



KILDARE COUNTY

**DEVELOPMENT
PLAN
2017–2023**

VOLUME 2



KILDARE COUNTY
**DEVELOPMENT
PLAN
2017–2023**

VOLUME 2

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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 ¹	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

¹ 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:

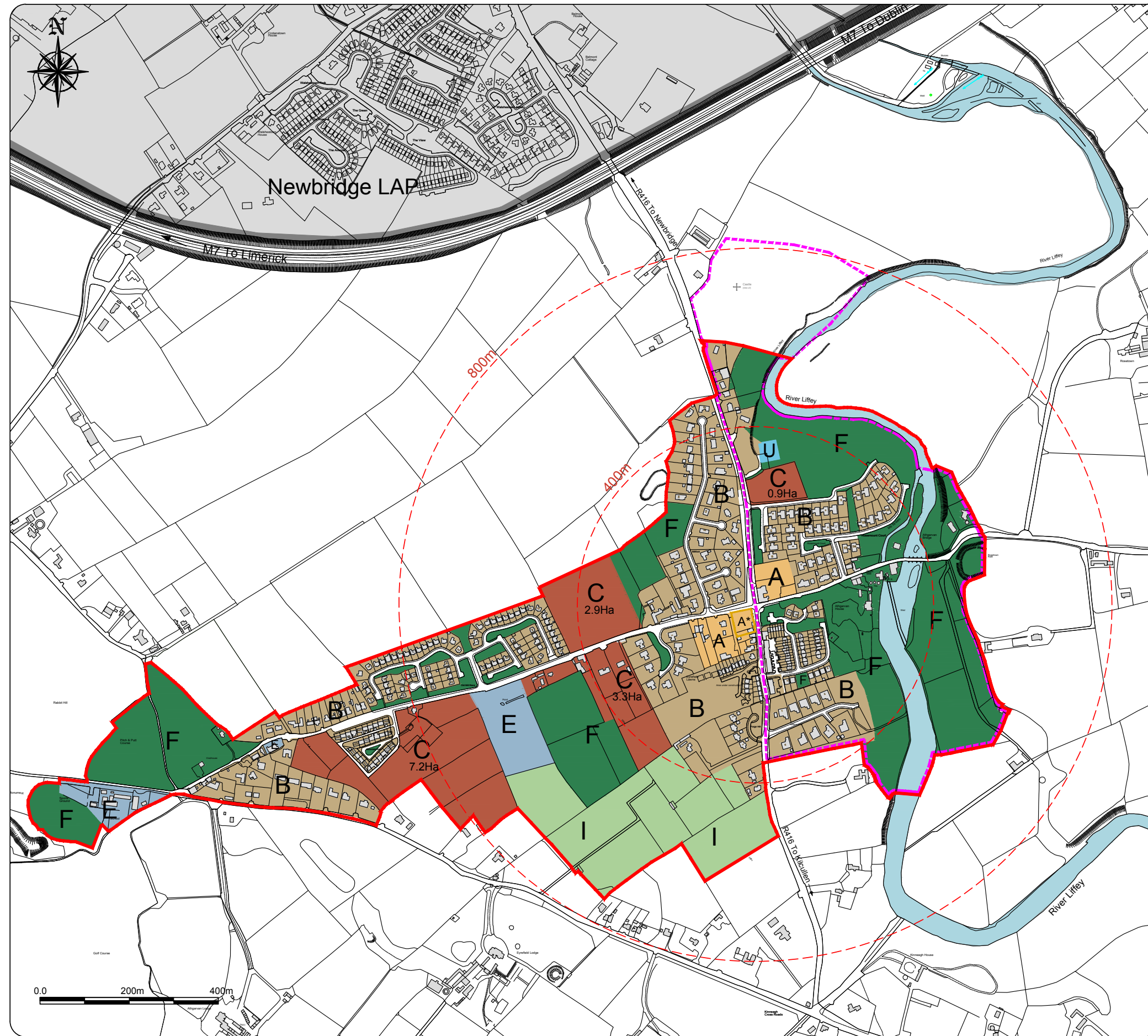
- AT 42** Actively seek the redevelopment of the identified town centre development site, for town centre use including a community/civic focus.
- AT 43** Ensure that new development provides a landmark for Athgarvan which will define the entrance to the town centre.
- AT 44** Ensure that new development 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

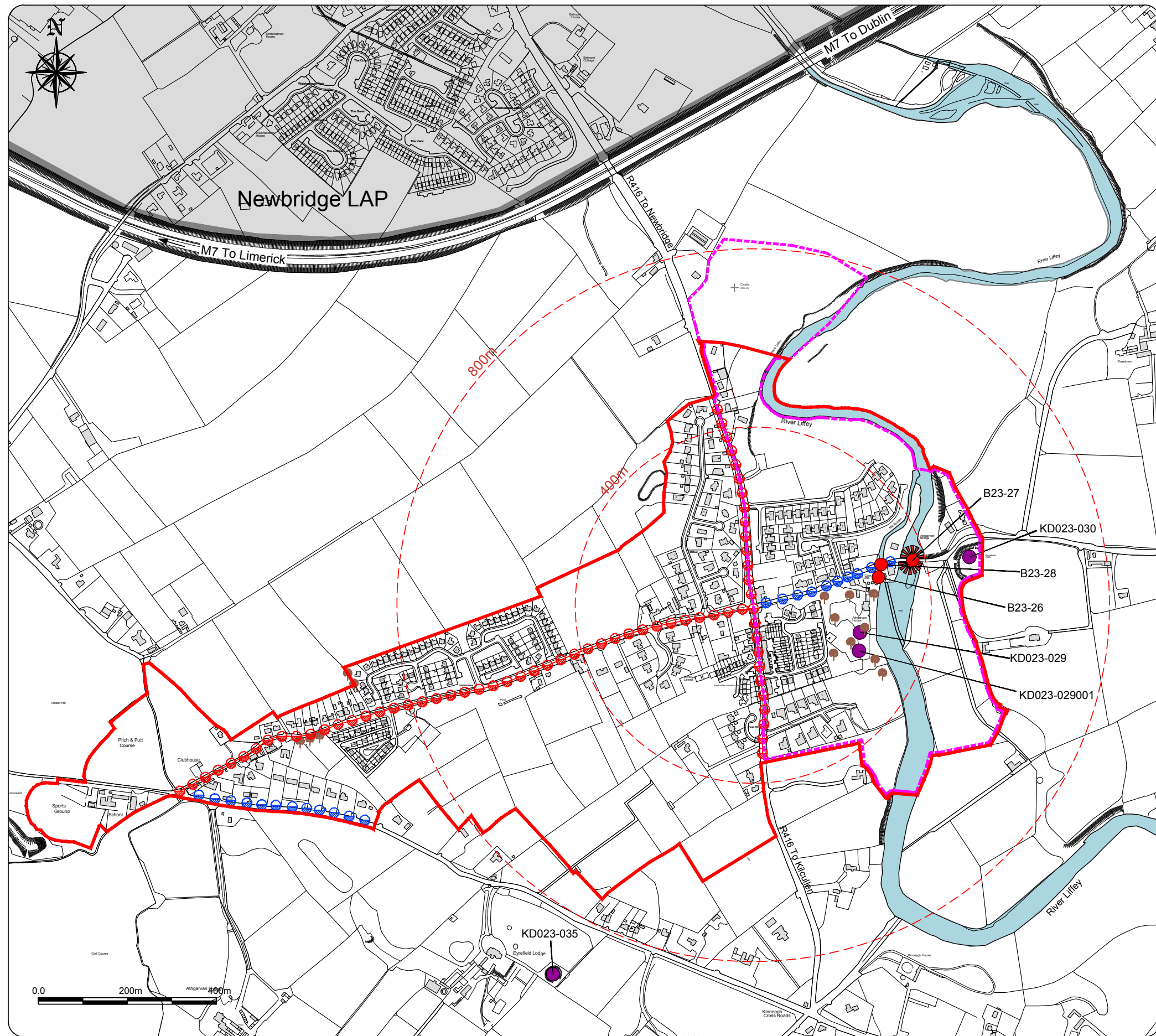
Legend:


-  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	
<small>© Ordnance Survey Ireland. All rights reserved. Licence No.: 2009/26/CCMA (Kildare County Council)</small>		Drawn by: MK Checked by: 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:	Checked by:	
	NH	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 2011¹ 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.

¹ * 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.

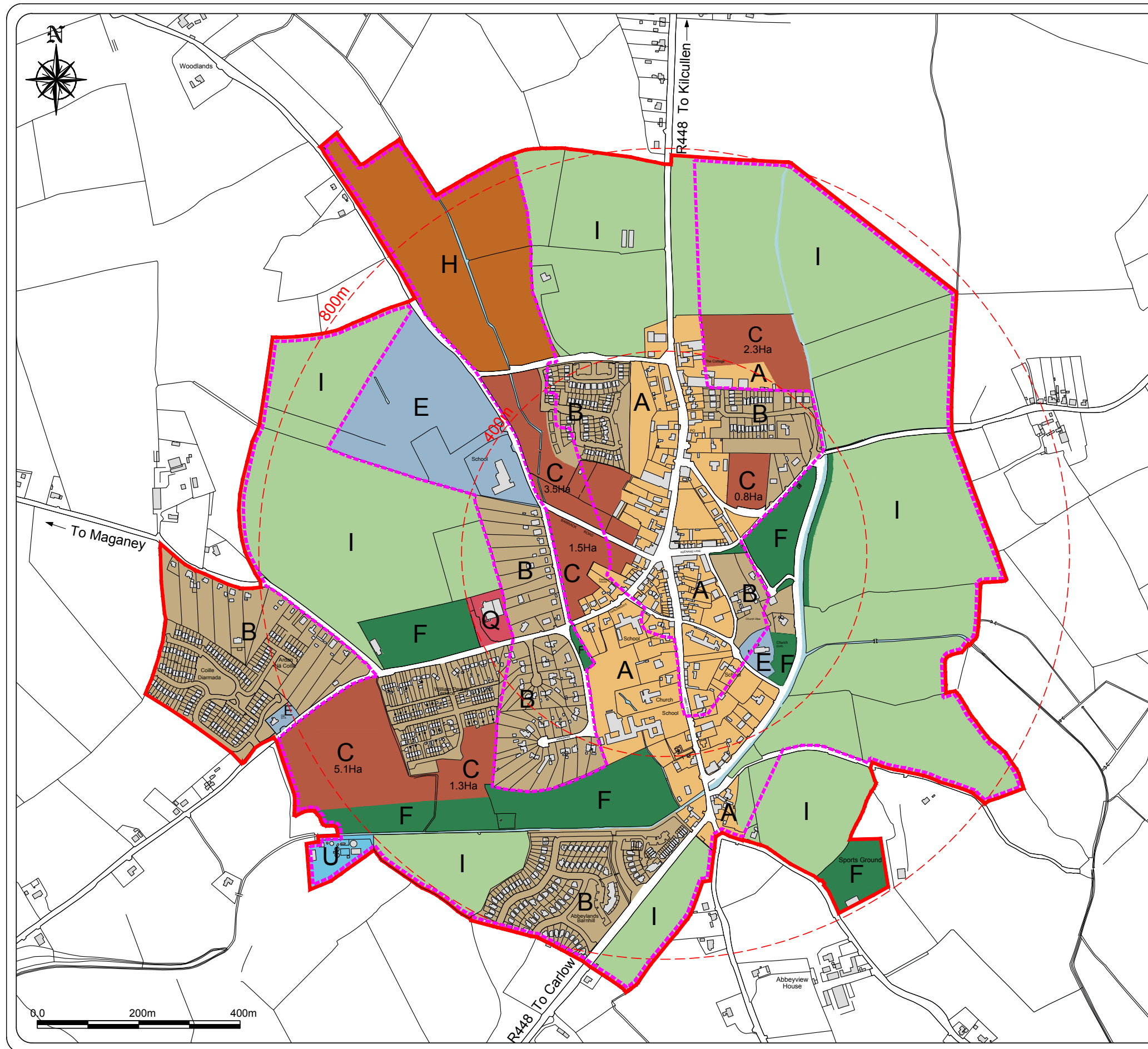
It is an objective of the Council to:

- 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.



