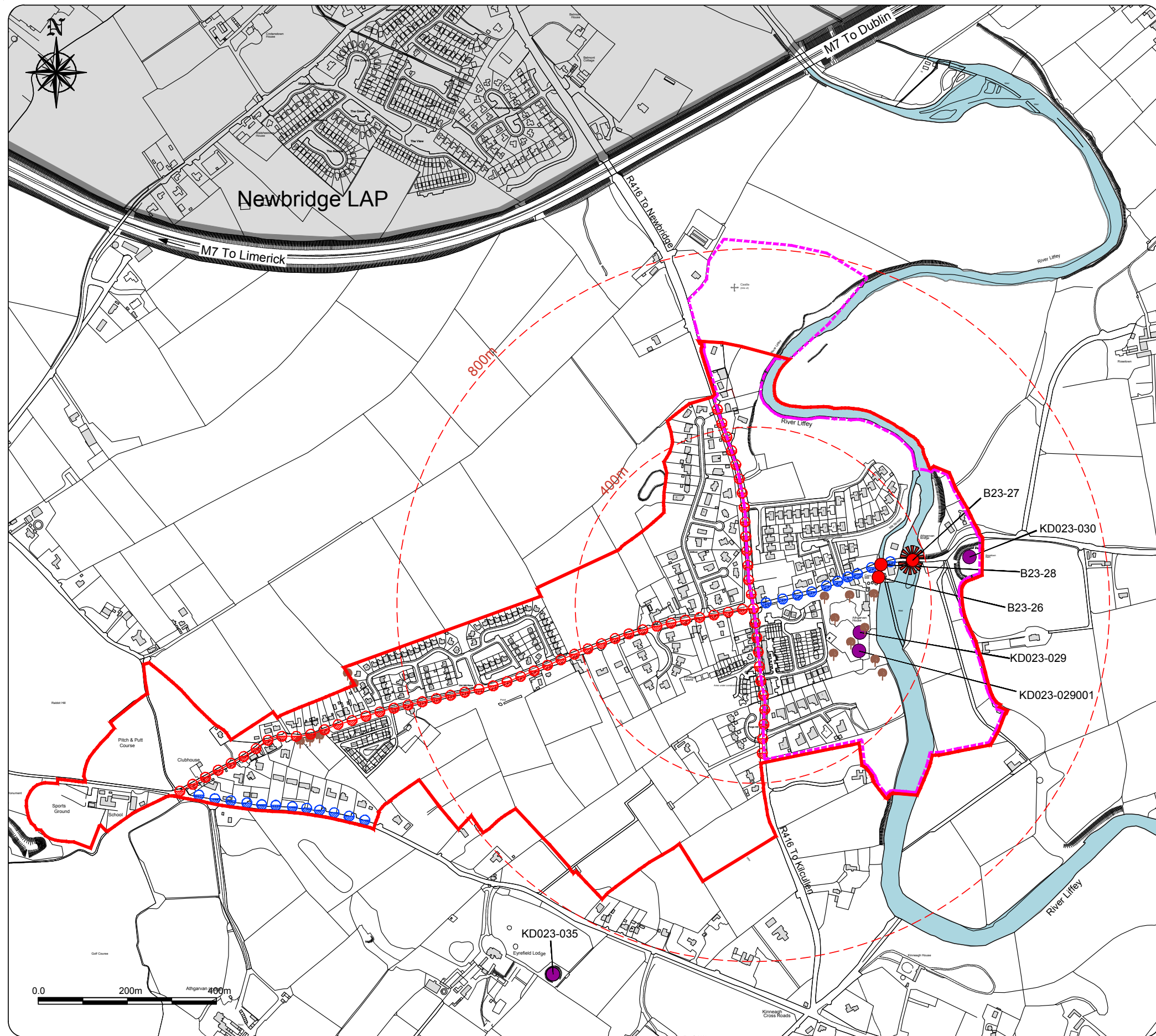
**Legend:**

-  Town Plan Boundary
-  A: Town Centre
-  B: Existing Residential / Infill
-  C: New Residential
-  E: Community and Educational
-  F: Open Space and Amenity
-  I: Agricultural
-  U: Utilities / Services
-  Newbridge LAP Area
-  Flood Risk Assessment
-  River Liffey
-  Distance from Town Centre (at 400m intervals)

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

**Land Use Zoning Objectives**

Date:	February 2017	Map Ref:	V2-1.2A
Scale:	N.T.S.	Drg No:	200/15/743
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	NH



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

**Athgarvan**  
 County Development Plan  
 2017 - 2023

**Legend :**

- Town Plan Boundary
- Flood Risk Assessment
- Roads Objective
- Footpath and Cycle Track Objective
- River Liffey
- Distance from Town Centre (at 400m intervals)
- RPS Record of Protected Structures (B23-27)
- RMP Record of Monuments and Places (KD023-030)
- Tree and Woodland Preservation Objective
- Protected View (RL 10)
- Newbridge LAP Area

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

**Objectives**

Date:	February 2017	Map Ref:	V2-1.2B
Scale:	N.T.S.	Drg No:	200/15/738
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)	Drawn by: NH	Checked by: BR	

**1.3. CASTLEDERMOT SMALL TOWN PLAN**

**1.3.0 Introduction**

This Plan comprises a written statement and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land use zoning objectives and accompanying zoning matrix.

**1.3.1 Location**

Castledermot is located in the south of County Kildare on the old N9 National Primary Route now the R448. The town lies 32 km south of Kilcullen, 10 km north of Carlow Town and 11km south east of Athy.

**1.3.2 Settlement Form**

Castledermot has developed from a monastic settlement founded by Diarmait O Aedh Roin in circa 600AD. The town was walled in the 13th century, by which time two important ecclesiastical centres had been established: St.

John's Priory and the Franciscan Monastery. The dissolution of the monasteries in Tudor times saw the role of Castledermot decline. From being an important religious centre it became a service centre for the surrounding rural hinterland, a role it retains to this day.

The decline in the town's importance has enabled Castledermot to retain its medieval street pattern and extensive archaeological remnants of the monasteries and old town walls. The town's street pattern reflects its historical development and there are still some sections of the old town wall standing. In recent years there has been some suburban development along the Dublin and Carlow roads. Like many of the towns in Kildare there has not been any significant residential development in the town during the period of the last Plan.

**1.3.3 Function**

The main function of the town is as a service centre. This includes convenience shops, educational facilities, churches, pubs, cafes, pharmacy, hairdressers etc. Castledermot is also a commuter centre for workers in Dublin and Carlow utilising the excellent links provided by the M9 motorway.





### 1.3.4 Population

The population of Castledermot was recorded as 733 persons in 1996. The town experienced a slight population decline after 1996 and had a population of 726 in 2002. The population increased to 887 persons by the 2006 Census. The 2011 Census identified Castledermot as having a population of 1,398 persons. This was a very significant increase of 58% on the 2006 population.

The Core Strategy of the 2011-2017 CDP estimated a population target of 1,109 persons for Castledermot, by 2017 which was already exceeded by 2011. 39% of the population of the town is within the 0-10 and 25-34 age cohorts which would suggest that there is a large amount of young families in the town.

### 1.3.5 Socio – Economic Profile

From an analysis of the Census 2011<sup>1</sup> results the following detail can be noted:

- Average household size was recorded at 2.62 persons. This is down from the 2006 census average of 2.87 persons.
- 17.7% of the population over 15 years old were unemployed.
- Car usage and long distance commuting out of the town on a daily basis is high, with 16.9% of the population aged 5+ having journeys of greater than an hour and 61.7% of people in the town travelling to work or education by car.
- Internet access is available to 60.5% of the households in the town, which is up from the 2006 census figure of 43%.

### 1.3.6. Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre followed by the sequential development of land/sites in a logical progression from the town centre to the edge of the development boundary of the town where appropriate.
- Encouraging the re-use and redevelopment of underutilised, derelict and vacant sites throughout the town centre.
- Developing the town centre as the focal point for economic, cultural and social activity.

<sup>1</sup> \* Source: CSO Small Area Population Statistics 2011

- Seeking the retention of the historic street pattern together with the retention of stone walls throughout the town.
- Protecting and preserving the quality of the landscape in Castledermot including open space and in particular natural, architectural and archaeological heritage.
- Providing adequate recreational and community facilities.

### 1.3.7 Objectives

#### 1.3.7.1 Housing

The settlement strategy for County Kildare allocates a housing unit target of 162 units for Castledermot between 2011 and 2023. There has been no significant residential development in Castledermot since 2011. In order to comply with the Core Strategy of this Plan, to consolidate the footprint of Castledermot and to address identified flood risk, a number of sites will no longer be considered for residential development. This Plan provides for residential development on six new residential development sites, whilst also promoting the development of appropriate infill development on existing residential sites. These sites could potentially provide for 243 residential units once an appropriate density is applied. There also remain a number of smaller infill sites in Castledermot that could accommodate further residential development.

It is an objective of the Council to:

- CD 1** Facilitate the development of residential development schemes over the lifetime of this Plan largely within the town centre zone in new residential zoned sites, and on undeveloped areas designated as existing residential / infill, in accordance with the principles of proper planning and sustainable development.

#### 1.3.7.2 Economic Development

Castledermot is designated as a local employment centre in the County Development Plan, with employment provided by Ryston Industries Ltd, the primary and secondary schools and a number of retail/commercial businesses, etc.

The Council is committed to ensuring that Castledermot continues to develop a strong employment base in an effort to reduce commuting and to cater for the employment needs of the resident population.

It is an objective of the Council to:

- CD 2** Encourage provision of industry and employment uses which are compatible with the character of the town.

### 1.3.7.3 Town Centre

Castledermot town centre is located around the junction of the old N9 national primary route, the R418 and other local roads. Historically the town centre developed around St John's Tower and the monastery which are located to the south of the aforementioned junction. The majority of commercial premises are located at this junction or along the old N9 in the town centre. The town centre zoned lands also comprise a mix of retail, residential, ecclesiastical and educational premises, which add to the character of the town. Derelict, vacant and underused sites detract from the town centre. The 2005 Draft County Retail Strategy stated that 10.8% of all retail floorspace in Castledermot was vacant: this figure is likely to have increased with a survey of retail / commercial floor space occupancy carried out in January 2012 identifying 11 vacancies in the town centre.

It is an objective of the Council to:

- CD 3** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- CD 4** Actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.
- CD 5** Maintain the Council's Derelict Sites Register and to exercise its powers under the Derelict Sites Act 1990.
- CD 6** Ensure that the historic street pattern is retained in terms of both width and alignment.

### 1.3.7.4 Movement and Transport

The construction of the new M9 motorway to the west of the town has improved environmental conditions by relieving traffic congestion in the town. This new motorway provides excellent links to Carlow and Dublin. A number of local roads also provide links to the town from surrounding towns and villages.

The R418 regional road connects Castledermot with the larger town of Athy to the northwest. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

### General Transport

It is an objective of the Council to:

- CD 7** Prepare a Local Traffic Plan for the village that will identify the requirement for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities.
- CD 8** Monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.

### Sustainable Transport

It is an objective of the Council to:

- CD 9** Provide a high quality footpath network throughout the town by improving pedestrian facilities through the refurbishment or reconstruction of existing footpaths, construction of new footpaths and the provision of appropriate crossing facilities as necessary on the following routes:
  - Along the R448 regional road (old N9) between the development boundaries, including the village centre along Main Street and Abbey Street.
  - Along the R418 regional road (Athy Road) between the village centre and the L8054 local road at Skenagun.
  - Along the L8095 local road (Hamilton Road) adjacent to the River Lerr.
  - Along the L8054 local road between the R448 and R418 regional roads.
  - Along The Deals and Keenans Lane from the R448 regional road to the Green Bridge.
  - Along the L4009 and L4011 local roads between the village centre and the Ard na Laoi housing estate.
- CD 10** Promote and secure the provision of secure cycle parking facilities within the village at all public facilities.
- CD 11** Co-operate with Bus Éireann and private bus operators to ensure that adequate public transport services including bus stops and

shelters are provided for the town and to enhance bus links to Naas, Newbridge, Athy and Carlow.

### Roads and Streets (see Map V2-1.3B)

It is an objective of the Council to:

- CD 12** Seek the construction of the following transport links and to preserve these routes free from development:
- From the R418 Regional Road (Athy Road) (A) to the L4009 local road (Maganey Road) (B).
  - From the L4009 local road at Carlowgate (C) to the R448 regional road (old N9) (D).
- CD 13** Seek the construction of a new street link between the L8054 local road at Skenagun (E) and the R418 regional road at Barrack Road (F), including a potential link to Main Street, in order to facilitate the development of the adjacent lands.
- CD 14** Widen the L8054 local road between the junction with the R448 regional road (old N9) and the junction with the R418 regional road (Athy Road) to provide a consistent carriageway cross-section, including the provision of appropriate pedestrian, cycle and public lighting facilities.
- CD 15** Implement safety improvements at the following locations:
- The junction between the R448 regional road (old N9) and the L8054 local road at Skenagun.
  - The junction between the L8095 local road and the St. Johns housing estate at the Green Bridge, to include the realignment of the Green Bridge if necessary.
  - The junction between the R448 regional road (old N9) and the R418 Tullow Road.
  - The junction between the L4009 local road (Maganey Road) and the L4011 local road.
- CD 16** Investigate the feasibility of implementing a one way system through the narrow lanes in the town centre (the L40091 local road, Church Lane and Ivors Lane) in order to facilitate the provision of improved facilities for vulnerable road users.

### Parking

It is an objective of the Council to:

- CD 17** Examine the feasibility of providing additional off street public car parking within close proximity to the town centre.

### 1.3.7.5 Water, Drainage and Environmental Services

#### Water Supply

Water in Castledermot is mainly supplied by Carlow County Council with some of the northern parts of the town supplied by the Ballymore Eustace Plant. The supply is sufficient to cater for the needs of the town.

It is an objective of the Council to:

- CD 18** Continue to work with Irish Water to ensure an adequate water supply for Castledermot.

#### Wastewater

The existing sewage network was upgraded in 2005 with the construction of a new sewage treatment plant which has a population equivalent of 2,400. It has sufficient capacity to cater for the needs of the town over the period of the Plan.

It is an objective of the Council to:

- CD 19** Ensure that the public sewerage network is extended to service the future development needs of the town.
- CD 20** Ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments to connect to the existing wastewater infrastructure where appropriate.

#### Surface Water / Flooding

In order to reduce surface water run-off and to minimise the risk of flooding, the lands within the development boundary shall be developed in accordance with Sustainable Drainage System (SuDS) principles and the 'Greater Dublin Strategic Drainage Study' as identified in Volume 1 (Sections 7.3.4 and 7.3.5) of the CDP.

This Plan has been subject to strategic flood risk assessment (SFRA) in accordance with *"The Planning System and Flood Risk Management – Guidelines for Planning Authorities"* as published by the DEHLG (2009). The SFRA identified lands which may be at risk of flooding by reference to existing data sources. The SFRA included a detailed Flood Risk Assessment where it was considered that this flood

risk could threaten the strategic land-uses envisaged in the Land-Use Plan. This allowed the application of the Justification Test to land-use classification decisions. The SFRA made recommendations in relation to flood risk assessment and / or mitigation measures to accompany developments carried out within the land-use plan areas and also produced guidance on the management of surface water run-off.

It is an objective of the Council to:

- CD 21** Seek an upgrade of surface water drains in the town, subject to the availability of finance.
- CD 22** Require separate foul and surface water systems for all future developments.
- CD 23** Ensure that development proposals for lands identified on Map V2-1.3A will be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

#### Water Quality

Castledermot lies within the South Eastern River Basin District for which a River Basin Management Plan 2009-2015 has been prepared. The River Lerr flows through the town and is a tributary of the River Barrow. The Lerr waterbody is part of the Greese Lerr Water Management Unit. The overall status of this waterbody is "Moderate". "Good Status" must be restored by 2021. River water monitoring is carried out by the Council and other agencies for the purpose of implementing the Water Framework Directive. Policies in relation to the maintenance and improvement of water quality are set out at Section 7.5.2 of this Plan.

#### Environmental Services

Household refuse collection in County Kildare has been outsourced to a private licensed waste operator.

The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A temporary "Bring Bank" recycling facility is located at the Maxol Service Station for recycling cans, glass bottles, jars and textiles.

Both the primary and secondary schools in Castledermot are actively involved in the Green Flag recycling environmental programme. This programme encourages pupils to improve the local environment in terms of litter, recycling, energy and water conservation.

It is an objective of the Council to:

- CD 24** Identify and actively pursue a suitable location within the town of Castledermot for the provision of recycling facilities in accordance with Policy WM 9 of section 7.6.5 Waste Management of Volume 1, Chapter 7 of this Plan.

### 1.3.7.6 Energy and Communications

In line with the policies and objectives outlined in Volume 1, Chapter 8, the Council seeks to support the development of indigenous renewable energy production and to, facilitate the enhancement of telecommunications infrastructure in the town.

### 1.3.7.7 Retail and Commercial Development

Castledermot is identified in the Kildare County Retail Hierarchy as a hinterland area Level 4 Tier 1 Small Town Centre. The retail offer in Castledermot has remained stagnant in the last number of years with some vacant retail and commercial premises in the town centre. Most people in the town and its surrounding area have to travel to higher order centres to meet the majority of their shopping needs. Castledermot offers grocery shops, butchers, florists, a hot food take away, public houses and retail services.

In addition to the policies and objectives contained in Volume 1, Chapter 9 it is an objective of the Council to:

- CD 25** Actively encourage the provision of shops and services to consolidate and strengthen the role of Castledermot in meeting the needs of its population and the hinterland that it serves.

### 1.3.7.8 Architectural and Archaeological Heritage

#### Architectural Heritage

Castledermot possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character.

There are currently 15 structures within the town that are listed in the county's Record of Protected Structures (RPS). Policies and objectives regarding the protection of architectural heritage are contained in Volume 1, Chapter 12 of the Plan.

### Archaeological Heritage

There are a number of archaeologically significant items to be found within the town. There are 38 items within the boundary of the town listed on the Register of Monuments and Places (RMP).

The Urban Archaeological Survey in 1986 identified a Zone of Archaeological Potential (ZAP) in Castledermot. This zone identifies an area where there is potentially significant archaeology. In advance of any new development on a site of archaeological significance or within the Zone of Archaeological Potential there is a requirement for consultation with the Monuments Service of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRG). The policies and objectives for Archaeological Heritage are contained in Volume 1, Chapter 12 of the Plan.

### Natural Heritage

The River Lerr, a tributary of the River Barrow, flows through the town of Castledermot. The River Barrow / River Nore is a designated Special Area of Conservation (cSAC, Site code 002162) selected for alluvial wet woodland sand petrifying springs, priority habitats on Annex I of the E.U. Habitats Directive. The site is also selected as a candidate SAC for old oak woodlands, floating river vegetation, estuary, tidal mudflats, *Salicornia* mudflats, Atlantic salt meadows, Mediterranean salt meadows, dry heath and eutrophictall herbs, all habitats listed in Annex I of the E.U. Habitats Directive. The site is also selected for a number of species listed in Annex II of the same directive.

The River Lerr is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river. This Plan includes objectives for the protection and improvement of the River Lerr and its water quality. New development will not be permitted within a minimum of 10m from either side of the watercourse measured from the top of the river bank. A minimum buffer zone of 10m of vegetation shall be retained along the river bank to mitigate against pollution risks and maintain habitat.

Under Article 6 of the Habitats Directive there will be a need to carefully consider whether development proposal in the vicinity of a designated site (e.g. the River Lerr, which is designated under the River Barrow and River Nore SAC) will require Stage 2 Appropriate Assessment under the Habitats Directive. Policies and objectives regarding designated sites and species are contained in Volume 1, Chapter 13 of the Plan.

It is an objective of the Council to:

- CD 26** Conserve and protect riparian (beside rivers) corridors. New development will not be permitted within the SAC boundary or a minimum of 10m from either side of the River Lerr watercourse measured from the top of the bank.
- CD 27** Seek the protection of the following trees / groups of trees: (See Map V2-1.3B);
  - 'The Laurels', avenue of mature lime trees between Abbey St. and Church Lane.
  - Row of lime trees on Keenan's Lane.
  - Lime trees bounding two sides of Fairgreen.
  - Mixture of lime, alder and hawthorn on Hamilton Road along the river bank.