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

Castledermot
 County Development Plan
 2017 - 2023

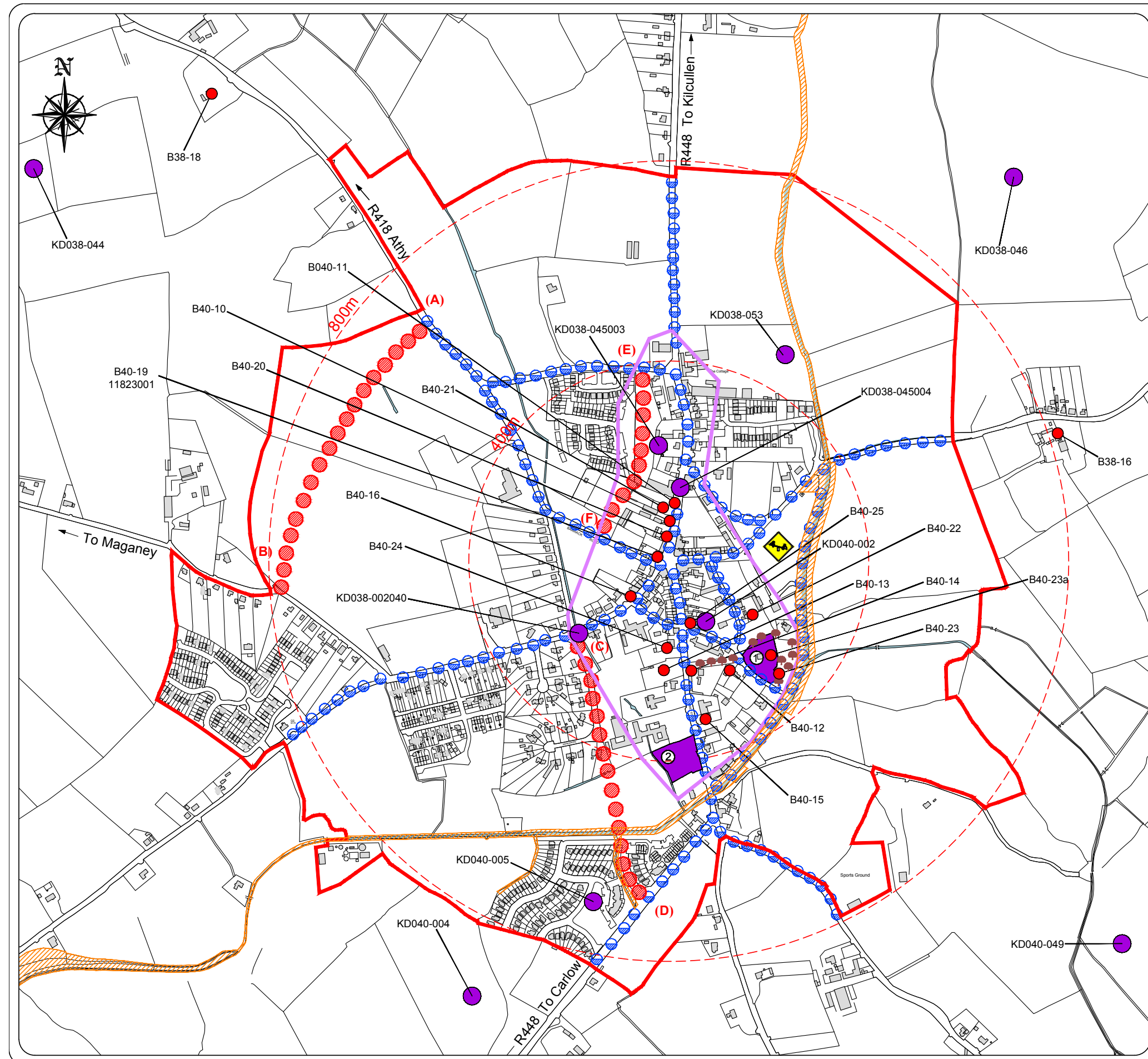
Legend :

- 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
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 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
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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 2011² 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.

² *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

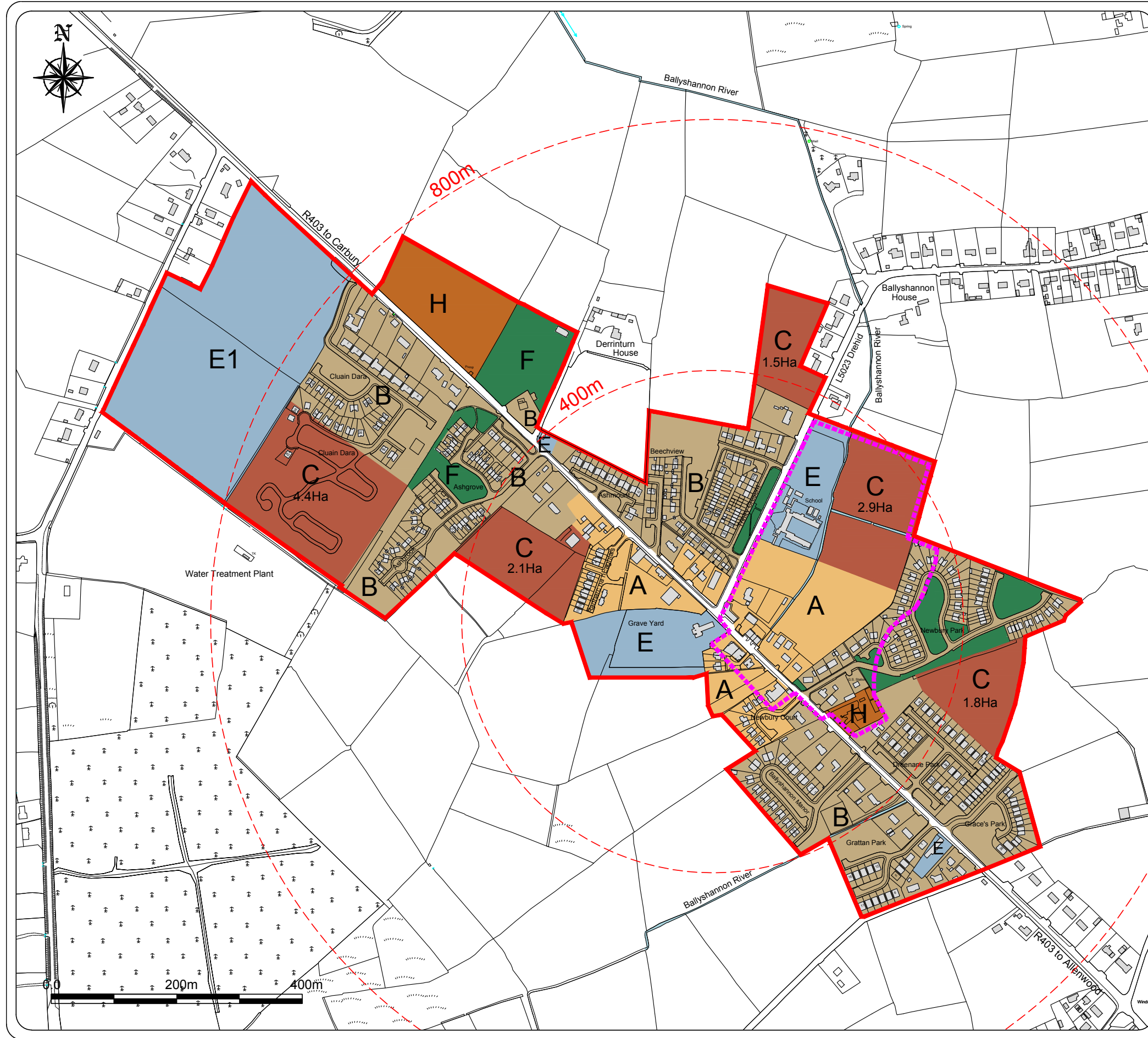
The range of community facilities available in Derrinturn includes a primary school, health centre, church, community hall and GAA club. The cemetery is currently at capacity but has a Part 8 approval for an extension to the rear. A small section of lands north of the school has been zoned Community 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.