### 1.3.7.9 Recreation, Amenity and Open Space

The population of Castledermot has access to a wide range of recreational and amenity assets, both within and outside the town boundary. These assets include active recreational areas such as the GAA grounds and the soccer grounds, and passive recreational areas such as the banks of the River Lerr. The Fairgreen and the Laurels are attractive walking areas.

It is intended that the links between Castledermot and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

The Council's Open Space Strategy (2011) identified that Castledermot could benefit from a 2ha local park. The provision of such a facility will depend on the availability of appropriate site(s) and of the necessary funding. The town could also benefit from a children's playground, either in conjunction with a 2ha park or on its own in a smaller scale development,

It is an objective of the Council to:

- CD 28** Develop the river-side in conjunction with all relevant statutory and non-statutory bodies. This development should include:
  - A linear park where possible;
  - High quality formal and informal seating arrangements;

- The provision of a high quality cycling and pedestrian route. The route should also be suitable for the requirements of disabled users. Any future footpaths, cycle tracks or lighting should be located on the western side of the existing road. No development will be permitted between the L8095 (Hamilton Road) and the River Lerr as it is part of the SAC;
- The planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally; and
- In the event of lighting being proposed along a river corridor, an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys should be conducted by specialists and the recommendations of the specialist studies shall be implemented where appropriate. This will be done in consultation with NPWS and in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.

- CD 29** Provide a playground in the Fairgreen. This playground and associated amenities with hard standing will be located within the Fairgreen but as far away from the SAC as possible so as to minimise any possible effects on the SAC.

- CD 30** Upgrade the Fairgreen to endeavor to provide active and passive recreational activities for Castledermot.

- CD 31** Work with and support recreational groups within the town to seek to enhance the recreational amenity of the town and its wider area.



### 1.3.7.10 Social, Community and Cultural Development

Castledermot has a strong sense of community, which is evidenced by the existence of local groups such as the local history and community services groups. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer and Pitch and Putt Clubs. The Council operates a library which opens on Wednesdays, Fridays and Saturdays, there is also a new community centre in the former primary school and credit union in the town.

It is an objective of the Council to:

- CD 32** Support the development of zoned open space and amenity lands for the provision of appropriate facilities for local groups and clubs.

### 1.3.7.11 Education, Childcare and Community Services

There are two schools in Castledermot, the newly constructed primary school on the Athy Road and Colaiste Lorcaín Community College which is located on a confined site in the town centre. The Roman Catholic Church of the Assumption and St James' Church of Ireland serve the local community.

The town is served by a health centre on the Main Street. There is also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

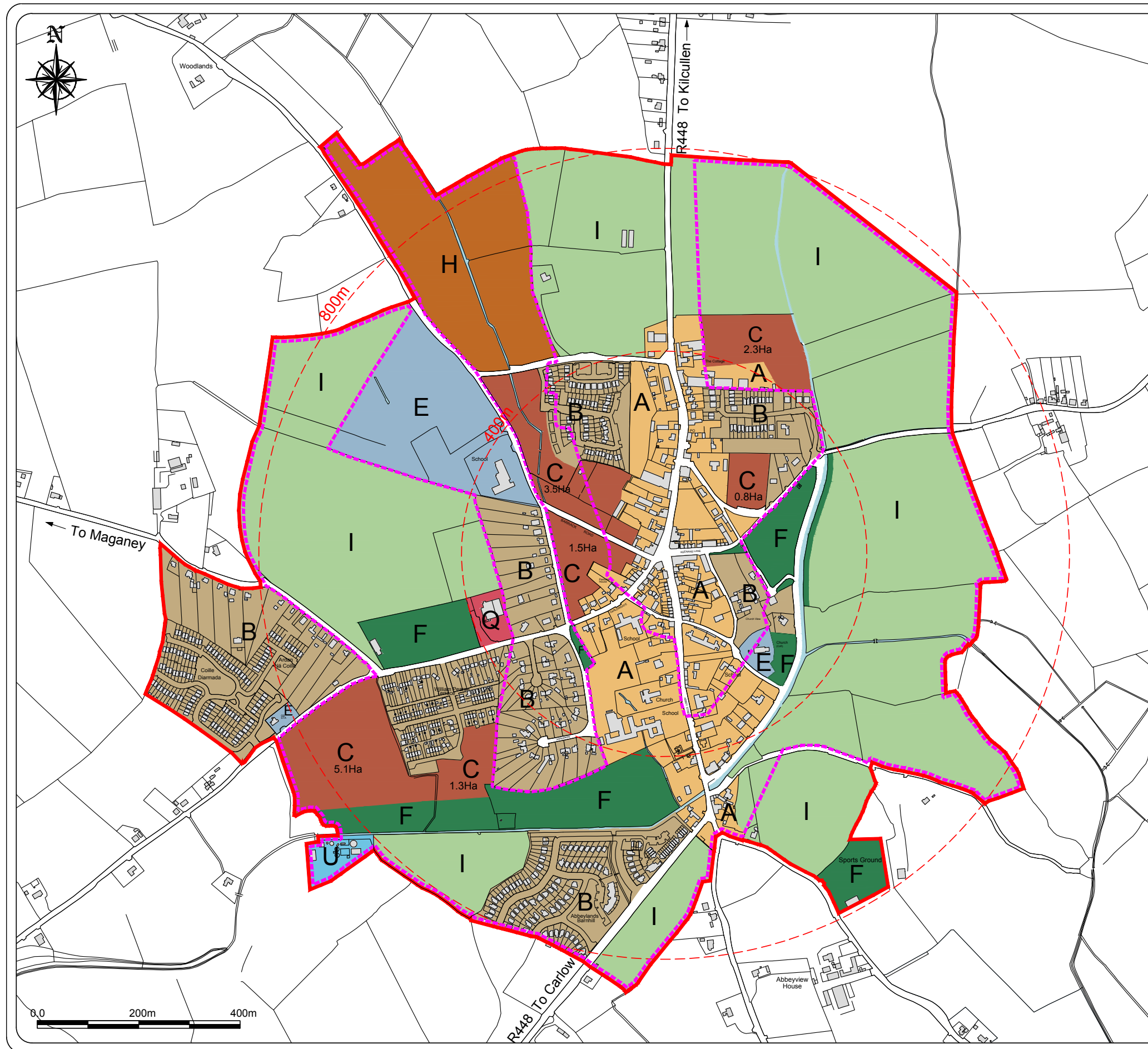
It is an objective of the Council to:

- CD 33** Facilitate the relocation of the secondary school in Castledermot to a new green field site to accommodate future education needs and to facilitate the development of sports, recreational and cultural facilities.

- CD 34** Support the provision of a new Adult and Further Education Centre, and a Literacy and Basic Education and Youthreach facility in conjunction with public and private stakeholders.

### 1.3.8. Zoning Requirements

Lands within Castledermot are zoned for various landuses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



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

**Castledermot**  
 County Development Plan  
 2017 - 2023

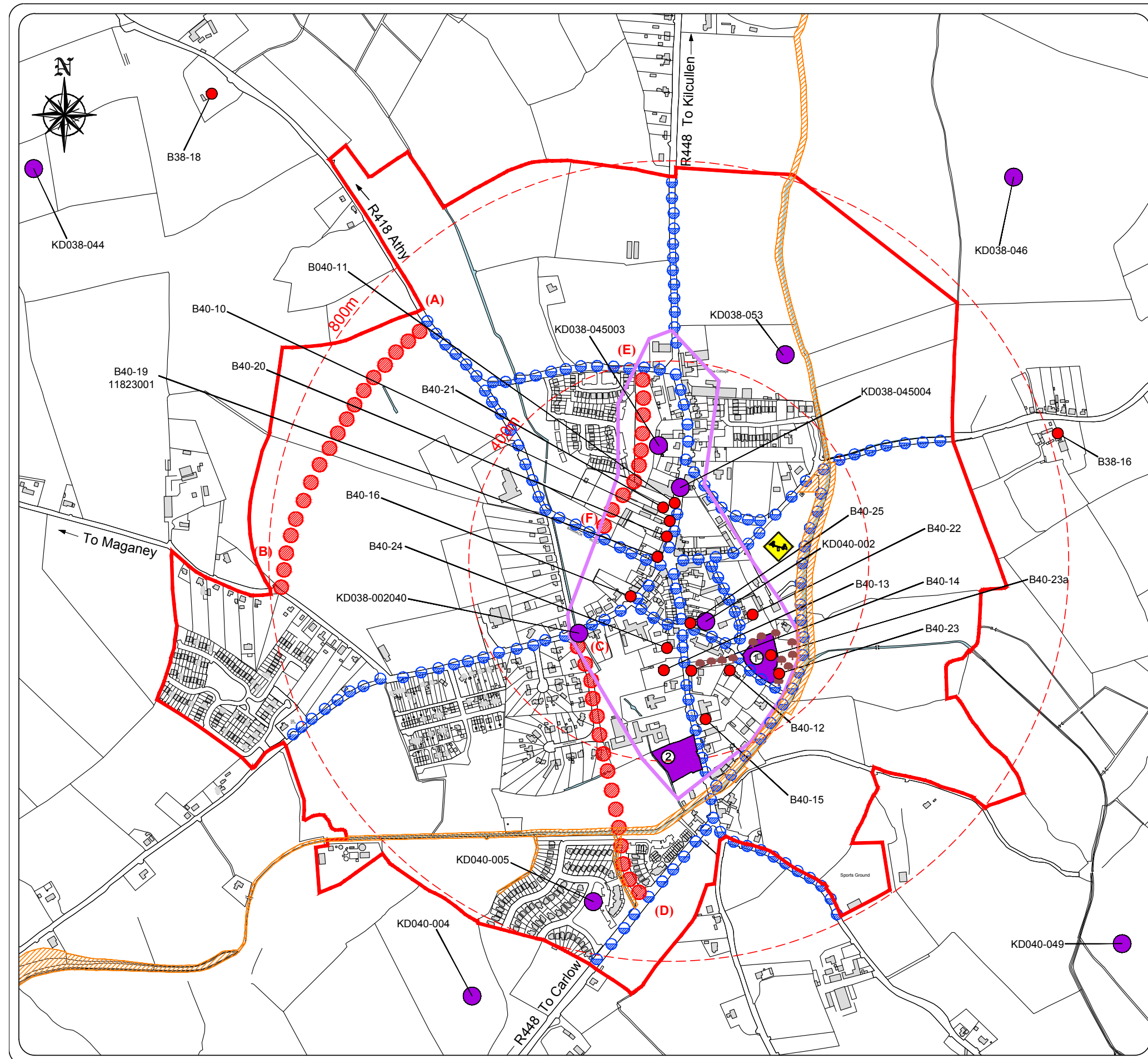
**Legend :**

- Town Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Industry and Warehousing
- I: Agricultural
- Q: Enterprise and Employment
- U: Utilities / Services
- Flood Risk Assessment
- River/Lakes/Ponds
- Distance from Town Centre  
(at 400m intervals)

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

**Land Use Zoning Objectives**

Date:	February 2017	Map Ref:	V2-1.3A
Scale:	N.T.S.	Drg No:	200/15/745
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	BR



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

**Castledermot**  
 County Development Plan  
 2017 - 2023

**Legend :**

- Town Plan Boundary
- Zone of Archaeological Potential
- Flood Risk Assessment
- Roads Objective (Indicative only)
- Footpath and Cycle Track Objective
- River/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)
- RMP Record of Monuments and Places (KD040-010)
- RPS Record of Protected Structures (B40-12)
- Tree/Woodland Preservation Objective
- Special Area of Conservation (SAC)
- Playground Objective

**Record of Monuments and Places (RMP)**

KD 040-002002	KD 040-002022
KD 040-002003	KD 040-002026
KD 040-002004	KD 040-002028
KD 040-002009	KD 040-002031
KD 040-002010	KD 040-002027
KD 040-002025	KD 040-002030
KD 040-002011	KD 040-002013
KD 040-002029	KD 040-002021
KD 040-002017	KD 040-002012
KD 040-002015	KD 040-002016
KD 040-002019	KD 040-002023
KD 040-002024	KD 040-002039
KD 040-002014	KD 040-002020
KD 040-002005	KD 040-002033
KD 040-002006	KD 040-002038
KD 040-002007	
KD 040-002032	

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

**Objectives**

Date:	February 2017	Map Ref:	V2.1.3B
Scale:	N.T.S.	Drg No:	200/15/745
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)	Drawn by:	Checked by:	
	NH	BR	

**1.4 DERRINTURN SMALL TOWN PLAN**

Section 1.4 comprises the written statement for Derrinturn and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix.

**1.4.1 Location**

Derrinturn is located in north west County Kildare, approximately 21km from Clane and 30km from Naas. It is located along the Regional Road, R403 and sited between Allenwood to the south east, Carbury to the north west and Edenderry to the west.

**1.4.2 Settlement Form**

Derrinturn's name in Irish is Doire an tSoirn which translates as Oak Grove of the Kiln. The settlement appears on the Noble and Keenan map of 1752 as Derinturn and Alexander Taylor's map of 1783 as (apparently) Derrintura. The settlement developed mainly around the R.C. Chapel which was opened in 1807 and later the school, which dates back to c.1815.

Derrinturn is located within the Western Boglands Landscape Character Area, as identified in Volume 1, Chapter 14 of the Plan. This character area is characterised by flat topography, smooth terrain and bogland vegetation.

**1.4.3 Function**

Derrinturn is a local service centre for its surrounding hinterland and comprises a service station, pharmacy, convenience shops, post office, hairdressers, funeral home and public houses. Since the 1990s it has experienced significant pressure for development to serve housing demands beyond the immediate hinterland and serves as a commuter town for Dublin and north east Kildare.

**1.4.4 Population**

The population of Derrinturn has increased from 791 in 2002 to 1,138 in 2006, representing an increase of 30%. The population of Derrinturn had increased further to 1,541 by the 2011 Census, which represents a 26% increase on the 2006 population.

The increase in population between 2002 and 2011 coincides with the development of housing schemes in the town such as Grace's Park, Grattan Park, Newbury Park, Radharc Na hEaglais, Cluain Dara and also new one off housing outside the town. The Core Strategy of this Plan estimates a population target of 1,396 persons for Derrinturn by the year 2023.

**1.4.5 Socio - Economic Profile**

From an analysis of the Census 2011<sup>2</sup> results, the following details can be noted for the electoral areas of Carbury and Windmill Cross:

- Average household size in the town is 3.07 persons.
- The rate of unemployment for the town is 33% compared with a national average rate of 19%.
- Commerce and trade account for the highest percentage of employment at 27% while agriculture, fishing and forestry is the lowest at 4%.
- Car usage and long distance commuting out of the town on a daily basis is high, with 29% of persons aged 5 and over travelling for more than 45 minutes to get to their destination.
- Broadband technology is available to only 63% of households in the town.

**1.4.6 Principles Governing Future Development of the Town**

The focus of new development will be on:

- Consolidating, strengthening and revitalising the town centre by promoting the development of under-utilised and derelict sites and by increasing the range of goods and services available.
- Encouraging the expansion of the town centre.
- Identifying appropriate areas for community and amenity focused mixed-use development.
- Protecting and preserving the natural, architectural, archaeological and cultural heritage of Derrinturn.

<sup>2</sup> \*Source: CSO Small Area Population Statistics 2006 and Information Society Statistics 2008

## 1.4.7 Objectives

### 1.4.7.1 Housing

Housing in the town comprises a mix of one off dwellings and housing estate developments. The town is characterised by significant ribbon development on the approach roads to the town. The main housing areas are located to the east and west of the R403, Lucan to Carbury Regional Road.

The settlement strategy for County Kildare allocates a housing target of 195 units to Derrinturn to 2023. There is capacity for c. 288 new units. Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, the level of potential development on zoned lands is considered to be in accordance with the Core Strategy in Volume 1, Chapter 2. This Plan zones five new residential sites which could accommodate sufficient residential development to meet the settlement strategy targets. The Plan also allows for appropriate infill development on suitably zoned sites.

It is an objective of the Council to:

- DT 1** Seek the development of lands for residential development during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- DT 2** Consider residential development on town centre expansion lands in conjunction with other appropriate town centre uses where the level of residential development is ancillary to the overall use of the site and where residential development is necessary to ensure the vibrancy and vitality of the overall scheme. Any development at this location should also include provision for a park and playground.
- DT 3** Seek the satisfactory completion of unfinished housing schemes within the town during the lifetime of the Plan, in the interest of visual and social amenity.

### 1.4.7.2 Economic Development

Derrinturn is designated as a local employment centre. However it provides limited employment opportunities. Within the town employment is provided in a number of convenience stores, takeaways, public houses, hairdressers, butchers, and

a health centre. There are no light industrial uses located in Derrinturn. Approximately 3ha has been zoned for industrial purposes since the 2001 Local Area Plan and the majority of these lands remain undeveloped.

It is an objective of the Council to:

- DT 4** Promote Derrinturn as a local employment centre to reduce long distance commuting patterns.
- DT 5** Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.

### 1.4.7.3 Town Centre

Derrinturn has developed in a linear urban form along the R403 with facilities and services accessed directly off the regional road. This regional road experiences significant through traffic generating passing trade. The town centre has developed with no established building line and poor street frontage. It shall be an objective of the Plan to improve and visually enhance the streetscape of the town.

The town centre comprises a mix of commercial and residential premises including three convenience stores, a post office, pharmacy, laundrette, hairdressers, two public houses and two takeaways. Additional lands were zoned town centre (previously referred to as village centre) in the 2008 Local Area Plan to provide for a range of residential, employment and amenity opportunities. No development on these lands has taken place to date. A portion of these lands directly to the east of the primary school has been zoned New Residential in this Plan.

It is an objective of the Council to:

- DT 6** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- DT 7** Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.
- DT 8** Actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.

- DT 9** Prepare an Environmental Improvement Scheme for the town in order to visually enhance the streetscape and key spaces within the town. All shopfronts, signage and advertisements should be improved in order to add to the quality of the streetscape. An emphasis will be placed on promoting a people friendly environment with the promotion of useable areas of open space, and the provision of appropriate landscaping and street furniture.



### 1.4.7.4 Movement and Transport

Derrinturn is served by the R403 and is located between Allenwood to the south east, Carbury to the north west and Edenderry to the west. The R403 regional road has played a particularly significant role in Derrinturn having influenced the origin and evolution of the Main Street. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

It is an objective of the Council to:

- DT 10** Investigate the feasibility of implementing a Town Improvement Scheme to improve facilities for all road users, and vulnerable road users in particular, which would incorporate passive traffic calming measures, the provision of improved parking and to replace or complement the existing traffic calming ramps in the town.
- DT 11** Refurbish footpaths as necessary on the R403 Regional Road and the L5023 local road (to Drehid) between the town boundaries.

- DT 12** Further improve traffic calming measures in the vicinity of the school on the L5023 local road.
- DT 13** Carry out improvements to the footpath between the Ashgrove estate and the Ballyhagan road north west of the town centre.
- DT 14** Maintain and improve as required the main street (R403) to ensure a high standard of road quality and safety.

### 1.4.7.5 Water, Drainage and Environmental Services

#### Water Supply

The primary water supply for the town is from the Ballymore Eustace Regional Water Supply.

It is an objective of the Council to:

- DT 15** Provide water in conjunction with Irish Water sufficient in quantity and quality to serve all lands zoned for development in this Plan and where this is not yet possible it is an objective of the Council to encourage only as much development as can be provided for, based on available water supply.

#### Wastewater

Derrinturn's new wastewater treatment plant was completed in 2009 and provides for a population equivalent of 1,600P.E. This is sufficient to cater for the current population but may need to be addressed in order to facilitate further residential growth.

The level of growth in Derrinturn will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- DT 16** Facilitate the upgrade of the Derrinturn Waste Water Treatment Plant if necessary to cater for further development in the town.
- DT 17** Ensure the separation of foul and surface water effluent through the provision of separate sewerage and surface water networks.
- DT 18** Ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments in Derrinturn to connect to the existing wastewater infrastructure where appropriate.

## Surface Water

The current surface water drainage situation in Derrinturn is unsatisfactory and would necessitate improvement so as not to impair future development.

In order to reduce surface water run-off and to minimise the risk of flooding, the lands within the development boundary will be developed in accordance with Sustainable Drainage System (SuDS) policies outlined in Volume 1, Chapter 7 of the Plan.

A Strategic Flood Risk Assessment of the town has identified lands within the boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map.

It is an objective of the Council to:

- DT 19** Require on site surface water attenuation measures where a development is likely to cause flooding or potentially destructive storm surges in existing watercourses.
- DT 20** Improve the capacity of the surface water discharge pipeline.
- DT 21** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.4A shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

## Water Quality

Derrinturn lies within the South Eastern River Basin District for which a River Basin Management Plan 2009-2015 has been prepared. Ireland is now preparing for the second cycle of plans which will be in place by the end of 2017. The Ballyshannon River has its source north of the town and it flows in a southerly direction through the town to its confluence with the Cushaling River. The Cushaling River forms part of the Figile River, which is a tributary of the River Barrow. The Cushaling waterbody is part of the Figile Water Management Unit. The overall status of this waterbody is "Bad". "Good Status" must be restored by 2021. River water monitoring is carried out by the Council and other agencies for the purpose of implementing the EU's Water Framework Directive. Policies in relation to the maintenance and improvement of water quality are set out in Volume 1, Chapter 7.

It is an objective of the Council to:

- DT 22** Improve water quality in Derrinturn in accordance with European and National legislation.

## Environmental Services

Refuse collection in Derrinturn has been outsourced to private licensed waste operators on behalf of the Council. A recycling facility is currently located next to the supermarket in the centre of the town. The primary school is involved in the Green Flag recycling environmental programme. The Council will continue to support community groups and associations in reducing litter and improving the overall environment of the town.

### 1.4.7.6 Energy and Communications

In line with the policies and objectives outlined at Volume 1, Chapter 8, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

### 1.4.7.7 Retail and Commercial Development

Derrinturn is identified as a Level 4 Tier 2 village centre in the Kildare County Retail Hierarchy. Derrinturn has developed to cater for the local population and the surrounding catchment. However, people have to travel to higher order centres such as Edenderry, Co. Offaly to meet the majority of their shopping needs.

In addition to the policies and objectives outlined in Volume 1, Chapter 9 - Retail, it is an objective of the Council to:

- DT 23** Actively encourage the provision of shops and services to consolidate and strengthen Derrinturn in meeting the needs of the population of the town and its hinterland.

### 1.4.7.8 Architectural and Archaeological Heritage

#### Architectural Heritage

The Record of Protected Structures (RPS) as contained in Appendix III identifies two structures within the development boundary of Derrinturn which are worthy of preservation. Policies to protect architectural heritage are contained in Volume 1, Chapter 12.

#### Archaeological Heritage

The Sites and Monument Record lists all certain or possible archaeological sites and monuments mainly dating to before 1700AD. Within Derrinturn there is one record (KD008-034 Holy Well) on the RMP.

Policies and objectives for archaeological heritage are contained in Volume 1, Chapter 12.

## Natural Heritage

There are no NHAs / SACs within the development boundary of Derrinturn. The nearest NHAs are Carbury Bog 2km to the north and the Grand Canal located 2.2km to the south west of the village. The nearest SAC is Ballynafagh Lake and is located 10.3km from the boundary of Derrinturn. Policies and objectives governing designated sites are contained in Volume 1, Chapter 13.

It is an objective of the Council to:

- DT 24** Work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

### 1.4.7.9 Recreation, Amenity and Open Space

The Council recognises the need for a park and playground for the growing population in Derrinturn. The Open Space Strategy (2011) highlighted the need for recreational open space including a requirement for some active recreational facilities. The strategy recommended that 3.27 ha are needed for open space purposes in Derrinturn. This open space requirement including a playground could be provided on open space zoned land on the Carbury Road or on the town centre and new residential zoned land to the east of the school (refer to Map V2-1.4A).

It is an objective of the Council to:

- DT 25** Facilitate the provision of open space and amenity areas including a playground facility in the town.

### 1.4.7.10 Community, Educational, Childcare and Cultural Facilities

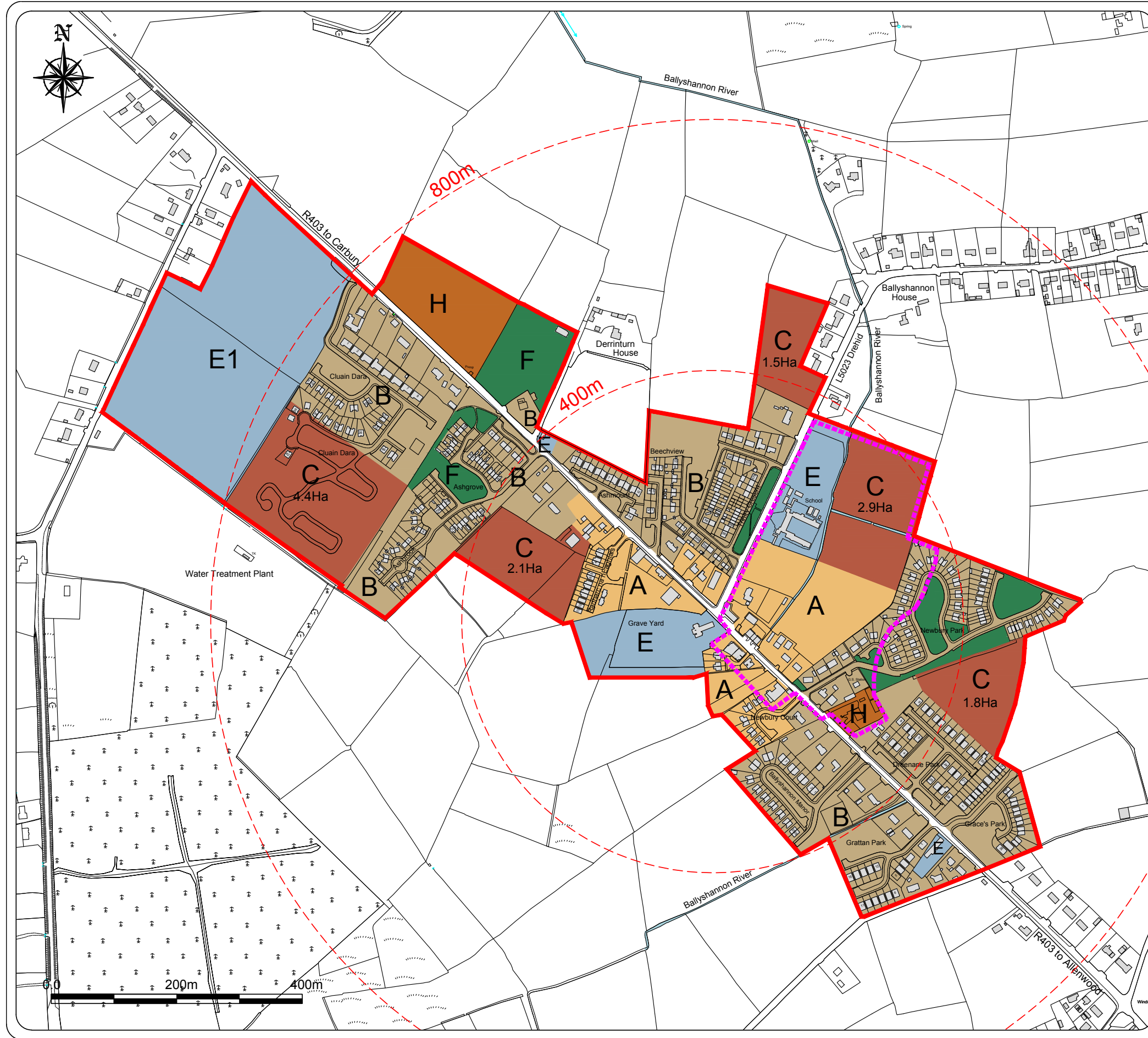
The range of community facilities available in Derrinturn includes a primary school, health centre, church, community hall and GAA club. The cemetery is currently at capacity but has a Part 8 approval for an extension to the rear. A small section of lands north of the school has been zoned Community and Educational to facilitate any future expansion of the school. A large site E1 (10.2ha) is also zoned Community and Educational to specifically cater for the development of a nursing home as per the land use zoning objectives table.

It is an objective of the Council to:

- DT 26** Facilitate the expansion of the existing school in Derrinturn to accommodate its future needs and to facilitate the development of sports, recreational and cultural facilities for the school.
- DT 27** Encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.
- DT 28** Facilitate the provision of a community centre in the town.
- DT 29** To facilitate the development of a nursing home on the lands zoned E1 Community and Educational.










## 1.4.8 Zoning Requirements

Lands within Derrinturn are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



**Derrinturn**  
 County Development Plan  
 2017 - 2023

**Legend:**

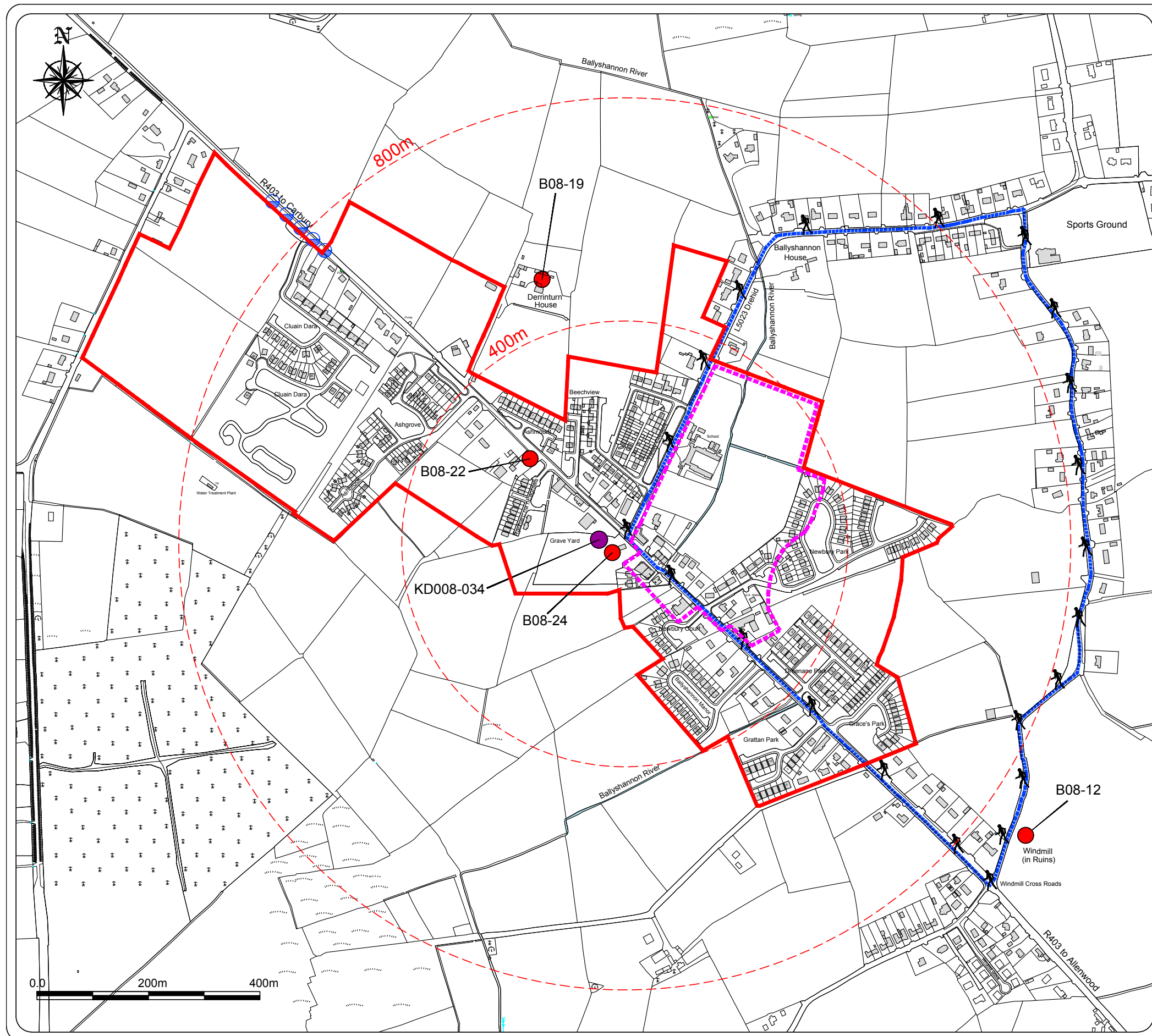
-  Town Plan Boundary
-  A: Town Centre
-  B: Existing Residential / Infill
-  C: New Residential
-  E: Community and Educational
-  F: Open Space and Amenity
-  H: Industry and Warehousing
-  Flood Risk Assessment
-  Distance from Town Centre  
(at 400m intervals)

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

**Land Use Zoning Objectives**

Date:	February 2017	Map Ref:	V2-1.4A
Scale:	N.T.S.	Drg No.:	200/15/744
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		NH	GMG





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

**Derrinturn**  
 County Development Plan  
 2017 - 2023

- Legend:
- Town Plan Boundary
  - Flood Risk Assessment
  - Footpath and Cycle Track Objective
  - Slí na Sláinte Walking Route (3.25Km)
  - Distance from Town Centre (at 400m intervals)
  - RMP Record of Monuments and Places
  - RPS Record of Protected Structures (B18-12)

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

**Objectives**

Date:	February 2017	Map Ref:	V2-1.4B
Scale:	N.T.S.	Drg No:	200/15/739
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)	Drawn by:	Checked by:	
	MK	NH	

**1.5 KILL SMALL TOWN PLAN**

**1.5.1 Introduction**

Section 1.5 comprises the written statement for Kill and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix.

**1.5.2 Location**

Kill is located along the N7 National Primary Route, which is one of the most significant national transportation routes in the country. The town is 27km from Dublin and 5km northeast of Naas.

**1.5.3 Settlement Form**

The area around Kill has been settled from the very earliest times. Evidence of this can be seen on the inscribed stones which have been found in the locality and the rock art which has been dated back to the Neolithic or Stone Age period. The most famous of these stones (the Kilwarden Stone) is now held in the National Museum.

The ancient annals refer to the burial of nine kings of Leinster in "Cill Corbain", where their "war-like graves are made". Local tradition has always held that this refers to Kill and more specifically to the moat area to the south east of the town. The name of the village itself denotes that there must have been a church (cell or cill) here from the earliest Christian period and it is likely that the present St. John's Church stands on the site of same. The area was taken over by the Normans in the 12th century.

Kill was the scene of much action in the Confederate or Cromwellian Wars, the 1798 Rebellion, and the abortive 'Robert Emmet' Rising in 1803. During the 19th century the local landlords were the Bourke family, based in Palmerstown, one of whom (Richard Southwell) became Chief Secretary for Ireland in the 1860s and, ultimately, Viceroy of India. Another famous Kill man was the Fenian John Devoy (1842-1928), who played a crucial role in advancing the Irish cause in America.

**1.5.4 Function**

Given the extent of residential development in the town since the 1960s, Kill has largely evolved into a commuter centre for workers travelling to Dublin and Naas, who can utilise the excellent links provided by the N7 National Primary Route. The town also serves as a significant rural based hinterland, upon which it continues to depend commercially.

Kill also has strong equestrian and bloodstock links with the local and wider economy, benefiting from Goffs Bloodstock and Kill International Equestrian Centre.

**1.5.5 Population**

The population of Kill has risen steadily over the past decade. In 2002 the population of the town was 2,246, increasing by 12% to 2,510 persons in 2006. In the 2011 Census the population had increased to 3,095 or by 23.3% on the 2006 figure. The Core Strategy estimates a population target of 3,641 persons for the town by 2023.

**1.5.6 Socio - Economic Profile**

An analysis of the Census 2011\* data provides the following summary of the socio economic profile of the town:

- Average household size in the town is 2.9 persons per household compared with 2.7 nationally.
- Over 44% of the population over 15 years old is employed.
- Of the 1,379 workers enumerated in Kill, 1,071 work outside the area.
- Agricultural employment is low (1.9%), while the highest employment figures are in commerce and trade (a total of 38%).
- 78% of households had broadband connectivity compared with 88% nationally.

\* Source: CSO Small Area Population Statistics 2011

**1.5.7 Principles Governing Future Development of the Town**

The following principles will govern the future development of the town:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the town centre to the edge of the development boundary.

- Supporting local employment opportunities, while also supporting social inclusion and the development of community facilities and infrastructure to cater for the residents of the town and surrounding hinterland.
- Recognising the role and economic benefit of equestrian and bloodstock development in the area, along with that of the rural countryside in the surrounding area, in supporting the local and wider economy.
- Facilitating development in Kill in line with the ability of local services to cater for growth.
- Supporting the development of renewable energy within and serving the town.
- Protecting and preserving the quality of the natural and built environment of the town, including architectural, archaeological, cultural and natural heritage.

## 1.5.8 Objectives

### 1.5.8.1 Housing

Housing in the town comprises a broad mix of low to medium density residential developments, one off dwellings and to a lesser extent, apartments/town houses. Housing occupies a significant land bank within the town boundary, with much of the housing located either within or in close proximity to the town centre.

The settlement strategy for County Kildare allocates a housing unit target of 422 units for Kill between 2011 and 2023. There has been no significant residential development in Kill since 2011. This Plan provides for residential development on 4 sites, whilst also promoting the development of appropriate infill development on existing residential sites and town centre sites.

Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, and existing valid permissions for development (355), it is estimated that the level of potential development on zoned lands is in accordance with the Core Strategy in Volume 1, Chapter 2.

It is an objective of the Council to:

- KL 1** Facilitate the development of residential developments for the lifetime of this Plan, largely within the town centre zone on areas designated as existing residential/infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

### 1.5.8.2 Economic Development

Kill is identified as a Local Employment Centre in the County Development Plan, providing employment opportunities for the local hinterland. Employment is provided by Goffs Bloodstock Sales, Kill International Equestrian Centre, BAM Contractors and Motor Distributors Ltd. The primary school and a number of retail/commercial businesses also provide employment.

The Kill Environs Plan from the 2011-2017 County Development Plan (which largely consisted of the Goffs Bloodstock Sales lands) has been incorporated into the Kill Small Town Plan in this Development Plan.

The Council is committed to ensuring that Kill continues to develop a strong employment base, in an effort to reduce long distance commuting patterns and to cater for some of the employment needs of the resident population.

It is an objective of the Council to:

- KL 2** Facilitate and encourage the expansion of the established enterprises operating in Kill and to ensure that future development is compatible with the character and scale of the town.
- KL 3** Encourage the development of tourism and economic activity based on the existing high quality bloodstock and equestrian industry/amenities in the area.

### 1.5.8.3 Town Centre

The attractive town centre area comprises a small compact core area with a mix of retail, commercial, residential, ecclesiastical and educational premises, which all contribute to the character of the area. The town provides a wide range of services to the local community including a supermarket, launderette, pharmacy, health centre, hair and beauty salon, public houses and a bookmakers.

It is an objective of the Council to:

- KL 4** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, and enhances the built environment and delivers a high quality public realm.
- KL 5** Identify and prepare detailed design briefs for under-utilised site(s) in the town centre.

- KL 6** Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock, while also maintaining an active residential presence within the town.

- KL 7** Promote the creation of an interesting streetscape and ensure that new development is consistent in form and scale with the existing older/traditional buildings in the town.

- KL 8** Seek to ensure that existing overhead lines and cables are placed under ground where possible.

### 1.5.8.4 Movement and Transport

HGVs have recently been prohibited from the town centre area. This, in addition to speed restrictions and improved traffic calming in recent years, has greatly improved the overall safety and environment of the town.

The central aim of transportation policy is to ensure that the majority of short journeys within the town are carried out by sustainable modes. To this end, priority will be given to the needs of pedestrians, cyclists, public transport and car users. Kill is served by Bus Eireann route 126.

In the longer term, the objective of the Council's transportation policy, in addition to the foregoing, is to reduce traffic congestion in the town centre by providing relief streets.

It is an objective of the Council to:

- KL 9** Maintain and improve as required the local road (street) network to ensure a high standard of road quality and safety in the town.
- KL 10** Improve the quality, aesthetics and width, where appropriate, of all footpaths in the town and improve access for people with disabilities.