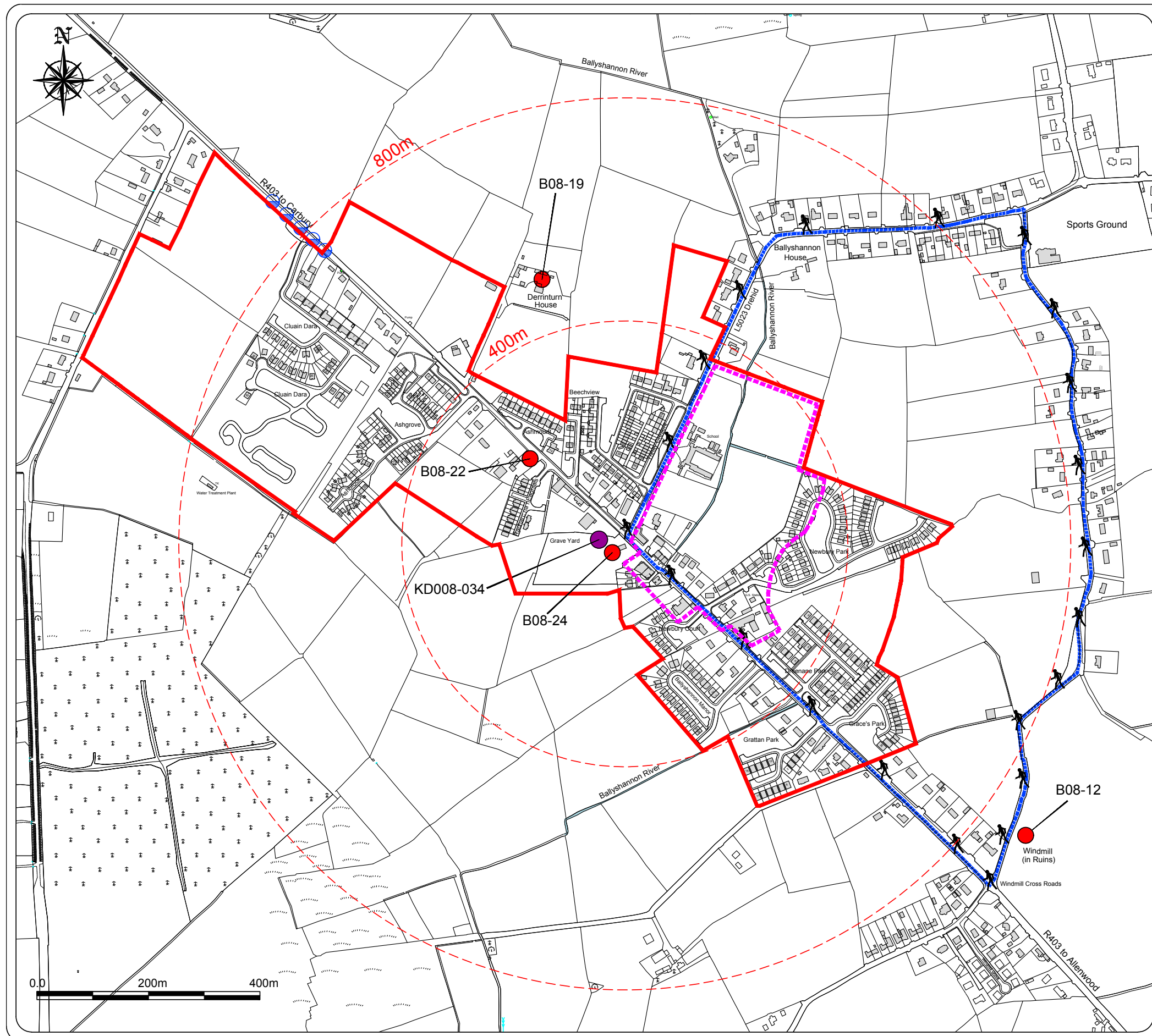
Derrinturn
 County Development Plan
 2017 - 2023

- 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
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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
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		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:

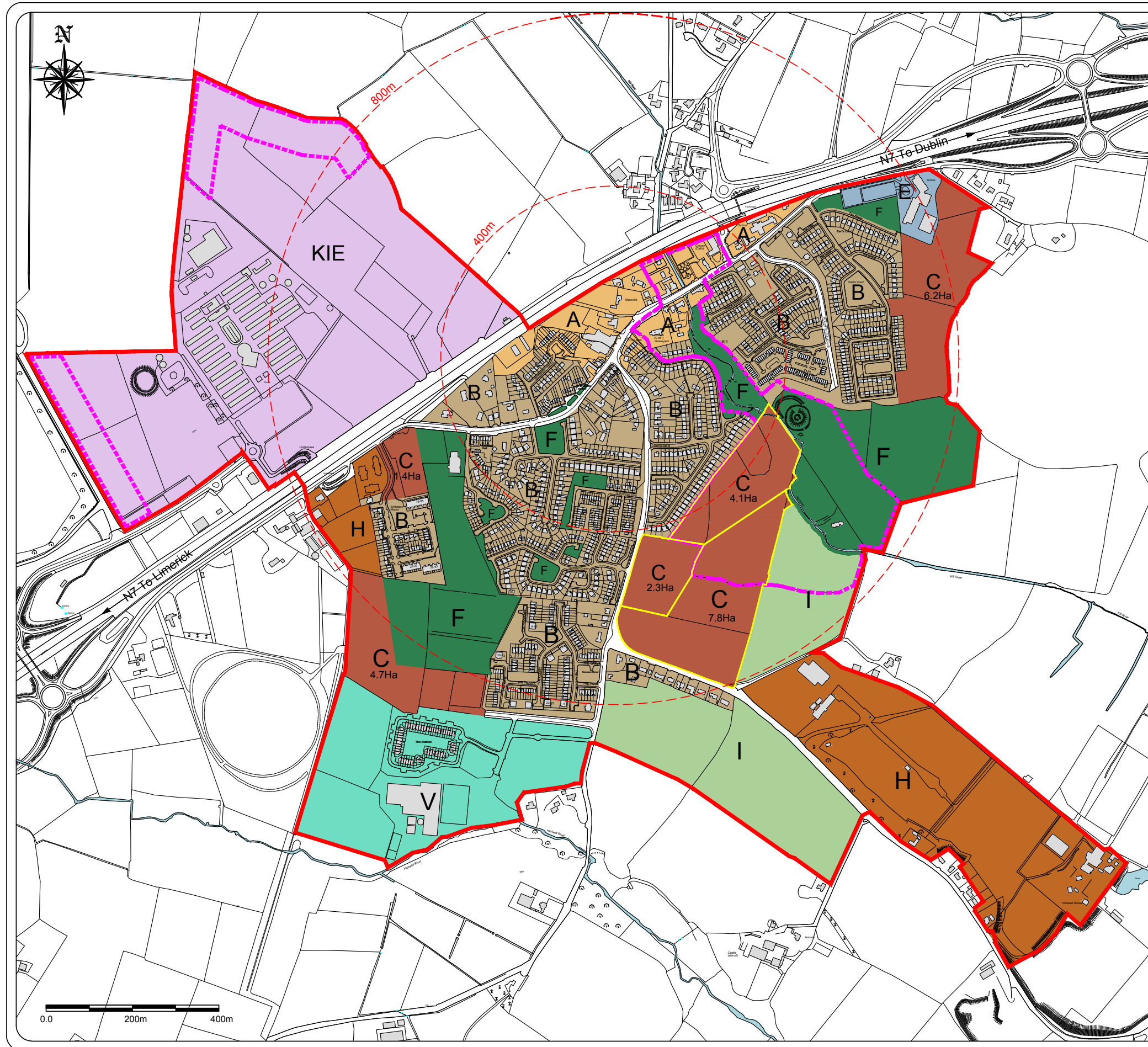
KL 43 Encourage the shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote the sustainable use of such infrastructure.