#### Traffic and Parking

- KL 11** Encourage shared parking for local land uses.
- KL 12** Provide suitable road markings to designate appropriate vehicular parking spaces.

- KL 13** Provide disabled car parking spaces at appropriate locations throughout the town and ensure that all new development has adequate provision for disabled parking.

- KL 14** Protect routes of future roads (refer to Map V2-1.5B) listed hereunder from development:

- Proposed Kill- Johnstown road (A) to the Hartwell Rd (B) (This road is intended as the primary relief road to take industrial and commercial traffic from the Hartwell Road to the N7).
- Main St adjoining the site of the former Ambassador Hotel (C) to the proposed Kill- Johnstown Rd (A) (Map V2-1.5B refers)

#### Walking and Cycling

- KL 15** Facilitate the provision of linked pedestrian routes around the town.

- KL 16** Provide a high quality cycle network in the town, in particular linking the following areas:

- From the GAA Club to Scoil Bhríde.
- From the Kill International Equestrian Centre to the Main St./ Town Centre
- From Scoil Bhríde to the Main St./Town Centre.
- Along Hartwell Road to the Main Street.

- KL 17** Reduce the proliferation of pedestrian barriers in the interests of public safety.

- KL 18** Prepare a preliminary design for a cycle and pedestrian facilities network in the town.

#### Public Transport

- KL 19** To support Bus Eireann and private bus operators in enhancing bus links from Kill to Dublin, Naas, and Newbridge.

- KL 20** To ensure that bus stops at locations in close proximity to shops, services and schools are safe, well lit and appropriately sheltered.

- KL 21** Provide high quality sustainable transport links between leisure and recreation facilities and the town centre.

### 1.5.8.5 Water, Drainage and Environmental Services

#### Water Supply

Water in Kill is primarily supplied from the Ballymore Eustace Regional Water supply. The level of growth in Kill will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- KL 22** Improve and expand the water supply to Kill in accordance with the Water Strategy and the Water Services Investment Programme for Co. Kildare, subject to the availability of funding.

#### Wastewater

Kill is served by the Upper Liffey Valley Regional Sewerage Scheme and potential future development may be impacted by limitations in the existing sewerage system. Development will be dependent on the delivery of Contract 2B of the Upper Liffey Valley Regional Sewerage Scheme which includes upgrades to the sewerage network from Kill to Osberstown Waste Water Treatment Plant.

It is an objective of the Council to:

- KL 23** Ensure that the public sewerage system and network is extended to service the development needs of the town.
- KL 24** Ensure the changeover from septic tanks to mains connections in all cases where feasible and that all new developments utilise and connect to the existing wastewater infrastructure.
- KL 25** Ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.

#### Surface Water / Flooding

A Strategic Flood Risk Assessment of the town has identified lands which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on Map V2-1.5A.

It is an objective of the Council to:

- KL 26** Facilitate an upgrade of surface water drains in the town where required, subject to the availability of finance.

- KL 27** Ensure that development proposals for the lands identified on Map V2-1.5A are subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

#### Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The catchment of the River Liffey falls within the Eastern River Basin District.

Kill is situated in the Liffey Water Management Unit of the Eastern River Basin District and within the Kill and Painestown water bodies of this Water Management Unit. The overall status of surface water in these water bodies is "Poor to Moderate" and the objective is to restore them to "Good Status" by 2021. Kildare County Council and the Environmental Protection Agency carry out water quality monitoring in the water bodies for the purpose of the Water Framework Directive. The overall status of groundwater in the area is "Good" and the objective is to "Protect" this status into the future. Under the Water Framework Directive, Ireland is now preparing for the second cycle of plans which will be in place by the end of 2017.

It is an objective of the Council to:

- KL 28** Improve water quality in Kill in accordance with European and National legislation.

#### Environmental Services

Household refuse collection in County Kildare has been outsourced to private licensed waste operators. There are two Bring Bank recycling facilities in Kill, located at Kill GAA and the Stables Housing Estate. Both facilities are well maintained and utilised.

It is an objective of the Council to:

- KL 29** Support the Tidy Towns Committee and community groups and associations in reducing litter, while maintaining and improving the overall environment of the town.

### 1.5.8.6 Energy and Communications

In line with the policies and objectives outlined in Volume 1, Chapter 8 - Energy and Communications, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

### 1.5.8.7 Retail and Commercial Development

Kill is identified in the Kildare County Retail Hierarchy as a hinterland area Level 4, Tier 2 Centre. Kill offers a wide range of retail options and services, including a supermarket, launderette, public houses, pharmacies and various retail services. Residents of the town and the hinterland area have to travel to higher order centres (e.g. Naas) to meet much of their shopping needs.

In addition to the policies and objectives contained in Volume 1, Chapter 9 - Retail. It is an objective of the Council to:

- KL 30** Actively encourage the provision of shops and services to consolidate and strengthen the role of Kill in meeting the needs of its population and its hinterland.
- KL 31** Encourage the use of vacant, underutilised and/or redundant buildings throughout the town for retail/commercial use.
- KL 32** Ensure that the design of shop fronts, advertisements and signage are in accordance with the Kildare Shopfront Guidelines (2013) and conform to the overall form and structure of the buildings to which they are attached.

### 1.5.8.8 Architectural, Archaeological and Natural Heritage

#### Architectural Heritage

Kill possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the historic, social, economic and cultural development of the town and which contribute to its intrinsic character. There are currently 8 no. structures within the town that are listed on the Council's Record of Protected Structures (RPS). Policies and objectives for architectural heritage are set out in Volume 1, Chapter 12 - Architectural and Archaeological Heritage. Map V2-1.5B indicates the location of structures on the RPS.

It is an objective of the Council to:

- KL 33** Preserve and protect the structures and items listed in the Record of Protected Structures (RPS) identified in the County Development Plan and as may be amended during the lifetime of the Plan.



## Archaeological Heritage

The Record of Monuments and Places (RMP) is the official record of archaeological sites and monuments. It provides the State with a record of known monuments protected under Section 12 of the National Monuments (Amendment) Act 1994. The record is updated on a constant basis.

There is also a Zone of Archaeological Potential (ZAP) in Kill (See Map V2-1.5B), which was designated following the Urban Archaeological Survey of Kildare in 1986. This zone includes known archaeological sites where there is the possibility of further archaeological remains. In advance of any new development on a site of archaeological significance or within the ZAP, there is a requirement for consultation with the National Monuments Service in the Department of Arts, Heritage, Regional, Rural and the Gaeltacht Affairs (DAHRRGA).

An Archaeological Complex in the townland of Kill Hill, comprising 4 recorded monuments, is the subject of a Preservation Order pursuant to the National Monuments Acts 1930-2004. The Preservation Order Boundary is identified on Map V2-1.5B. Developers shall have regard to the recommendations and requirements of the DAHRRGA.

Policies and objectives governing archaeological heritage are contained in Volume 1, Chapter 12 - Architectural and Archaeological Heritage of the Plan.

It is an objective of the Council to:

**KL 34** Have regard to the Zone of Archaeological Potential and the Preservation Order area in Kill when dealing with planning applications for development or consents/consultations for public sector developments.

**KL 35** Protect the integrity of archaeological sites and monuments in the town listed in the Record of Monuments and Places (RMP), as identified in the County Development Plan and as may be amended during the lifetime of the Plan.

## Natural Heritage

The most important habitats in the county are afforded protection under European and/or National legislation by way of designations such as Natural Heritage Areas (NHA) and candidate Special Areas of Conservation (cSAC). There are no such designated sites in the vicinity of Kill.

It is an objective of the Council to:

- KL 36** Seek to protect trees of special amenity value at the following locations:
- In the grounds of St. John's Church
  - In the grounds of the park adjacent to St. Brigid's Church
  - Along the Main Street
  - Adjacent to the Kill River
  - In the grounds of Corain Mhuire, Kill East.

### 1.5.8.9 Recreation, Amenity and Open Space

Residents of Kill have access to a range of recreational and amenity assets, both within and outside the town boundary. These assets include active recreational areas such as the GAA grounds, and a variety of equestrian schools and centres, as well as numerous golf courses in the wider area. Kill Soccer Club currently leases agricultural land on the Straffan Road to the north of the N7. Permanent grounds are currently being sought by the soccer club within the town.

In terms of passive recreational areas, the town is highly attractive and well presented with a series of open spaces and areas to enjoy. The banks of the Kill River are well maintained and provide a pleasant passive recreation area, along with the recently developed woodland walk.

It is intended that the links between Kill and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

The Council's Open Space Strategy (2011) identified that open space should be developed in the south western area of the town, in order to serve the existing and future residents of the town with space allocated for both passive and active recreation. The provision of such a facility will depend on the availability of an appropriate site(s) and on necessary funding.

It is an objective of the Council to:

- KL 37** Develop a playground in Kill subject to the availability of funding.
- KL 38** Develop the river-side in conjunction with all relevant statutory and non-statutory bodies.

**KL 39** Encourage the provision of a permanent site for Kill Soccer Club.

**KL 40** Improve existing open space areas in housing developments which have been taken in-charge by the Council.

**KL 41** Work with and support recreational groups within the town in an effort to enhance the recreational amenity of the town and its wider area.

### 1.5.8.10 Social, Community and Cultural Development

Kill has a very strong sense of community, which is evident in the existence of strong local groups such as the Tidy Towns and Parish Committees. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer Club, Kill International Equestrian Centre, Kill Musical and Dramatic Society and Kill History Group. The Council also operates a mobile library service which serves the town on a three week cycle.

It is an objective of the Council to:

**KL 42** Support the development of zoned open space and amenity lands for the provision of appropriate facilities for local groups and clubs.

### 1.5.8.11 Education, Childcare, Community Services etc.

A 960 pupil primary school has recently been completed and opened at Killhill to the east of the town.

The town is also served by the Kill Health Centre which is operated by the HSE. There are also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

It is an objective of the Council to:

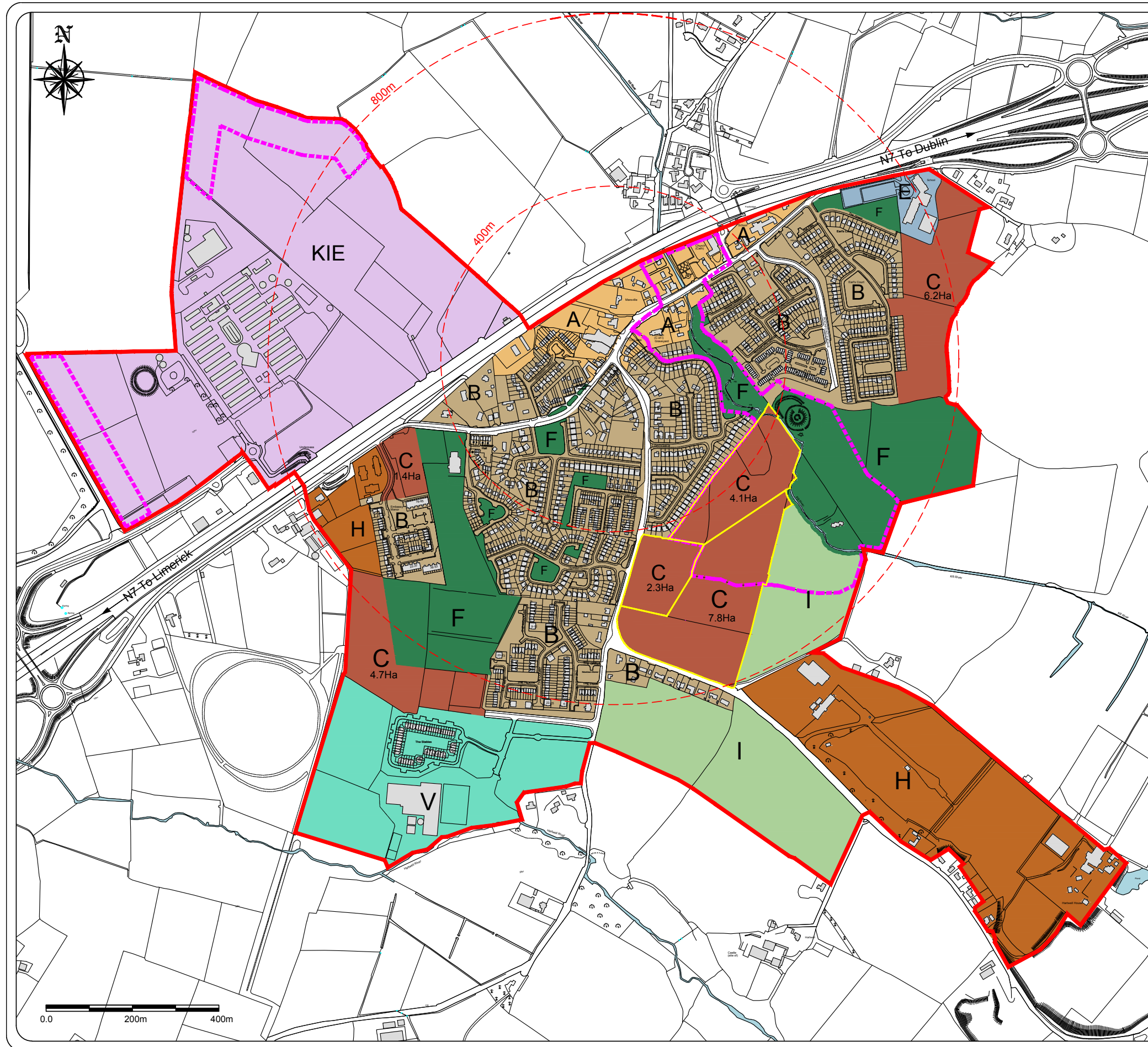
**KL 43** Encourage the shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote the sustainable use of such infrastructure.

**KL 44** Facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

**KL 45** Encourage the appropriate re-use of the former primary school, provided such a re-use does not adversely impact on its intrinsic character and the character of the surrounding area.

## 1.5.9 Zoning Requirements

Land within Kill are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 of this chapter contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



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

**Kill**  
 County Development Plan  
 2017 - 2023

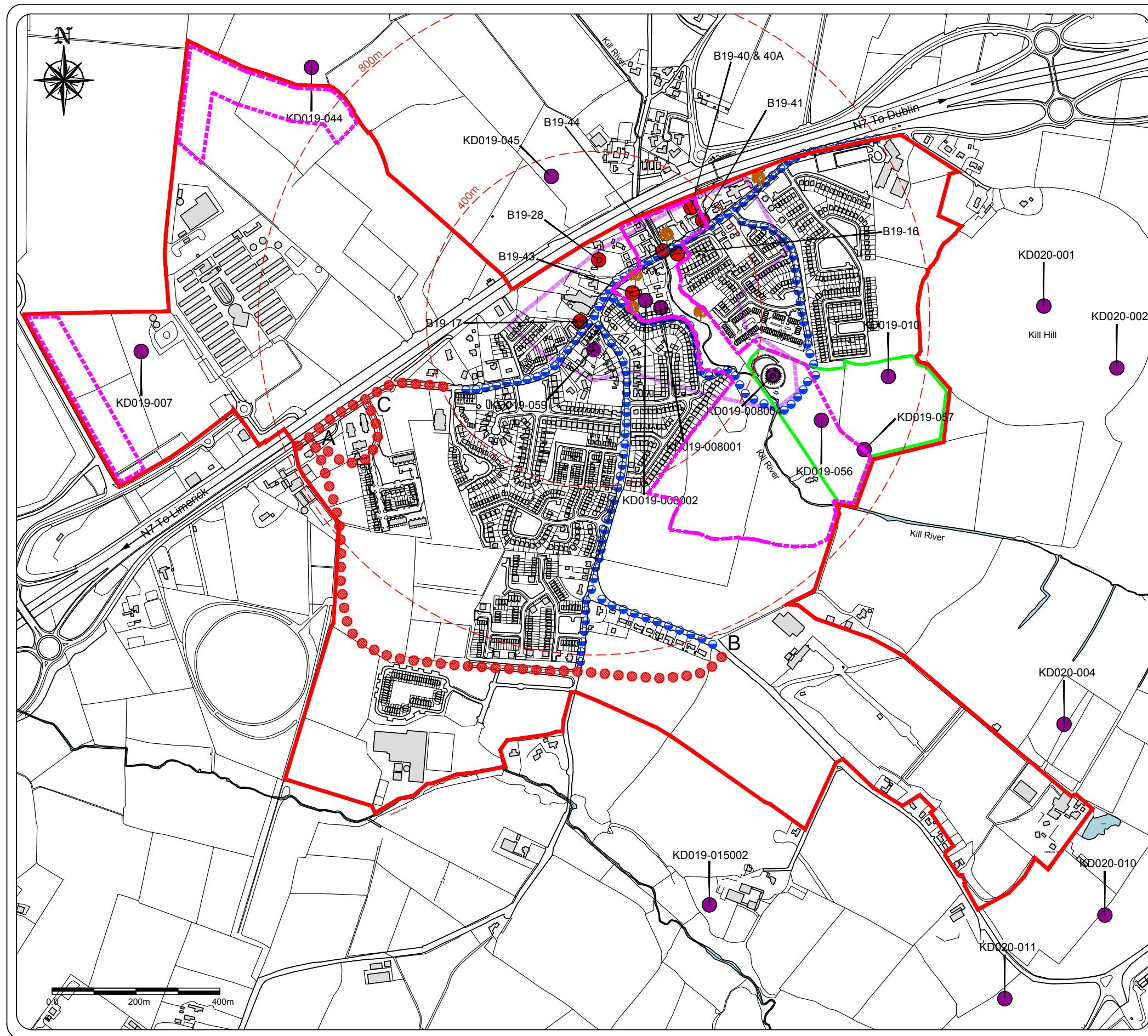
**Legend:**

- Town Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Industry and Warehousing
- V: Equestrian
- KIE: Equine Based Leisure, Tourism and Enterprise
- Flood Risk Assessment
- Distance from Town Centre  
(at 400m Intervals)

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

**Land Use Zoning Objectives**

Date:	February 2017	Map Ref:	V2-1.5A
Scale:	N.T.S.	Drg No:	200/15/740
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	BR



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

**Kill**  
 County Development Plan  
 2017 - 2023

- Legend:
- Town Plan Boundary
  - Zone of Archaeological Potential
  - Flood Risk Assessment
  - Roads Objective
  - Footpath and Cycle Track Objective
  - River Liffey
  - Distance from Town Centre  
(at 400m Interval's)
  - RMP Record of Monuments and Places  
DK020-001
  - RPS Record of Protected Structures  
(B19-12)
  - Tree and Woodland Preservation Objective
  - Protected View (RL 10)
  - Preservation Order Boundary

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

**Objectives**

Date:	February 2017	Map Ref:	V2-1.5B
Scale:	N.T.S.	Drg No:	200/15/740
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	NH



**1.6 PROSPEROUS SMALL TOWN PLAN**

**1.6.1 Introduction**

Section 1.6 comprises the written statement for Prosperous and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix.

**1.6.2 Location**

Prosperous is located in north Kildare, c. 4km west of Clane and 10km north of the county town of Naas. The town is located along the R403 between Clane and Allenwood.

**1.6.3 Settlement Form**

The town of Prosperous owes its origin to Robert Brooke who, in 1780, established a factory for the production of cotton. Brooke also provided dwellings for his employees and produced cotton in the town

until 1786, when the industry declined. Although none of the original industrial buildings survive from the cotton production era, a number of late 18<sup>th</sup> Century houses in the centre of the town still exist and contribute to the special character of the town. Since then, the town has continued to develop and expand, with much development having taken place along the R403, forming a "New Main Street". New residential development schemes have been built to the west of the town, catering for the demands for housing from within and outside the town.

**1.6.4 Function**

Prosperous functions as an important service centre for the town and its hinterland population, particularly in relation to commercial, social and educational activity. The town contains a wide range of commercial uses and a primary and secondary school.

Given the extent of recent residential development within the town, Prosperous has evolved largely into a commuter town, though it also serves a significant rural based hinterland upon which it continues to depend commercially.

### 1.6.5 Population

The population of the Prosperous area has steadily increased over the past decade. In 2002, the population of the town was 1,523 persons, increasing by 27% to 1,939 persons in 2006. In the 2011 Census the population of Prosperous had risen to 2,248 or by 16% on the 2006 figure. The Core Strategy of the Plan estimates a population target of 2,432 persons for Prosperous by 2023.

### 1.6.6 Socio – Economic Profile

An analysis of the Census 2011\* data provides the following summary of the socio-economic profile of the town:

- Average household size in the town is 3.0 persons per household compared with 2.7 nationally.
- Almost 80.2% of the population over 15 years old is employed.
- The unemployment rate for Prosperous was 19.8% compared with the national average of 19%.
- Car usage and long distance commuting out of the town on a daily basis is high, with 43% of the population facing a commuting time in excess of 30 mins.
- 72.9% of households had broadband connectivity compared with 88% nationally.

\* Source: CSO *Small Area Population Statistics 2011*

### 1.6.7 Principles Governing Future Development of the Town

The following principles will govern the future development of the town:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the town centre.
- Preserving the architectural heritage quality of the town.
- Supporting local employment opportunities while also supporting social inclusion and community development within the town.
- Facilitating development in line with the ability of local services to cater for growth.
- Recognising the role of the rural countryside surrounding Prosperous in supporting the local economy.
- Supporting development of renewable energy within and to serve the town.

- Protecting and preserving the quality of the landscape in Prosperous, including open space, natural, architectural, archaeological and cultural heritage.

### 1.6.8 Objectives

#### 1.6.8.1 Housing

Housing in the town comprises a broad mix of single dwellings and housing estate developments with some apartment and town house developments. The main housing areas are located to the west of the town centre, to the north and south of the R403.

The Council's settlement strategy allocates a housing unit target of 325 no. units for Prosperous between 2011 and 2023. 6 no. units have been constructed since 2011. Taking into account the 50% overprovision as recommended in the Development Plan Guidelines and the units constructed since 2011, it is estimated that this Plan must provide sufficient zoned land to accommodate 481 units up to 2023 (Refer to Table 1.2). It is estimated that the level of potential development on zoned lands is in accordance with the Core Strategy in Volume 1, Chapter 2.

It is an objective of the Council to:

- PR 1** Seek the development of lands for residential developments during the lifetime of this Plan largely within and around the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

#### 1.6.8.2 Economic Development

Prosperous is a local employment centre, providing employment needs for the local hinterland. Employment within the town is provided largely by McCarthy's Hardware and Builders Providers, Little Scholars Childcare Facility, the two schools and a number of retail/commercial businesses. Further employment development will be promoted to reduce commuting and to cater for the employment needs of the resident population.

It is an objective of the Council to:

- PR 2** Encourage the provision of industry and employment uses which are compatible with the character of the town.

- PR 3** Encourage the further development of tourist activity based on the amenity of the Grand Canal and the coarse fishing industry.

#### 1.6.8.3 Town Centre

Prosperous town centre is located to the north of the R403, with much commercial activity located along Old Main Street. The town centre comprises a mix of commercial and residential premises, which add to the character of the area.

It is an objective of the Council to:

- PR 4** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- PR 5** Provide for the consolidation of the urban fabric of the town centre through the development of the identified town centre development site (see Section 1.6.8.11).
- PR 6** Ensure that the historic street pattern on the Old Main Street is retained in terms of both width and alignment.

#### 1.6.8.4 Movement and Transport

Prosperous is served by the Regional Road R403 (Lucan-Carbury) and R408 (Maynooth-Prosperous). A number of local roads also provide links to the town from surrounding towns and villages. The R403 Regional road has played a particularly significant role in Prosperous having influenced the origin and evolution of the New Main Street. However, multiple accesses onto this road and its usage as a road for the town and surrounding hinterland have weakened its strategic importance from a regional perspective. High volumes of HGVs pass through the village daily. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

It is an objective of the Council to:

- PR 7** Maintain and improve, as required, the local road network to ensure a high standard of road quality and safety in the town.
- PR 8** Reserve land for a proposed link road to the north west and north east of the town between the Ballynafagh Road and the R403. Such a link road will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).

- PR 9** Provide a permanent vehicle, cycle and pedestrian access point off Main Street, in conjunction with the development of the identified town centre development site.

- PR 10** Carry out the following road improvements:

- Continue to improve the R403 Regional Road at Prosperous, as part of the overall improvement works from Clane.
- Continue to improve the R408 Prosperous to Maynooth Road.
- Improve the road surface on Old Main Street.
- Improve the road surface between Hatter's Cross and the junction with the R403 at New Main Street.

#### Traffic and Parking

- PR 11** Prepare a traffic management study for the town.
- PR 12** Provide suitable road markings to designate appropriate vehicular parking spaces on Old Main Street.
- PR 13** Extend the 50km / hr speed limit along the approach roads to the town.
- PR 14** Provide gateway speed deterrent signage at the following locations:
  - On approach from Clane (R403).
  - On approach from Allenwood (R403).

#### Sustainable Transport

- PR 15** Provide a cycle network in the town.
- PR 16** Provide for linked pedestrian routes around the town, through the provision of new footpaths where currently absent.
- PR 17** Complete footpaths at the following locations:
  - The full length of Buttermilk Lane (between GAA grounds and Hatters Cross).
  - From Mc Cormacks Garage, past Little Scholar's Creche to the Bus Éireann Bus Stop.
- PR 18** Refurbish the following footpaths:
  - New Main Street.
  - Old Main Street.

- PR 19** Provide street lighting at the following locations:
- R408 Maynooth Road.
  - Between Goretti Terrace and Hatter's Cross.
  - Between Killybegs Manor and Downings Cross.
  - Between Blackstick Crossroads and Downings Cross.

### 1.6.8.5 Water, Drainage and Environmental Services

#### Water Supply

Water in Prosperous is primarily supplied from the Ballymore Eustace Regional Water supply. The level of growth in Prosperous will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- PR 20** Improve and expand the water supply to Prosperous in conjunction with Irish Water.

#### Wastewater

Prosperous is served by the Upper Liffey Valley Regional Sewerage Scheme and potential future development may be impacted by the limitations of the existing plant and sewerage network. A phased upgrade is being carried out of the plant. The level of growth in Prosperous will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- PR 21** Ensure that the public sewerage network is extended to service the development needs of the town.
- PR 22** Connect, where feasible, individual one off dwellings serviced by individual waste water treatment plants to the public network.

#### Surface Water / Flooding

Surface water drainage in Prosperous has struggled to cope with loading on occasion, particularly during periods of heavy rainfall. Surface water run-off is to the River Slate. In order to reduce surface water run-off and to minimise the risk of flooding, land

in Prosperous will be required to be developed in accordance with Sustainable Drainage System (SuDS) principles in compliance with the 'Greater Dublin Strategic Drainage Study' as identified in Volume 1 (Sections 7.3.4 and 7.3.5) of the Plan.

A Strategic Flood Risk Assessment of the town has identified lands within the development boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map V2-1.6A).

It is an objective of the Council to:

- PR 23** Undertake a study of surface water drainage in the town and to seek an upgrade of drains as appropriate, subject to the availability of finance.
- PR 24** Ensure that development proposals for lands identified by the dashed pink line on Map V2- 1.6.A are subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

#### Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The River Slate falls within the South Eastern River Basin District. Drinking water is monitored by the HSE on behalf of the Council with the results recorded by the Council on a monthly basis. Prosperous features periodically as a location from which water quality is tested. Under the Water Framework Directive, Ireland is now preparing for the second cycle of plans which will be in place by the end of 2017.

It is an objective of the Council to:

- PR 25** Improve water quality in Prosperous in accordance with European and National legislation.

#### Environmental Services

Household refuse collection in Co. Kildare has been outsourced to private licensed waste operators. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A "Bring Bank" recycling facility is provided by the Council to the rear of Larry's Bar, Old Main Street, for recycling beverage cans, glass bottles, jars and textiles. Both schools in Prosperous are actively involved in the Green Flag recycling environmental programme. The Council will continue to support community groups and associations in reducing litter and improving the overall environment of the town.

It is an objective of the Council to:

- PR 26** Provide for new and improved domestic recycling facilities in the town, subject to the availability of finance.

### 1.6.8.6 Energy and Communications

In line with the policies and objectives contained in Volume 1, Chapter 8 – Energy and Communications, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

### 1.6.8.7 Retail and Commercial Development

Prosperous is identified in the Kildare County Retail Hierarchy as a Level 4 Tier 1 Small Town Centre. Prosperous offers a range of retail options and services, shops are, however, dispersed around the town centre. The largest retail unit is McCarthy's Homevalue Hardware at the western edge of the development boundary, providing extensive comparison floorspace within the town.

Vacancy levels in the town remain relatively low. The Council will thus seek to consolidate the town centre through the re-use and regeneration of lands and buildings within the town and will seek to accommodate proposals to enhance the retail offer of the town. Residents of the town and the hinterland have to travel to higher order centres (e.g. Naas) to meet much of their shopping needs.

In addition to the policies and objectives contained in Volume 1, Chapter 9 – Retail. It is an objective of the Council to:

- PR 27** Increase the retail/commercial offer in Prosperous by seeking the development of redundant, vacant and/or underutilised town centre sites.

### 1.6.8.8 Architectural and Archaeological Heritage

#### Architectural Heritage

Prosperous possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. There are currently 11 no. structures within the town that are listed in the Record of Protected Structures (RPS).

The policies and objectives for architectural heritage are set out in Volume 1, Chapter 12 – Architectural and Archaeological Heritage. Map V2-1.6B indicates the location of structures on the RPS.

The Council has also designated the Old Main Street of Prosperous as an Architectural Conservation Area. Policies and objectives regarding the protection of architectural heritage are contained in Volume 1, Chapter 12.

It is an objective of the Council to:

- PR 28** Prepare a character appraisal and area specific policy for the Prosperous ACA to preserve, protect and enhance the historic streetscape and character of the old village area.

#### Archaeological Heritage

There are 4 archaeologically significant items within the town listed on the Record of Monuments and Places (RMP). The policies and objectives for Archaeological Heritage are listed in Volume 1, Chapter 12– Architectural and Archaeological Heritage.

### 1.6.8.9 Recreation, Amenity and Open Space

Prosperous has links to a wide range of recreational and amenity assets, both within and outside the town boundary. Natural heritage assets in close proximity to the town include Donadea Forest Park, Hodgestown Bog and The Grand Canal, each of which is a designated Natural Heritage Area (NHA). There are two Special Areas of Conservation (SAC), Ballynafagh Lake and Ballynafagh Bog located outside the development boundary to the north of the town. The Council will have regard to its responsibilities in relation to the requirements of the Habitats Directive 92/43/EEC. Any development proposal within the vicinity of or potentially having an effect on a designated site (e.g. Ballynafagh Lake SAC or Ballynafagh Bog SAC) will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS). Policies and objectives regarding designated sites are contained in Volume 1, Chapter 13 – Natural Heritage and Green Infrastructure. In addition Volume 1, Chapter 14 – Landscape, Recreation and Amenity identifies Scenic Routes (Refer to Table 14.5) including Route No. 40 – Views of Ballynafagh Lake. The scenic route is located to the north of the town.

The Slate River which flows to the north of the town is a tributary of the Figile River which in turn is a tributary of the River Barrow, a SAC. The Slate River is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river.



The Council's Open Space Strategy 2011 identified that Prosperous could benefit from a 2 ha local park. The provision of such a facility will depend on the availability of an appropriate site(s) and the necessary funding. A playground is planned for the town on council owned lands adjacent to St. Farnan's Post Primary School subject to funding.

It is an objective of the Council to:

- PR 29** Maintain a minimum buffer of 10m from either side of the Slate River measured from the top of the river bank to mitigate against pollution risks and maintain habitats.
- PR 30** Maximise the potential of the River Slate for tourism and recreational purposes by improving public access to the river, including the provision of a linear park (in conjunction with the relevant statutory authorities).
- PR 31** Provide for the creation of a public park and children's playground within Prosperous in line with the Council Open Space Strategy (2011), subject to the availability of appropriate sites and funding. (See Zoning Maps V2-1.6A and 1.6B).
- PR 32** Seek the protection of the following trees identified for their amenity value:
  - Line of trees along the avenue from Old Main Street to "The Villa".
  - Group/line of trees along Old Main Street.
- PR 33** Work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

#### 1.6.8.10 Social, Educational, Community and Cultural Development

Prosperous has a strong sense of community, which is evidenced by the existence of local groups such as the Tidy Towns, Parish Committee, Prosperous ICA, Dramatic Society etc. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer, Tennis and Pitch and Putt clubs.

There are two schools in Prosperous, the National School, Scoil an Linbh Iosa and St. Farnan's Post Primary School. The Roman Catholic Church of Our Lady and St. Joseph also serves the local community.

The town is also served by the HSE at Clane Health Centre and by Naas Fire Station. There are also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

The Council's Mobile Library visits Prosperous once every three weeks from September to June.

It is an objective of the Council to:

- PR 34** Support the provision of a civic centre within the town, to be provided at the identified town centre development site.
- PR 35** Make provision for all weather sports facilities on land zoned open space and amenity.
- PR 36** Facilitate the provision of new and/or expanded educational and other community facilities within the town, through the reservation of land for such uses (Refer to Zoning Map V2-1.6A).
- PR 37** Facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

#### 1.6.8.11 Development Site

##### The Study Area

This prominent site c. 1.3ha in area, is bounded to the north by the R403, Prosperous Road, to the east by Reilly's Shopping Complex and Curryhills Park, to the south by St. Farnan's Secondary School and to the west by the local secondary road, to Hatter's Crossroads. See Map 1.6.A Site A\*.

##### Key Design Issues

An opportunity exists to create a physical and commercial synergy between the Old Main Street and the New Main Street, through the development of the infill site which occurs adjacent to the crossroads in the centre of the town. The development of this key site is essential to ensure the consolidation of existing urban fabric of the town which will improve the legibility, function and image of Prosperous. The site in its current state results in a town centre which is disjointed and incoherent and which in turn detracts from the character of Prosperous.

Any future development of these lands will be encouraged to provide fine grained active frontage in the form of a perimeter block. This will create strong street edges, similar to those found in the historic heart of the town along Old Main Street. The

development of the site should not detract from the intrinsic character of Prosperous. Due regard should be paid to its environment and local heritage. New development should therefore respect, learn from and interpret the existing architectural heritage of Prosperous.

The site provides an opportunity to promote the development of community facilities as well as commercial buildings and new homes. Previous studies and public consultations have revealed the need to provide Prosperous with a civic space as well as a public park/playground.

##### Design Objectives (See Figure 1.6.1)

The future development of the site should provide for civic/community purposes, including the provision of a children's playground, expansion of the retail and commercial uses within the town and provide a safe vehicular access from R403.

It is envisaged that a landmark building providing for community use with a possible element within to reflect the character and history of the town, would be located to the east of the lands, adjacent to Curryhills Park and Reilly's shopping complex. This new community building should be set back in line with Reilly's shopping complex in order to provide a new civic space fronting onto the R403. A quality public realm could be achieved using a high standard of finishes and materials.

Development along New Main Street should complement and add to the existing town centre. It is envisaged that the lands east and south of Christy's Pub could be redeveloped to provide for new structures with a strong building line and active frontages. It is envisaged that retail and commercial uses will occur on the ground floor with offices/residential on the upper floors. This strong urban street edge will also have a much needed traffic calming effect particularly along the R403. Access will be addressed by incorporating on-street parking and careful hard and soft landscaping.

A new street will link the R403 with the Primary School along the Local Secondary Road and will provide safe access to both the Primary and Secondary Schools and also provide access to a pocket park which will incorporate a playground.

It is an objective of the Council to:

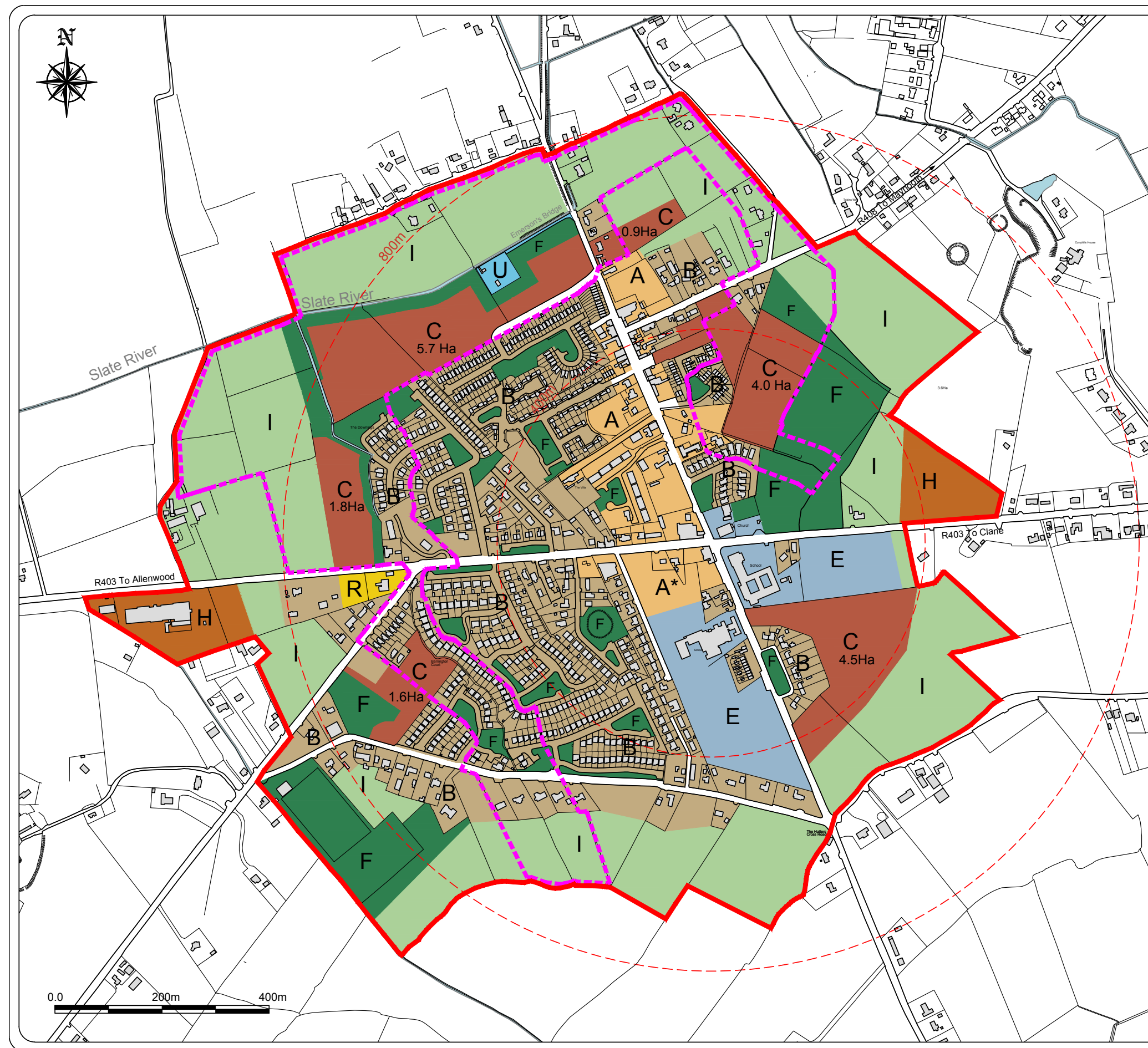
- PR 38** Actively seek the redevelopment of the identified town centre development site for community/civic use.
- PR 39** Ensure that new development has a strong building line and incorporates active frontages thereby improving the legibility, function and image of Prosperous.
- PR 40** Ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.
- PR 41** Provide an attractive streetscape along the R403 Regional Road and the Local Secondary Road by calming traffic flow, providing on street parking and using high quality materials to create a quality public realm.

#### 1.6.9 Zoning Requirements

Lands within Prosperous are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



Figure 1.6.1  
Development Site



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

**Prosperous**  
County Development Plan  
2017 - 2023

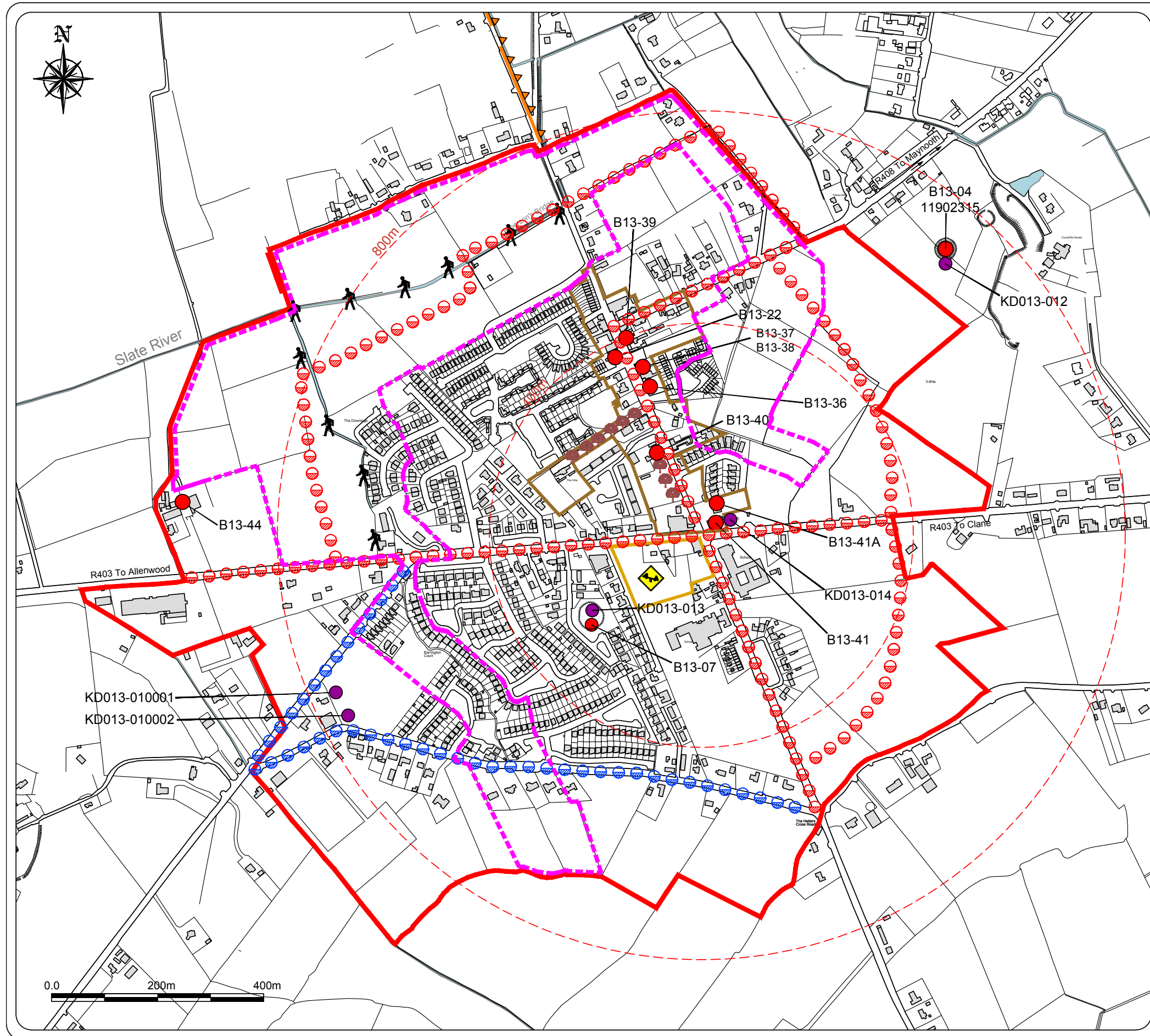
Legend:

- Town Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Industry and Warehousing
- I: Agricultural
- R: Retail and Commercial
- U: Utilities / Services
- Flood Risk Assessment
- Canal/Lakes/Ponds
- Distance from Town Centre  
(at 400m intervals)

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

**Land Use Zoning Objectives**

Date:	February 2017	Map Ref:	V2-1.6A
Scale:	N.T.S.	Drg No:	200/15/741
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	BR



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

**Prosperous**  
 County Development Plan  
 2017 - 2023

- Legend:
- Town Plan Boundary
  - Architectural Conservation Area
  - Flood Risk Assessment
  - Roads Objective
  - Footpath and Cycle Track Objective
  - Walking Route within Linear Park
  - Rivers/Lakes/Ponds
  - Distance from Town Centre (at 400m intervals)
  - RMP Record of Monuments and Places (KD018-014)
  - RPS Record of Protected Structures (B18-12)
  - Tree and Woodland Preservation Objective
  - Scenic Route (No. 40)
  - Opportunity Site (PR40)
  - Playground Objective (PR31)

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

**Objectives**

Date:	February 2017	Map Ref:	V2-1.6B
Scale:	N.T.S.	Drg No:	200/15/741
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	BR

**1.7 RATHANGAN SMALL TOWN PLAN**

**1.7.1 Introduction**

Section 1.7 comprises the written statement for Rathangan and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix for the town.

**1.7.2 Location**

Rathangan is located on the Grand Canal/Slate River, 56km from Dublin and 8km from Kildare town. The town lies 10km north of the M7 and 30km south of the M4. The R401 from Kildare to Edenderry and the R414 from Monasterevin to Allenwood are the major regional routes passing through the town.

**1.7.3 Settlement Form**

Rathangan derives its name from Rath Iomghain, the iron age rath which can still be seen adjoining the Church of Ireland. The town prospered in the 19<sup>th</sup> Century with the opening of the Grand Canal. Much of the present Main Street dates from this era. As the importance of the canal declined with the development of the railways, the town stagnated with relatively little new development in the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Over the past decade, new residential development schemes have been built in the town, catering for the demands for housing from within and outside the town. The town's street pattern reflects its historical development and the natural constraints imposed by the River Slate and Grand Canal to the south.

**1.7.4 Function**

Rathangan is primarily a service centre for north-west Kildare and east Offaly. The services provided include convenience shops, pubs, pharmacies, takeaways, hairdressers, churches and education facilities. The recent downturn in the national economy has brought about the closure of many retail units in the town centre, while others have relocated to the outskirts of the town. Improving the vitality and vibrancy of the town centre by attracting and

sustaining local services is of paramount importance for the future development of the town.

**1.7.5 Population**

The population of Rathangan has increased significantly since the late 1990s. The greatest rate of population change took place between 1996 and 2002 with an increase in population from 1,190 to 1,811. Between 2002 and 2006 the population declined marginally to 1,718. This trend has been significantly reversed as evident from the 2011 Census figures which identified Rathangan as having a population of 2,374 persons. This increase coincides with significant in-migration arising from the development of new housing schemes e.g. Doorley Park, Doorley Court and Pomeroy in the east of the town and Woodview, Yellow Lough Park, Ballyderrig and Preston Brook in the west of the town.

**1.7.6 Socio-Economic Profile**

- From an analysis of the Census 2011 results the following details can be noted:
- Average household size was recorded at 2.8 which is slightly above the national average of 2.7.
  - 68% of the population over 15 years old was employed.
  - 23.3% of the population over 15 years old were unemployed. This is higher than the county average of 17.9%.
  - Daily car usage and long distance out of town commuting is high, with 21.2% of the population aged 5+ years making journeys of greater than an hour. 84% of people in the town travel to work by car and 52% travel to education by car.

**1.7.7 Principles Governing Future Development of the Town**

- The focus of new development will be on:
- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the centre to the edge of the development boundary.
  - Preserving the architectural heritage quality of the town.
  - Supporting employment opportunities while also supporting social inclusion and community development within the town.

- Facilitating the provision of adequate recreational and community facilities.
- Facilitating development in line with the ability of local services to cater for growth.
- Supporting development of renewable energy within and to serve the town.
- Supporting the development of the town's waterways as a means of transportation and tourism potential in the development of walking and cycling routes.
- Protecting and preserving the quality of the landscape in Rathangan, including open space, natural, architectural, archaeological and cultural heritage.

## 1.7.8 Objectives

### 1.7.8.1 Housing

Housing in the town comprises a mix of housing estate developments, one off dwellings, and limited apartment development. The main housing areas are located to the south east of the town on the R401 and to the north west of the town.

The settlement strategy of the 2011-2017 CDP estimated a population target of 2,055 persons for Rathangan, by 2017. This figure was significantly exceeded by 2011. Almost 37% of the population of the town are within the 0-24 age cohorts.

The settlement strategy for County Kildare allocates a housing unit target of 438 units for Rathangan between 2016 and 2023. There has been no significant residential development in Rathangan since 2011. The previous County Development Plan allowed for a significant amount land (c. 37.1ha) that could potentially facilitate c. 742 residential units.

In order to comply with the Core Strategy of this Plan a number of sites are not considered for residential development during this Plan period. This Plan provides for residential development on eight key new residential development sites comprising c.24ha. A further 3.7ha of land zoned for mixed uses could accommodate sustainable residential development of approximately 76 additional units. The development of appropriate infill development on suitably zoned sites will also be encouraged.

Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, and existing valid permissions for development (140 units) on sites C1, C3, C7 and C8 (refer to Map V2-1.7A), it is estimated that the level of potential development on zoned lands

is generally in line with the unit target (See Table 1.1). It can therefore be concluded that this Plan provides sufficient zoned land to accommodate approximately 438 units (residential zoning) and approximately 76 units (mixed use zoning) on c. 25.7ha up to 2023.

It is an objective of the Council to:

- RN 1** Encourage the development of residential schemes over the lifetime of this Plan largely within the Town Centre (A), and New Residential Zones (C1-C9) in accordance with the principles of proper planning and sustainable development.
- RN 2** Facilitate the expansion of the Town Centre in a coordinated and comprehensive manner, providing greater connectivity between the town centre and the Town Centre zoned lands.
- RN 3** Facilitate the regeneration of St Patrick's Park over the period of the Plan.
- RN 4** Seek the satisfactory completion of unfinished housing schemes within the town during the lifetime of the Plan, in the interest of visual and social amenity.
- RN 5** Require that lands zoned C9 (Refer to Map V2-1.7A) provide for lower density residential development at a density of approximately 10 units per hectare.

### 1.7.8.2 Economic Development

Rathangan is a Local Employment Centre in the Economic Development Hierarchy for County Kildare. Sources of employment in the town include Noone Engineering, Michael Pitt Motor Trade and Factors, Dara Core Drilling and Sawing Specialists, Merrimack Transformers, Conlans Garage, The Butcher's Block, the primary and secondary schools, Rathangan Credit Union and several convenience stores. A number of these businesses are located in the two industrial estates to the south of the town, Rathangan Industrial Estate and Acorn Business Park. Agricultural involvement in the wider Rathangan area is also an important contributor to the local economy.

It is an objective of the Council to:

- RN 6** Promote Rathangan as a local employment centre where investment can be focused on creating additional employment opportunities that will sustain the town and its local hinterland and assist in reducing long distance commuting patterns.

- RN 7** Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.

- RN 8** Facilitate the development of an appropriate level of commercial, office, light industrial and warehousing development.

- RN 9** Accommodate a compatible mix of employment uses within the town centre.

### 1.7.8.3 Town Centre

Rathangan town centre comprises a mix of commercial and residential developments and is located to the north and south of the River Slate. Commercial activity is located particularly along Market Square, Chapel Street and Bridge Street. Given the population growth in Rathangan further expansion of the town centre is deemed appropriate.

It is an objective of the Council to:

- RN 10** Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.
- RN 11** Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.
- RN 12** Encourage active retail uses on ground floors in the town centre.
- RN 13** Seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.
- RN 14** Favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.

### 1.7.8.4 Movement and Transport

Rathangan is served by the R401 from Kildare to Edenderry, the R414 from Monasterevin to Allenwood and the R419 from Portarlinton to Rathangan Regional Road. A number of local roads also provide links to the town from surrounding towns and villages. Access to Rathangan is provided by bridge crossings at Rathangan Bridge and Spencer Bridge. Bridges on some of the key access routes into Rathangan are problematic for HGVs.

Traffic congestion in the town centre is also a major problem. Public transport into and out of Rathangan is inadequate to serve its population.

### General Transport

It is an objective of the Council to:

- RN 15** Prepare a Local Traffic Plan for the town that will identify the requirements for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities. It is also an objective to promote as part of the Local Traffic Plan, a network of cycle infrastructure in accordance with the NTA National Cycle Manual.
- RN 16** Monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.
- RN 17** Investigate the role and use of a lower speed limit within the town centre area to improve safety for pedestrians and cyclists.
- RN 18** Provide and upgrade public lighting throughout the town as the need arises.

### Sustainable Transport

It is an objective of the Council to:

- RN 19** Provide a high quality footpath network throughout the town by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as necessary on the following routes:
  - (i) Along the R401 Regional Road between the development boundaries of the town, including the town centre along Bridge Street, Market Square and Main Street.
  - (ii) Along the R414 Regional Road from Market Square to the development boundary.
  - (iii) Along the R419 Regional Road from Main Street to the development boundary.
  - (iv) Along the R414 Regional Road from Rathangan Bridge to the development boundary.
  - (v) Along the L7003 local road from its junction with the R414 Regional Road

to its junction with the R401 regional road, including improved pedestrian facilities across Spencer Bridge, the crossing of the Slate River and the junction with the R419 Regional Road.

- RN 20** Provide amenity pedestrian and cycle infrastructure along both sides of the Slate River and the Grand Canal.
- RN 21** Promote and secure the provision of cycle parking facilities within the town and at all public facilities.
- RN 22** Co-operate with public transport service providers to ensure that adequate public transport services are provided for the town.
- RN 23** Promote and secure the provision of bus stops and shelters at appropriate locations in the town.

#### Roads and Streets

It is an objective of the Council to:

- RN 24** Seek the completion of the link road between the R419 Regional Road (a) and the R401 regional road at Bog Cross Roads (b) as shown on Map V2-1.7B) and to seek to have this link opened to the public.
- RN 25** Seek the construction and/or completion of the following transport link/ and to preserve these routes free from development:
- From the R419 to R401 link road to Yellow Lough Cross Roads.
  - From the R401 Regional Road at Yellow Lough Cross Roads to the R414 regional road. From the R414 Regional Road at the end of New Street to the R401 Regional Road including new crossings of the Slate River and the Grand Canal.
- RN 26** Realign the L7003 Local Road from the Slate River to the R414 Regional Road, including the upgrading of Spencer Bridge and improvements to the junction with the R414 Regional Road.
- RN 27** Close the junction between the L7003 local road and the R419 regional road upon the opening of the new links between the R419 and R401 Regional Roads.

#### Parking

It is an objective of the Council to:

- RN 28** Examine the feasibility of providing additional off street public car parking within close proximity to the town centre.
- RN 29** Provide accessible car parking spaces at appropriate locations throughout the town.
- RN 30** Ensure that all new development contains an adequate level of parking provision with regard to the policies outlined in the CDP, and to the standards set out in Volume 1, Chapter 17 of this Plan.

#### 1.7.8.5 Water, Drainage and Environmental Services

##### Water Supply

Water supply in Rathangan is a blended supply i.e. consists of a combination of water from the Ballymore Reservoir and water from the local wellfields. The water supply is adequate to meet the present and future needs of the town.

It is an objective of the Council to:

- RN 31** Improve and expand the water supply to Rathangan in conjunction with Irish Water.

##### Wastewater

Rathangan is served by its own wastewater treatment plant. The waste water treatment plant has an existing design capacity of 4,000 population equivalent (P.E.) which is more than adequate to serve the development demands over the period of this Plan.

It is an objective of the Council to:

- RN 32** Ensure that the public sewerage network is extended to service the development needs of the town and to investigate the feasibility of upgrading the waste water treatment network in the Newtown area of the town.
- RN 33** Promote and facilitate the changeover from septic tanks to mains connections in all cases where this is feasible.

##### Surface Water/ Flood Protection and Management

In order to reduce surface water run-off and to minimise the risk of flooding, the development of lands in Rathangan should be in accordance with Sustainable Drainage System (SuDS) principles in compliance with the 'Greater Dublin Strategic Drainage Study'. Refer to Volume 1, Chapter 7, Section 7.3.5 of this Plan.

A Strategic Flood Risk Assessment of the town has identified lands within the town boundary which will be the subject of site specific Flood Risk Assessments appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map V2-1.7A of this Plan.

It is an objective of the Council to:

- RN 34** Require separate foul and surface water systems for all future developments.
- RN 35** Ensure that development proposals for lands identified by the dashed Pink line on Map V2-1.7A shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

##### Water Quality

Rathangan lies within the South Eastern River Basin District and a River Basin Management Plan 2009-2015 has been prepared. The Slate River which flows through the town is a tributary of the Figile River, which is a tributary of the River Barrow. The Slate River waterbody is located within the Figile Water Management Unit Action Area. The Figile River has been classified as having 'Bad Status' and the Slate River has been classified as having 'Poor' status. Policies in relation to the maintenance and improvement of water quality are set out in Volume 1, Chapter 7 of the Plan.

It is an objective of the Council to:

- RN 36** Improve water quality in Rathangan in accordance with European and National legislation.

##### Environmental Services

Household refuse collection in County Kildare has been outsourced to private licensed waste operators. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A "Bring Bank" recycling facility is provided by the Council in Toughers Filling Station on the Kildare Road for the recycling of beverage cans, glass bottles, jars and textiles. Both primary schools in Rathangan are actively involved in the Green Flag recycling environmental programme. This programme encourages pupils to improve the local environment in terms of litter, recycling, energy and water conservation.

It is an objective of the Council to:

- RN 37** Provide for new and improved recycling facilities in the town, subject to the availability of finance.

#### 1.7.8.6 Energy and Communications

In line with the policies and objectives outlined in Volume 1, Chapter 8 of this Plan, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

It is an objective of the Council to:

- RN 38** Liaise with the ESB to investigate and encourage where possible the ducting and underground re-routing of overhead powerlines in Rathangan in tandem with other work programmes such as road re-surfacing and footpath construction works.
- RN 39** Promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.

#### 1.7.8.7 Retail and Commercial Development

Rathangan is identified as a Level 4, Tier 1 Small Town Centre in the Kildare County Retail Hierarchy as set out in Volume 1, Chapter 9 of this Plan.

The main convenience store is located on Chapel Street. Smaller independent businesses are located along the Main Street and Bridge Street and also at Toughers Filling Station. Other services include a pharmacy, butchers, florist, hot food take aways, bookmakers and public houses. The residents of the town and its surrounding area have to travel to higher order centres to meet the majority of their shopping needs. Vacant retail floor space is high for a centre of its size. The development of the proposed new river crossing would help reduce traffic flows through the town centre, improve the amenity of the town centre and encourage the expansion of the retail offer in the town.

It is an objective of the Council to:

- RN 40** Actively encourage the provision of shops and services to consolidate and strengthen the role of Rathangan Town Centre in meeting the needs of its population and of the hinterland that it serves.
- RN 41** Encourage the use of vacant, underutilised and/or redundant buildings throughout the town for retail/commercial use.

**RN 42** Ensure that the design of shop fronts, advertisements and signage are in accordance with the Kildare Shopfront Guidelines (2013) and conform to the overall form and structure of the buildings to which they are attached.

### 1.7.8.8 Architectural and Archaeological Heritage

#### Architectural

Rathangan possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. The current Record of Protected (RPS) Structures identifies 29 no. structures within the development boundary of Rathangan.

An Architectural Conservation Area has also been designated in the town centre of Rathangan. This relates to the historic core of the town. New development in the ACA will only be permitted if it can be demonstrated that it will not harm the character or appearance of the area. This Plan, together with Volume 1, Chapter 12 Architectural and Archaeological Heritage, will work to ensure the protection, conservation and management of the architectural and archaeological heritage of the town and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.

#### Archaeological

The ringfort adjacent to the Church of Ireland, KDO17-011001 is on the Record of Monuments and Places. This has been subject to a Preservation Order pursuant to the National Monuments Acts 1930-2004. Rathangan was also designated a Zone of Archaeological Potential in the Urban Archaeological Survey of Kildare (1986). Policies and objectives for Archaeological Heritage are contained in Volume 1, Chapter 12.

It is an objective of the Council to:

**RN 43** Protect and enhance the character of the Architectural Conservation Area delineated on Map 12.8, Volume 1, Chapter 12. The repair and refurbishment of existing buildings will be favoured over demolition and new build.

**RN 44** Protect the archaeological heritage of the town within the Zone of Archaeological Potential and in the vicinity of sites listed on the Sites and Monuments Record.

#### Natural Heritage

Rathangan is located on the Grand Canal and the River Slate. The Grand Canal is designated as a proposed Natural Heritage Area (NHA). The protection and conservation of these areas is important from a local and international perspective. The Slate River is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river. A mature stand of mixed trees, including conifers, poplars and whitethorn, lines the southern bank of the River Slate. These trees screen the Drummonds Mill site from the town and constitute an important visual and ecological amenity feature. New development will not be permitted within a minimum of 10m from either side of the watercourse measured from the top of the river bank.

Any development proposal within the vicinity of or potentially having an effect on a designated site (eg, the Slate River is a tributary of the River Barrow and River Nore SAC) will be subject to the requirements of the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).

It is an objective of the Council to:

**RN 45** Preserve views and prospects to and from the River Slate and the Grand Canal and to ensure that further development along the water system does not affect the quality of either the scenic viewpoint or the amenity of the waterways. New development adjacent to the riverside and canal amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available.

**RN 46** Identify trees which are worthy of protection and seek their retention.

**RN 47** Retain the established tree line along the River Slate except where the removal of same is necessary for the purpose of achieving greater permeability between the town centre and the mill site.

**RN 48** Protect views to and from Rathangan Bridge (See Map V2-1.7B).

### 1.7.8.9 Recreation, Amenity and Open Space

Rathangan has a wide variety of sporting and social clubs throughout the town. It also possesses a wide range of amenity assets, both within and outside the town boundary. The banks of the Grand Canal and the River Slate offer potential for developing passive recreational areas. Amenity areas outside the town boundary include Killinthomas Wood and Lullymore Heritage Park. It is intended to create a walking route from Rathangan town centre to Killinthomas wood.

The Council's Open Space Strategy (2011) identified that Rathangan needs a further 6 ha open space provision in the town. The provision of such a facility will depend on the availability of an appropriate site(s) and necessary funding.

It is an objective of the Council to:

**RN 49** Work with and support recreational groups within the town in an effort to enhance the recreational amenity of the town and its wider area.

**RN 50** Develop a walking link from the town centre to Killinthomas woodlands.

**RN 51** Protect the Grand Canal and the Slate River as the town's major amenities and encourage this area to develop as a major recreational resource.

### 1.7.8.10 Social, Community and Cultural Development

Rathangan has a strong sense of community, which is evidenced by the existence of local groups such as the Rathangan Community Association, the Tidy Towns, the Parish Welfare Association, the Community Hall and the Development Association. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer Club and the Tennis Club.

It is an objective of the Council to:

**RN 52** Facilitate and promote the upgrading and enhancement of the community facilities in the town.

### 1.7.8.11 Education/Childcare/Community Services

There are three schools in Rathangan, two primary schools (Bunscoil Naoimh Bhride and St Patrick's Boys School) and a Secondary School (Ard Scoil Ratha Iomghain). The town is also served by a Medical

Centre and a HSE Health Centre. There are a number of privately operated childcare facilities within the town catering for the childcare needs of residents.

Rathangan Cemetery is located outside the development boundary of the town. An extension of the graveyard together with car-parking may be required over the life of this Plan.

Rathangan Public Library operates from the Canal Court development on the south bank of the canal.

It is an objective of the Council to:

**RN 53** Facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

### 1.7.8.12 Development Site

#### The Study Area

The site lies to the south of the R401 from Kildare to Edenderry, to the rear of a row of detached storey and a half dwellings (C4 on Map V2-1.7A). The site is bounded on three sides for the most part, by housing that backs onto the subject site. The views of the woodlands to the south provide a scenic backdrop. Access to the site from the main road (R401) Kildare to Edenderry Road is limited with the only potential location for access through the existing undeveloped plot of land north of the subject site.

#### Key Design Issues

An opportunity exists to develop the site for residential use and public open space. Given the site's location between St Patrick's Park and the Meadows and Beechgrove housing estates, development of this site would allow for increased permeability and linkages to and from the neighbouring housing estates. The development of the site provides an opportunity for housing to back onto existing housing developments, thereby increasing the security for existing residents.

Any future development of these lands should create a permeable layout that is clear and legible with a hierarchy of street and building blocks. The dwellings should be designed to present continuous street frontages and passive surveillance onto streets and the public realm.

It is an objective of the Council to:

**RN 54** Actively seek the development of site C4 for residential and public open space purposes in accordance with Kildare County Development Plan standards.

**RN 55** Create a high quality design of built form and the public realm to include a hierarchy of streets with tree lined avenues, primary and secondary residential streets incorporating cycle lane, shared streets and homezones.

**RN 56** Create a network of green spaces enabling permeability between neighbouring estates, linking landscaped shared streets/home zones and open spaces.

**RN 57** Create a child friendly safe living environment with the provision of open spaces and play areas designed to cater for all ages.

**RN 58** Require a detailed Masterplan to be agreed with the Planning Authority in advance of any planning application for development of the 'A Town Centre' zoning on the lands of the former Drummonds Mill site. The Masterplan shall specifically address the following:

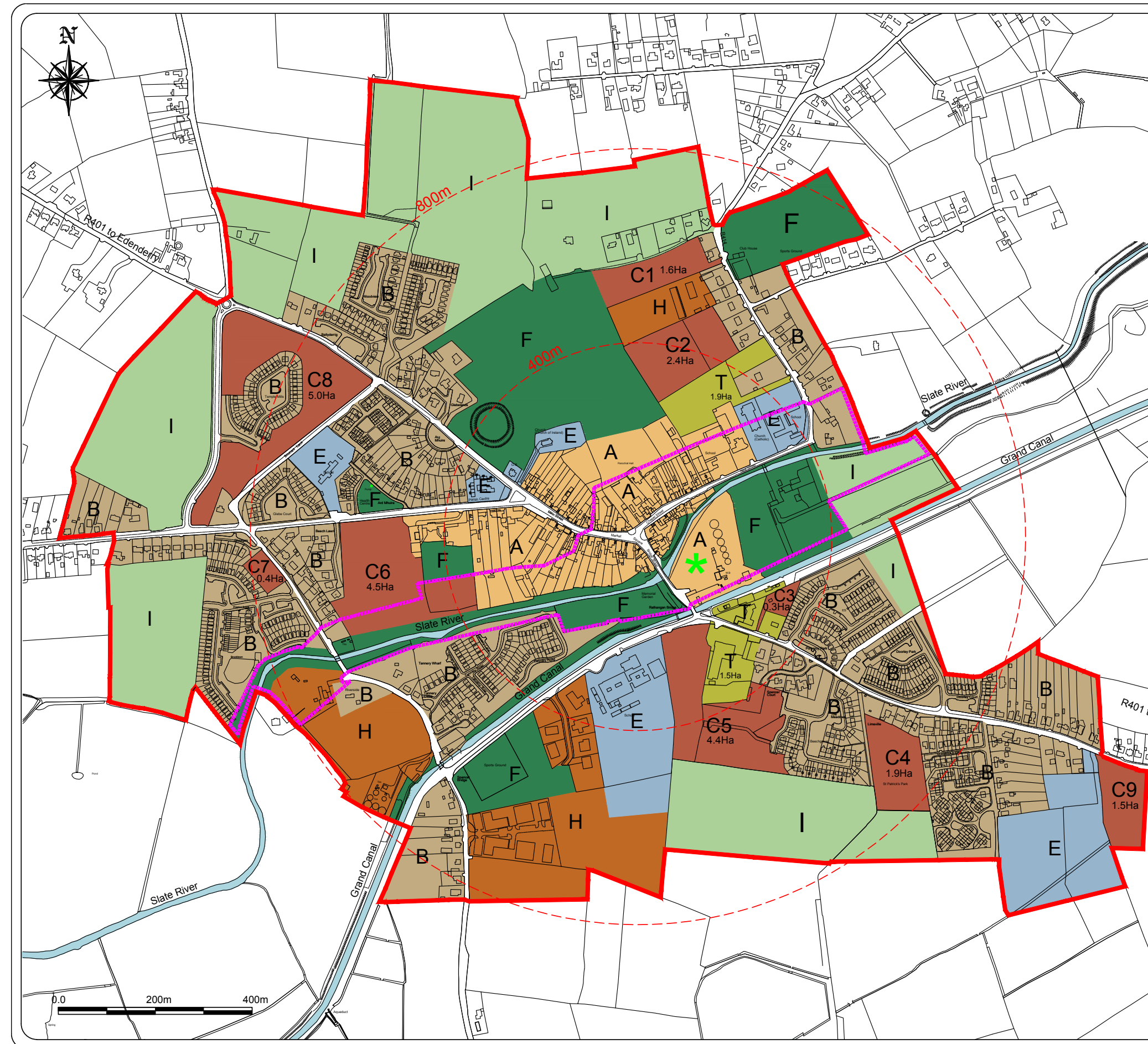
- The sensitive management and reuse of the two protected structures on site.
- The type and scale of land uses to be accommodated at the subject site.
- The sensitive management of the environmental constraints adjoining the site including the Grand Canal

pNHA, and the Slate River (tributary of the River Barrow and River Nore SAC), protected views from Rathangan Bridge and protection of the mature trees which are to be preserved as per the Rathangan Objectives Map (Map V2-1.7B).

- The provision of footpath and cycle routes adjacent to the Grand Canal and Slate River as per the Rathangan Objectives Map (Map V2-1.7B).
- A site specific flood risk assessment.
- No development shall occur within 10m from the Slate River.
- The provision of community/civic facilities and open space, having regard to the high amenity value of the area.

### 1.7.9 Zoning Requirements

Lands within Rathangan are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



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

**Rathangan**  
County Development Plan  
2017 - 2023

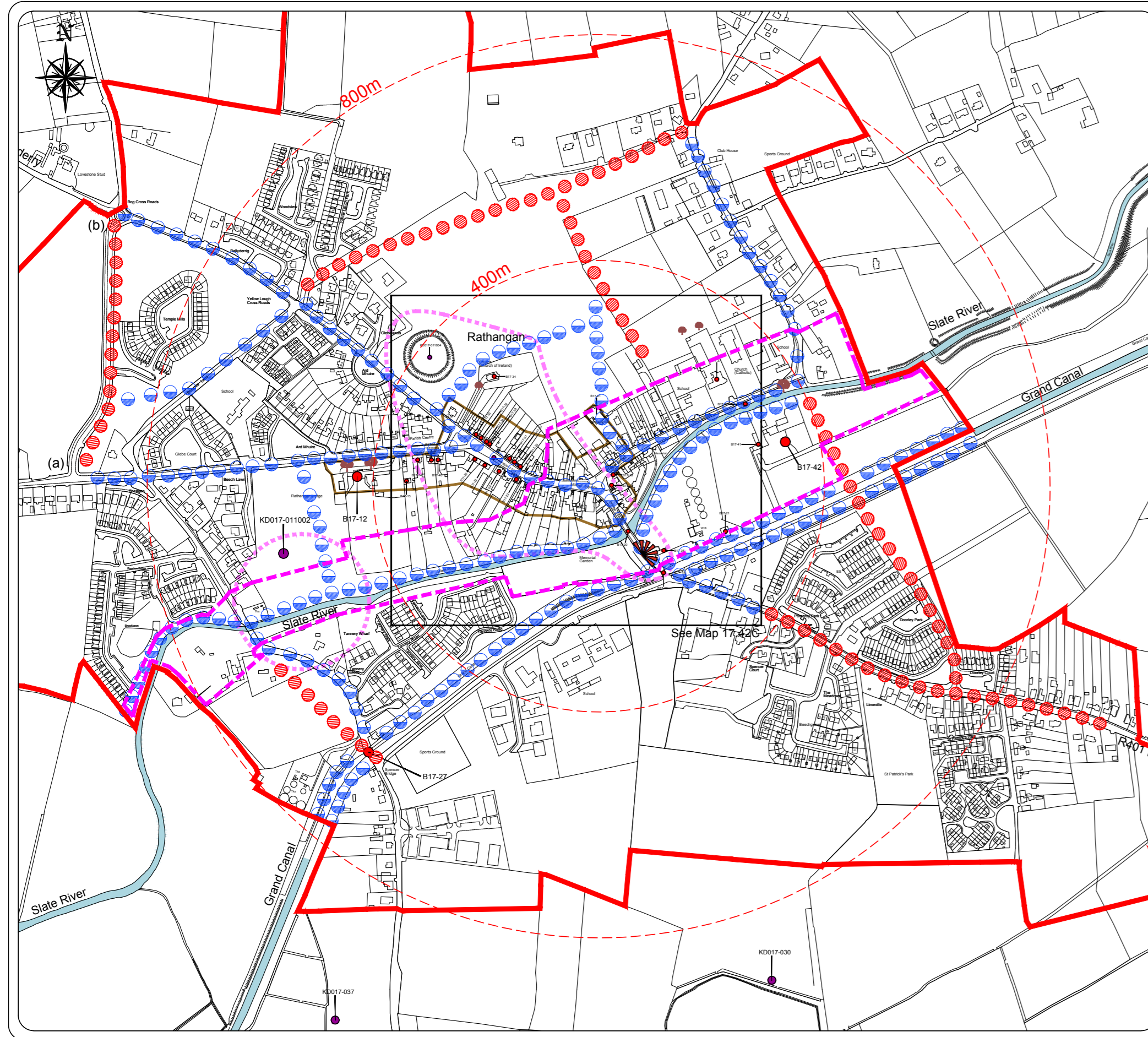
Legend:

- Town Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Light Industry and Warehousing
- I: Agricultural
- T: General Development
- Flood Risk Assessment
- River Slate & Grand Canal
- Distance from Town Centre (at 400m intervals)
- Site subject to a Masterplan Objective (RN58)

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

### Land Use Zoning Objectives

Date:	February 2017	Map Ref:	V2-1.7A
Scale:	N.T.S.	Drg No:	200/15/742
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)		Drawn by:	Checked by:
		MK	BR



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

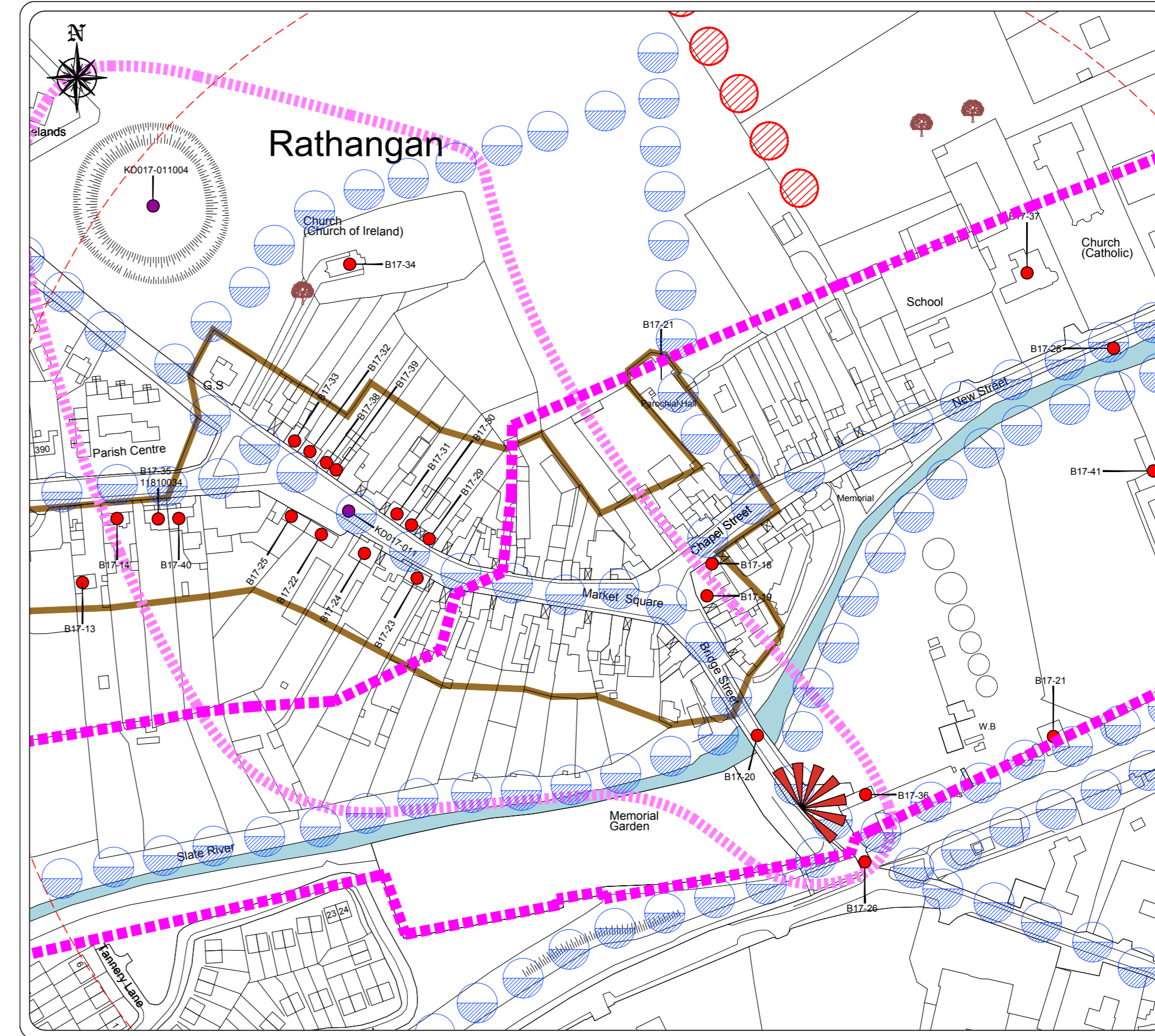
**Rathangan**  
 County Development Plan  
 2017 - 2023

- Legend:
- Town Plan Boundary
  - Architectural Conservation Area
  - Zone of Archaeological Potential
  - Flood Risk Assessment
  - Roads / Junction Objective
  - Footpath and Cycle Track Objective
  - River Slate and Grand Canal
  - Distance from Town Centre (at 400m intervals)
  - RPS Record of Protected Structures (B18-12)
  - RMP Record of Monuments and Places
  - Tree and Woodland Preservation Objective
  - Scenic Routes and Viewpoints (19,GC24)

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

**Objectives**

Date: February 2017	Map Ref: V2-1.7B
Scale: N.T.S.	Drg No: 200/15/742
© Ordnance SurveyIreland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)	Drawn by: MK Checked by: NH



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

**Rathangan**  
 County Development Plan  
 2017 - 2023

- Legend:
- Town Plan Boundary
  - Architectural Conservation Area
  - Zone of Archaeological Potential
  - Flood Risk Assessment
  - Roads / Junction Objective
  - Footpath and Cycle Track Objective
  - River Slate and Grand Canal
  - Distance from Town Centre (at 400m intervals)
  - RPS Record of Protected Structures (B18-12)
  - RMP Record of Monuments and Places
  - Tree and Woodland Preservation Objective
  - Scenic Routes and Viewpoints (19,GC24)

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

**Objectives**  
 (Town Centre)

Date: February 2017	Map Ref: V2-1.7C
Scale: N.T.S.	Drg No: 200/15/742
© Ordnance SurveyIreland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)	Drawn by: MK Checked by: NH



## 1.8 SMALL TOWNS LAND USE ZONING

Land within the development boundaries of Small Town and Environs Plans are zoned for various land uses in accordance with Section 10 of the Planning and Development Act 2000 (as amended). The provisions of Part V of the Planning and Development Act 2000 (as amended) apply to lands zoned for residential use or a mixture of residential and other uses. Table 1.8.1 sets out the zoning objectives for all the zoning categories identified in each the Small Town Plans. Table 1.8.2 sets out the accompanying matrix. Maps V2-1.2A – 1.7A illustrate the land use zonings and development boundaries for each town.



Table 1.8.1

Small Towns - Land Use Zoning Objectives

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including residential, commercial, office and civic use.</b></p> <p>The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. 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 shall not be out of character with the already established town centre area. Retail developments shall have regard to Volume 1, Chapter 9, Retail of the Plan and in particular Sections 9.4.9 (Hinterland Area: Small Town Centres) and 9.4.10 (Hinterland Area : Village Centres) of the Plan. Warehousing and other industrial uses will generally not be permitted in the town centre.</p>
B	Existing Residential/ Infill	<p><b>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</b></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><b>To provide for new residential development.</b></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>
C*9	Rathangan	<p><b>To provide for low density residential development.</b></p> <p>This zoning shall provide for low-density residential development at a maximum of 4 units per acre (10 units per hectare). Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission shall be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses. A design brief shall be also be submitted outlining principle design features for the overall scheme. Each individual applicant shall then submit their own design and apply for full permission on a serviced site.</p>
E	Community and Educational	<p><b>To provide for community and educational facilities.</b></p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>

E1	Derrinturn	<p><b>To provide for a nursing home.</b></p> <p>This zoning objective provides for the development of a nursing home at this location, with no greater than 24 associated independent living units to be provided on the site. Residential units constructed on 'E1' shall be provided as ancillary to the primary use of the site to accommodate a nursing home. The use of any of these units other than as ancillary accommodation specifically to the nursing home shall not be permitted.</p>
F	Open Space and Amenity	<p><b>To protect and provide for open space, amenity and recreation provision.</b></p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the towns.</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>
H	Industry and Warehousing	<p><b>To provide for new warehousing and industrial development.</b></p> <p>This zoning provides for new warehousing and industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>
I	Agricultural	<p><b>To retain and protect agricultural uses.</b></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>
KIE	Equine Based Leisure, Tourism and Enterprise	<p><b>To develop equine based industry at Goffs</b></p> <p>This zoning objective is to facilitate the expansion of an existing equine based development at Kill. This zone is for equine based leisure tourism and enterprise. Any development must be equine based and fully integrated within this primary focus of activities on the site. Any application for development shall be accompanied by a Traffic and Transport Assessment carried out by the applicant to determine the impact on the Kill Junction and M7 mainline.</p>
R	Retail and Commercial	<p><b>To provide for commercial development</b></p> <p>The purpose of this zoning is to provide a retail park for the sale of bulky goods and office development only.</p>
T	General Development	<p><b>To provide for general development.</b></p> <p>This zoning provides for a wide range of uses including office, leisure, residential, retail and light industrial / employment use. In this zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
U	Utilities/ Services	<p><b>To provide for and improve public facilities.</b></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>
V	Equestrian	<p><b>To develop Kill Equestrian Centre.</b></p> <p>The purpose of this zoning is to facilitate the further development of Kill International Equestrian Centre. The primary use within this zone is equestrian related activities such as stabling, indoor and outdoor performance arenas, hay barns, veterinary centre and associated offices and car parking. A limited amount of self catering accommodation associated with the equestrian centre may be acceptable in this land use zoning.</p>

Table 1.8.2  
Definition of Terms

<b>Zoning Matrix</b>	<p>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 1.8.2) 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.</p> <p>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.</p>
<b>Definition of Terms</b>	
<b>Permitted in Principle</b>	The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 1.8.1 of this Plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives set out in other chapters of the Plan.
<b>Open for Consideration</b>	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.
<b>Not Permitted</b>	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 1.8.2) will not be permitted.
<b>Other Uses</b>	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.
<b>Non-Conforming Uses</b>	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.
<b>Transitional Areas</b>	<p>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.</p> <p>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.</p> <p>Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.</p>

Table 1.8.3  
Small Towns – Land Use Zoning Matrix

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Light Industry & Warehousing	I: Agriculture	KEI: Equine Based Leisure, Tourism & Enterprise	R : Retail & Commercial	T: General Development	U : Utilities/ Services	V: Equestrian
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N
Car Park	Y	N	N	O	N	O	N	O	Y	O	O	O
Cattle Shed / Slatted Unit / Broiler House	N	N	N	N	N	O	Y	O	N	O	N	N
Cemetery	O	N	N	Y	N	N	N	N	N	O	N	N
Community / Recreational / Sports Buildings	Y	O	O	Y	Y	O	N	Y	N	Y	N	Y
Crèche / Playschool	Y	O	Y	Y	O	O	O*	Y	N	O	N	O
Cultural Uses / Library	Y	O	O	Y	Y	O	N	Y	N	Y	N	Y
Dancehall / Disco	Y	N	N	N	N	N	N	N	N	O	N	N
Dwelling	Y	Y	Y	O	N	N	O	N	N	O	N	O
Funeral Homes	Y	N	N	Y	N	O	N	N	O	O	N	N
Garage / Car Repairs	N	N	N	N	N	Y	N	N	N	O	N	N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	N	Y	N	O	N	O
Heavy Commercial Vehicle Park	N	N	N	N	N	Y	N	N	O	O	N	N
Hot Food Take Away	O	N	N	N	N	N	N	N	N	O	N	N
Light Industry	O	N	N	N	N	Y	N	O	O	O	N	N
Medical Consultant / Health Centre	Y	O	O	Y	N	N	N	O	N	Y	N	O
Motor Sales	N	N	N	N	N	N	N	N	Y	O	N	N
Nursing Home	Y	Y	Y	Y	N	N	N	N	N	Y	N	N
Offices	Y	N	N	O*	N	O*	N	O	Y	O	N	O
Park / Playground	Y	Y	Y	Y	Y	Y	O	Y	N	O	N	Y
Petrol Station	O	N	O	N	N	N	O	O	Y	O	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	N	O	N	N
Playing Fields	O	O	O	Y	Y	Y	O	Y	N	Y	N	Y
Pub	Y	N	N	N	N	N	N	O	N	O	N	N
Restaurant	Y	O	O	O*	N	N	N	O	N	O	N	O
School	Y	O	O	Y	N	N	N	O	N	O	N	O
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	O	N	O*
Shop (Convenience)	Y	O	O	O	N	N	N	O	Y	O	N	N
Stable Yard	N	N	N	N	N	N	Y	Y	N	O	N	Y
Tourist Related Facilities	Y	O	O	O	N	O	O*	O	N	O	N	O
Utility Structures	O	O	O	O	O	O	O	Y	N	O	Y	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	Y	N	O	Y	O	N	N
Workshops	O	O	N	N	N	Y	O	Y	N	O	N	O

Y = Permitted in Principle      O= Open for Consideration      N= Not Permitted

Table 1.8.3  
Small Towns –  
Land Use Zoning Matrix



## 1.9 ENVIRONS PLANS

This section zones lands that are currently located outside a specific Local Area Plan boundary. Each Plan has an associated zoning objective and is dealt with in a land use zoning matrix as set out in Tables 1.9.1 - 1.9.3.

Following the implementation of the Local Government Reform Act 2014, this development plan incorporates the areas formerly within the administrative areas of Naas and Athy Town Councils. The County Development Plan 2017-2023 will replace the Naas and Athy Town Development Plans when adopted and Local Area Plans will be prepared for Naas and Athy. The Environs Plan for Naas South and West as set out under the Kildare County Development Plan 2011-2017 will be subsumed into a Naas Local Area Plan while the Athy Environs Plan will be subsumed into an Athy Local Area Plan.

The Kill Environs Plan is now incorporated into the Kill Small Town Plan (refer to Section 1.5 in this chapter), while the Naas Environs North Plan (covering the Johnstown Garden Centre site north of the N7) has been incorporated into the Johnstown Village Plan (refer to Volume 2, Section 2.5.7). The Environs Plans for Blessington, Kilcock and the industrial lands at Ladytown, Naas have been retained in this Plan.



### 1.9.1 Blessington Environs

The Council has zoned lands in the environs of Blessington, as indicated on Map V2-1.9.1 for C New Residential and B Existing Residential and Infill purposes. Table 3.4 of the Settlement Strategy identifies a unit target of 325 for the New Residential lands. This figure takes cognisance of the fact that a significant amount of the lands are unsuitable for residential development due to flooding. An objective to provide a school on the lands and an objective for a link road through the lands are also provided for in this Environs Plan.

#### C: New Residential

This zoning is for new residential and associated uses and as provided for under objectives BEO 2 and BEO 3 below. This zoning shall facilitate the future expansion of Blessington in co-operation with Wicklow County Council.

#### B: Existing Residential / Infill

To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.

#### Objectives: Blessington Environs

It is an objective of the Council to:

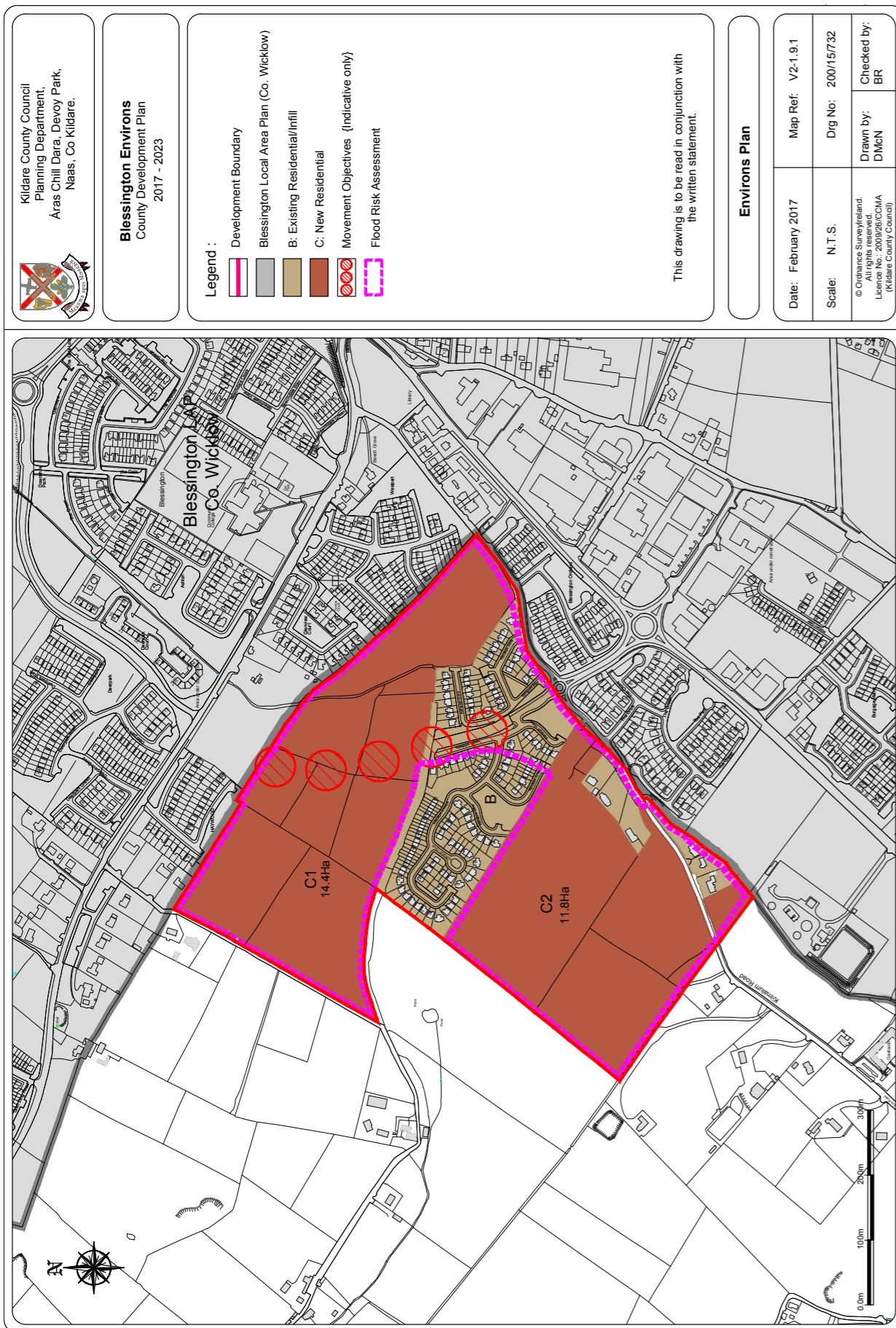
- BEO 1** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.1 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
- BEO 2** Facilitate the development of a school on the C1 New Residential lands.
- BEO 3** Seek the construction of a new link road through the C1 New Residential Lands from the Naas Road to the Kilmalum Road as illustrated on Map V2-1.9.1.

The Council has zoned lands in the environs of Blessington, as indicated on Map V2-1.9.1 as follows:

Table 1.9.1  
Blessington Environs- Zoning Matrix

Land Use	C: New Residential	B: Existing Residential/Infill
House	Y	Y
Flat	N	Y
Guesthouses / Hotel	N	O
Restaurant	N	O
Public House / Function Rooms	N	N
Conference Facilities	N	N
Medical / Consultant	N	O
Health Centre / Clinic	N	O
Nursing Home	N	O
Sports Club And Grounds	N	O
Recreational Buildings	N	O
Library / Art Gallery	N	O
Professional Offices (Class 2)	N	N
Offices (Class 3)	N	N
Garages / Panel Beating	N	N
Car Park	N	N
Commercial Vehicle Park	N	N
Retail Outlet	N	N
Wholesale Outlet	N	N
Warehouse	N	N
General Industry	N	N
Light Industry	N	N
Special Industry	N	N
Workshop	N	N
Major Playing Fields	N	O
Park / Playground	N	O
Camping Site	N	N
Caravan Park	N	N
Cattle Shed / Slatted Unit	N	N
Broiler House	N	N
Stable Yard / Stables	N	N
Amusement Centre / Arcade	N	N
Take Away	N	N
Utility Structures	N	O
Play school / Crèche	O	O
School	O	N

Y = Permitted in Principle    O= Open for Consideration    N= Not Permitted



### 1.9.2 Kilcock Environs

The Council has zoned lands in the environs of Kilcock as indicated on Map V2-1.9.2 for uses as outlined below:

#### KE 1: Integrated Leisure Development

This zoning objective is to facilitate the provision of an integrated leisure development, including golf course, hotel and tourist accommodation, conference and leisure facilities and equestrian centre, together with limited housing not exceeding 50 dwelling units in total. Any additional housing units shall be for tourist accommodation only and not for sale.

#### Objectives: Kilcock Environs

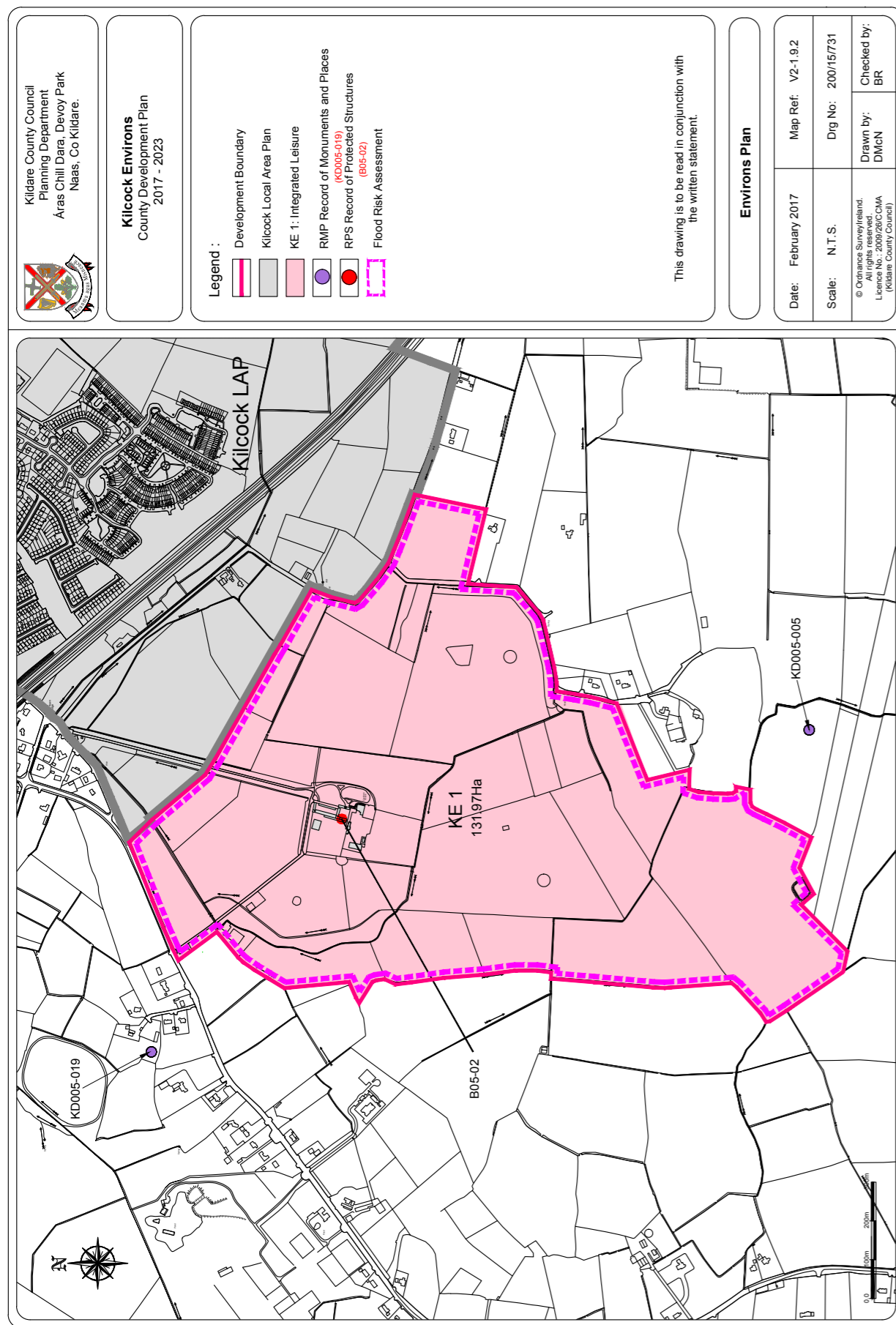
It is an objective of the Council to:

**KEO 1** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.2 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Table 1.9.2

Kilcock Environs - Zoning Matrix

Land Use	KE 1 Integrated Leisure Development
House	Y
Flat	O
Guesthouses / Hotel	Y
Restaurant	O
Public House / Function Rooms	O
Conference Facilities	Y
Medical / Consultant	N
Health Centre / Clinic	O
Nursing Home	O
Sports Club And Grounds	O
Recreational Buildings	Y
Library / Art Gallery	O
Professional Offices (Class 2)	N
Offices (Class 3)	N
Garages / Panel Beating	N
Car Park	O
Commercial Vehicle Park	N
Retail Outlet	N
Wholesale Outlet	N
Warehouse	N
General Industry	N
Light Industry	O
Special Industry	N
Workshop	N
Major Playing Fields	O
Park / Playground	O
Camping Site	O
Caravan Park	O
Cattle Shed / Slatted Unit	N
Broiler House	N
Stable Yard / Stables	Y
Amusement Centre / Arcade	N
Take Away	N
Utility Structures	O
Play School / Crèche	O
School	N



### 1.9.3 Ladytown Environs

The Council has zoned additional lands at Ladytown as indicated on Map V2-1.9.3 for the uses as outlined below:

#### Zoning Objectives

In the case of the landuse zonings, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at Osberstown Wastewater Treatment Plant.

#### NE 1: Industry/Warehousing

The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up area of Naas, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network.

#### Objectives: Ladytown Environs

It is an objective of the Council to:

**LEO 1** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.3 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

**NE 1** Ensure that the purpose of this site is to provide for the development of industrial and warehousing uses and other uses including Nursing Home, Film Studio and Hotel.

Table 1.9.3

Ladytown Environs - Zoning Matrix

Land Use	NE 1
Broiler House	N
Car Parks	Y
Cattle Shed / Slatted Unit	N
Cemetery	N
Cinema, Dancehall, Disco	N
Community Hall / Sports Hall	O
Crèche / Playschool	O
Cultural Uses / Library	N
Dwelling	N
Film Studio	O
Funeral Home	Y
Garages, Panel Beating & Car Repairs	Y
Guest House / Hostel	N
Halting Site	O
Health Centre	O
Heavy Commercial Vehicle Park	Y
Hot Food Take Away	N
Hotel	O
Industry	Y
Industry (Light)	Y
Medical And Related Consultant	O
Motor Sales	Y
Nursing Home	O
Offices	O
Park / Playground	O
Petrol Station	Y
Place Of Worship	N
Playing Fields	O
Pub	N
Recreational Buildings	O
Store, Depot	Y
Restaurant	O
Residential	N
Retail Warehouse	N
School	N
Shop (Comparison)	N
Shop (Convenience)	O
Stable Yard	O
Tourist Facilities	N
Utility Structures	Y
Warehouse (Wholesale)	Y
Waste Incinerator	N
Workshops	Y