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.



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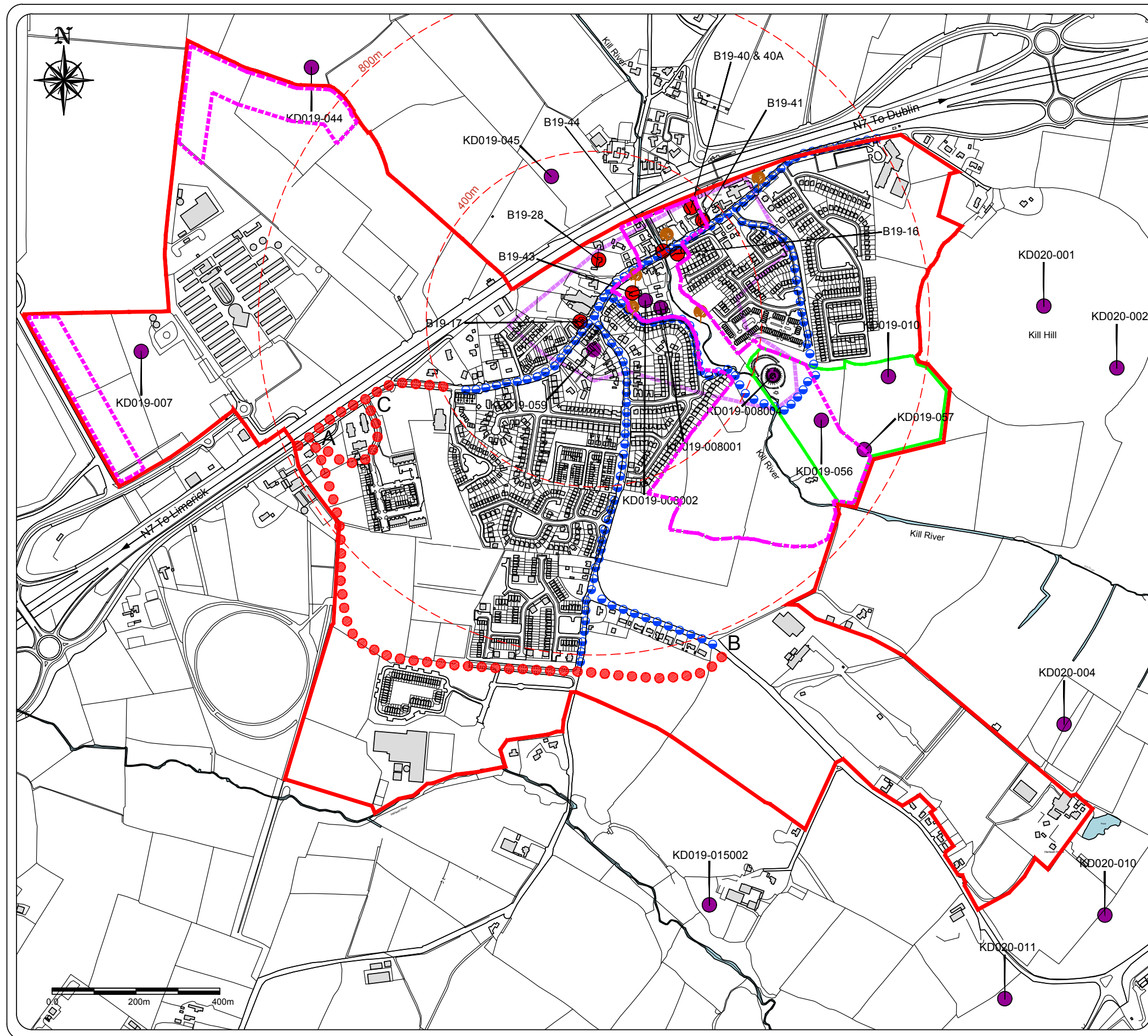
Kill
 County Development Plan
 2017 - 2023

- 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
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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
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		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 18th 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:

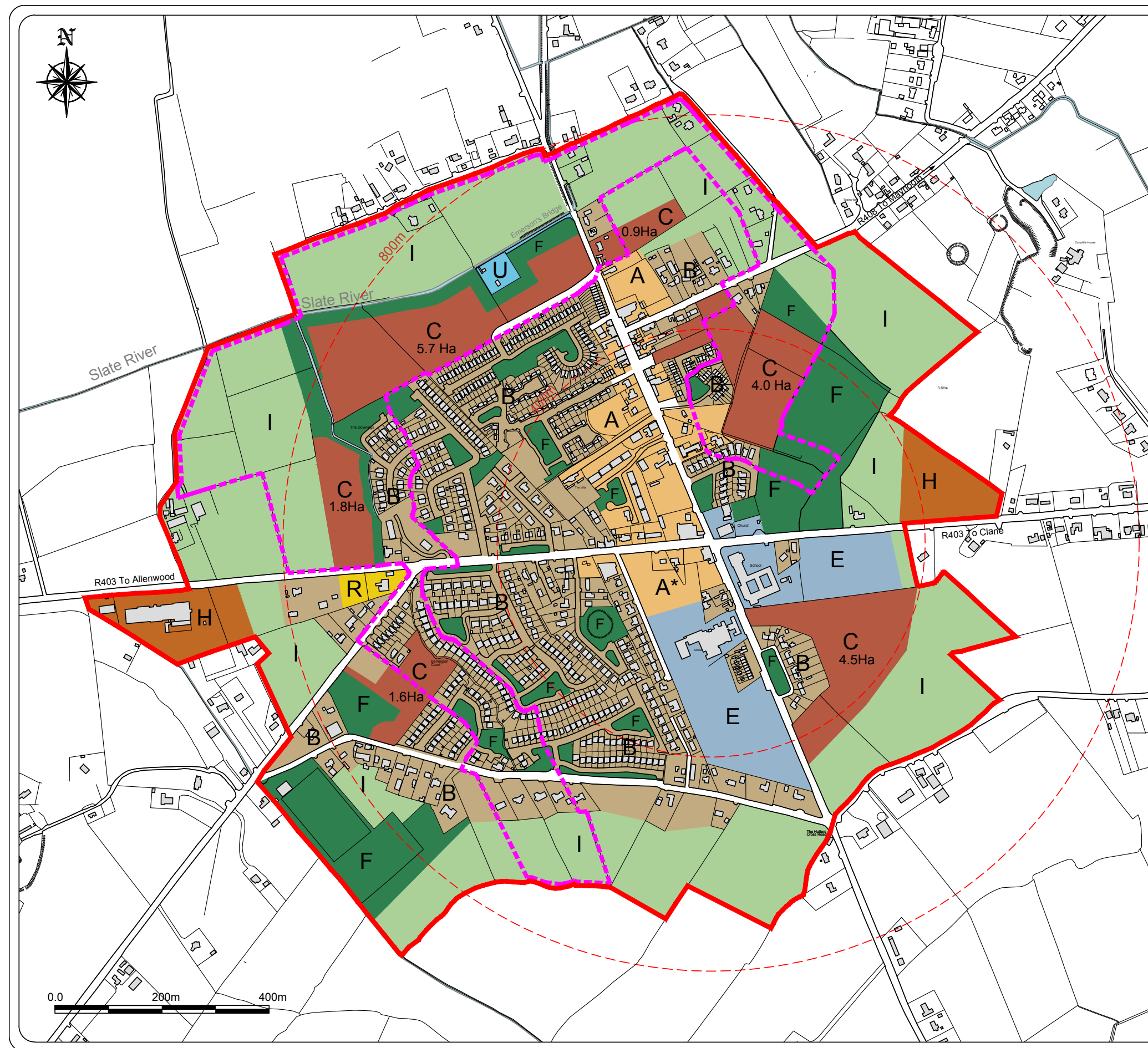
- PR 38** Actively seek the redevelopment of the identified town centre development site for community/civic use.
- PR 39** Ensure that new development has a strong building line and incorporates active frontages thereby improving the legibility, function and image of Prosperous.
- PR 40** Ensure that 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



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

Prosperous
County Development Plan
2017 - 2023

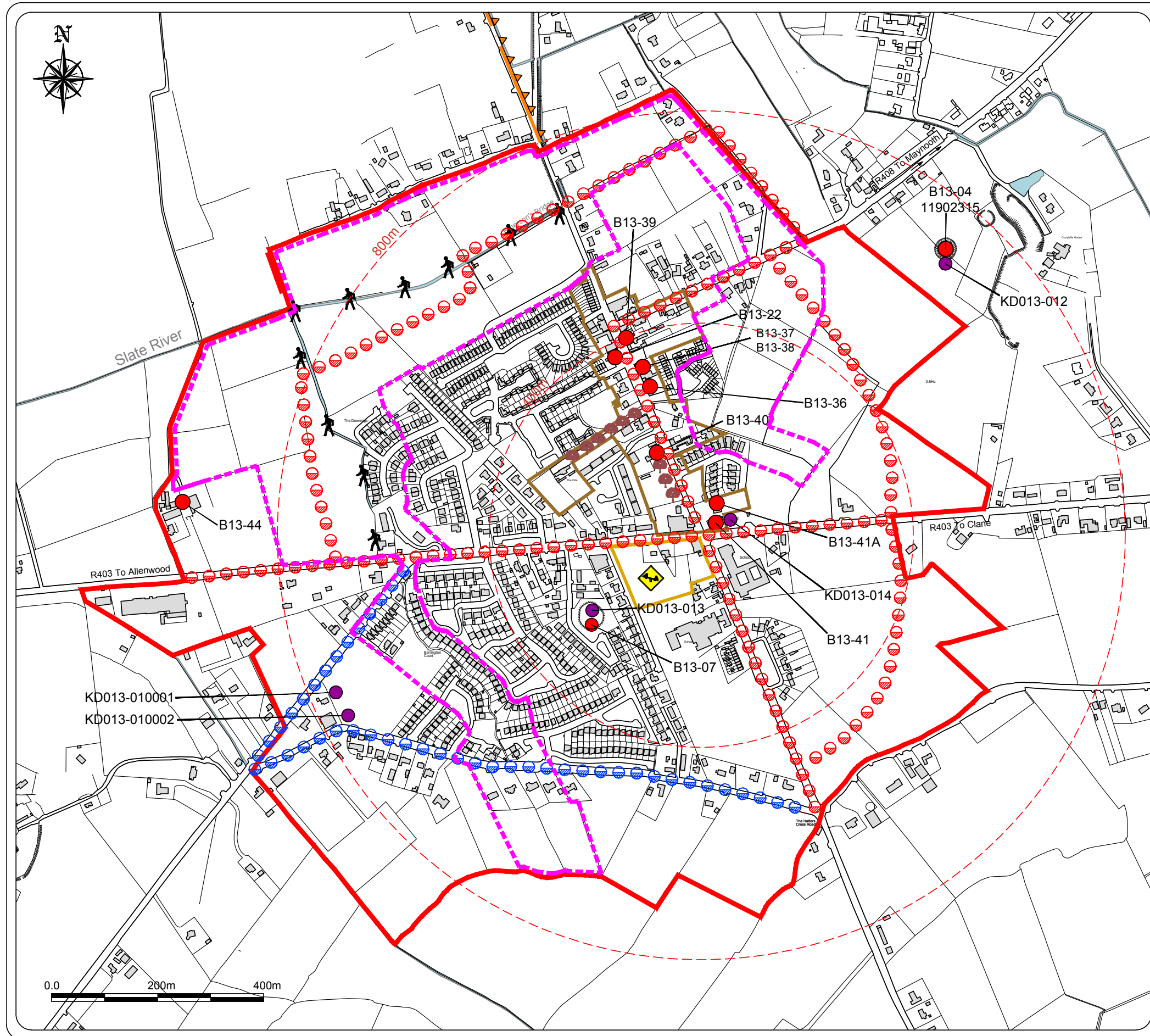
Legend:

- 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

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Scale:	N.T.S.	Drg No:	200/15/741
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 Planning Department,
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 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

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		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 19th 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 19th and early 20th 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:

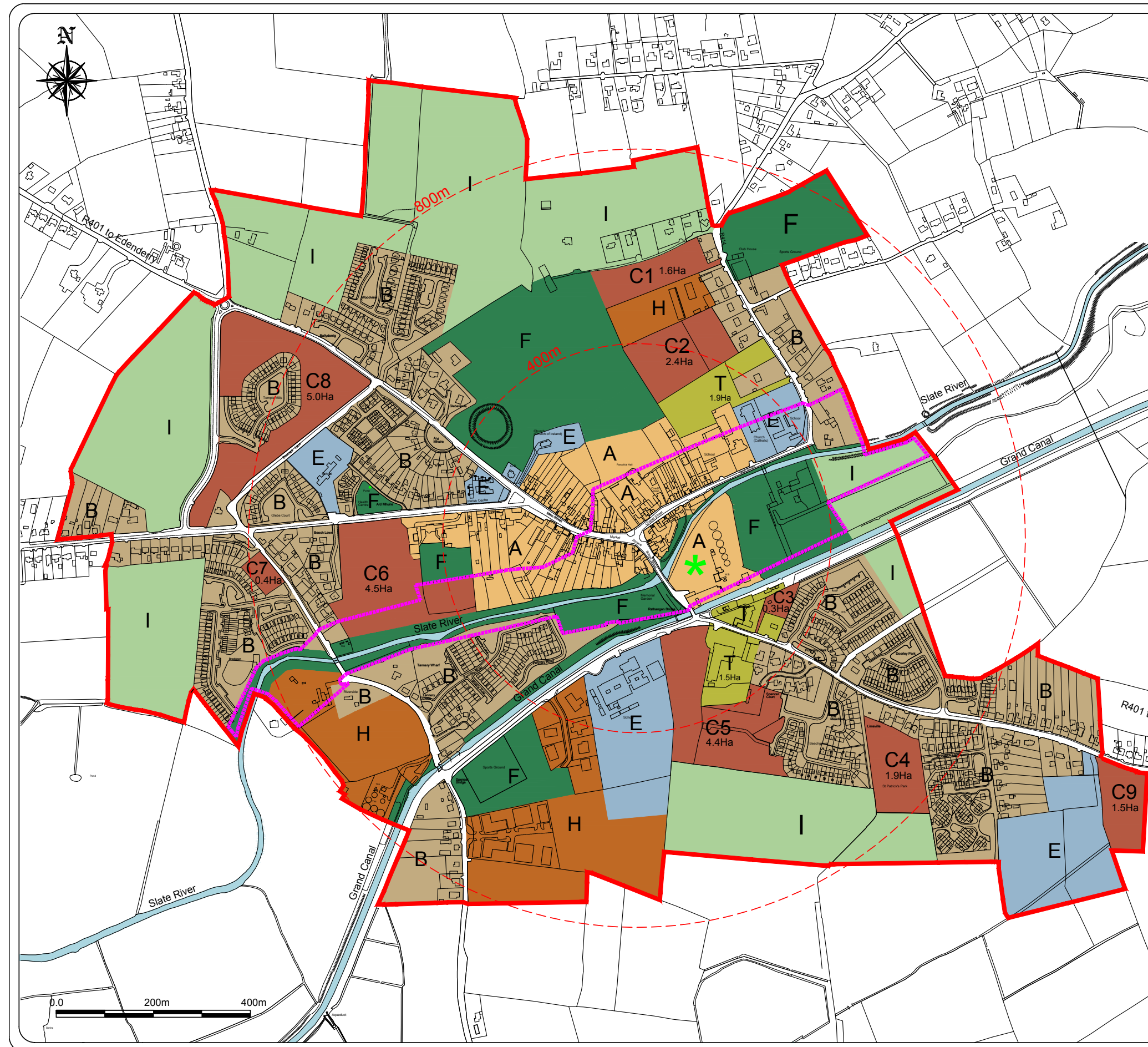
- The sensitive management and reuse of the two protected structures on site.
- The type and scale of land uses to be accommodated at the subject site.
- The sensitive management of the environmental constraints adjoining the site including the Grand Canal

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.



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Planning Department,
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Devoy Park, Naas,
Co Kildare.

Rathangan
County Development Plan
2017 - 2023

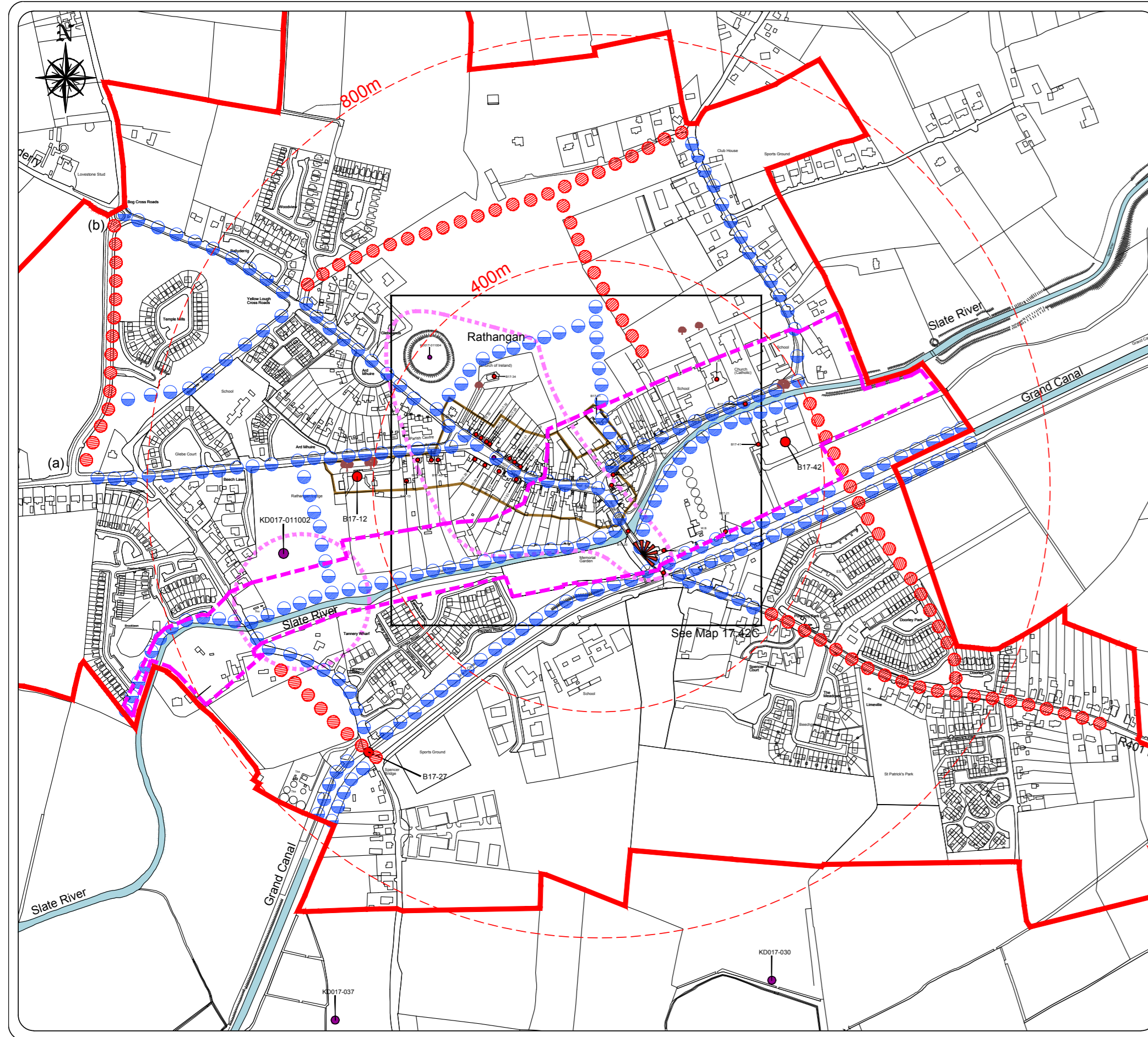
Legend:

- 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
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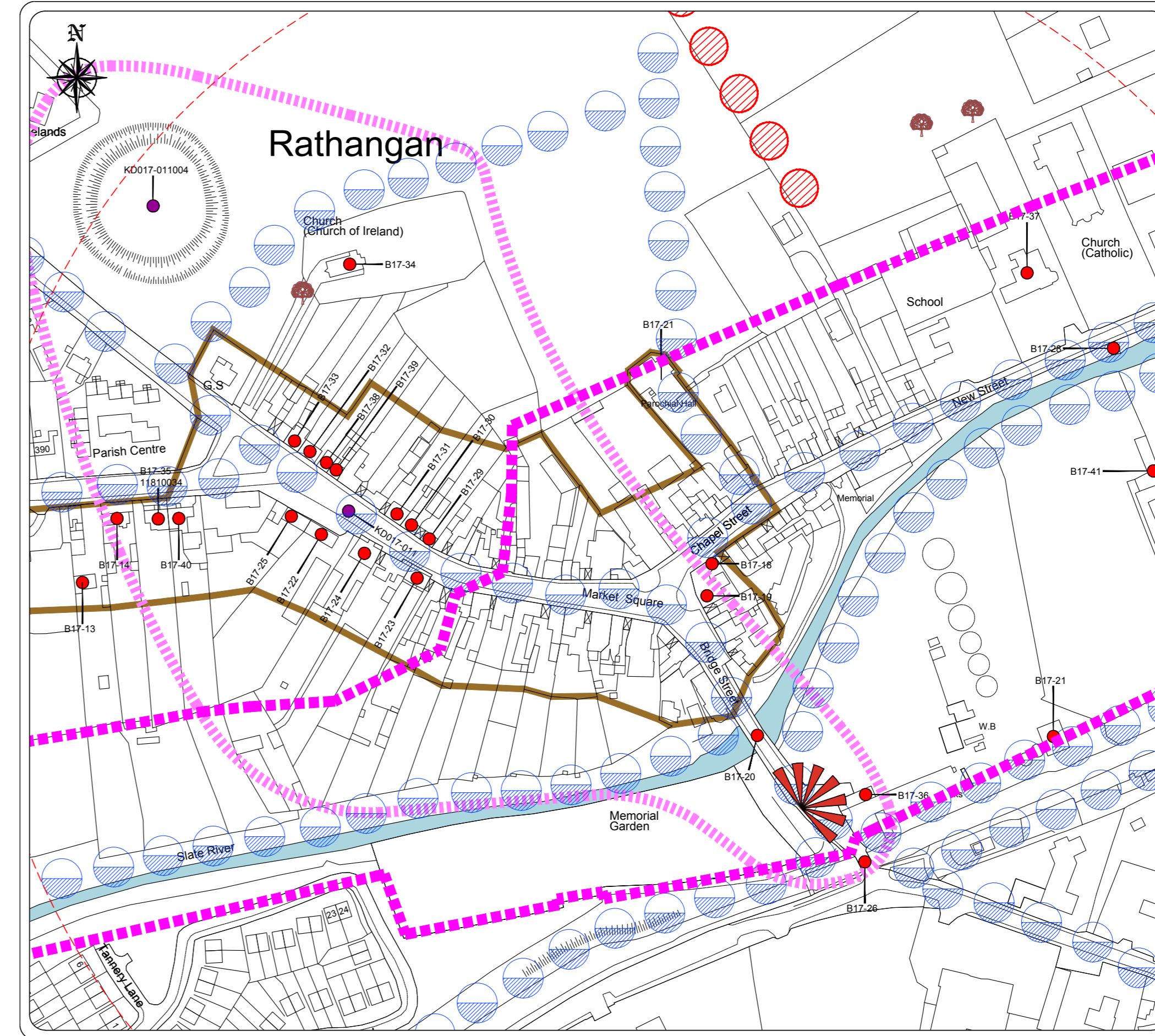
Rathangan
 County Development Plan
 2017 - 2023

- 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
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Rathangan
 County Development Plan
 2017 - 2023

- Legend:
- Town Plan Boundary
 - Architectural Conservation Area
 - Zone of Archaeological Potential
 - Flood Risk Assessment
 - Roads / Junction Objective
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 - River Slate and Grand Canal
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 - 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
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		MK	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>To provide for the development and improvement of appropriate town centre uses including residential, commercial, office and civic use.</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>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and provides for infill development within these existing residential areas.</p> <p>The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density.</p>
C	New Residential	<p>To provide for new residential development.</p> <p>This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.</p>
C*9	Rathangan	<p>To provide for low density residential development.</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>To provide for community and educational facilities.</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>To provide for a nursing home.</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>To protect and provide for open space, amenity and recreation provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the 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>To provide for new warehousing and industrial development.</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>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.</p>
KIE	Equine Based Leisure, Tourism and Enterprise	<p>To develop equine based industry at Goffs</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>To provide for commercial development</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>To provide for general development.</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>To provide for and improve public facilities.</p> <p>The purpose of this zone is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc.</p>
V	Equestrian	<p>To develop Kill Equestrian Centre.</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

Zoning Matrix	<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>
Definition of Terms	
Permitted in Principle	The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 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.
Open for Consideration	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 1.8.2) will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non-Conforming Uses	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	<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:

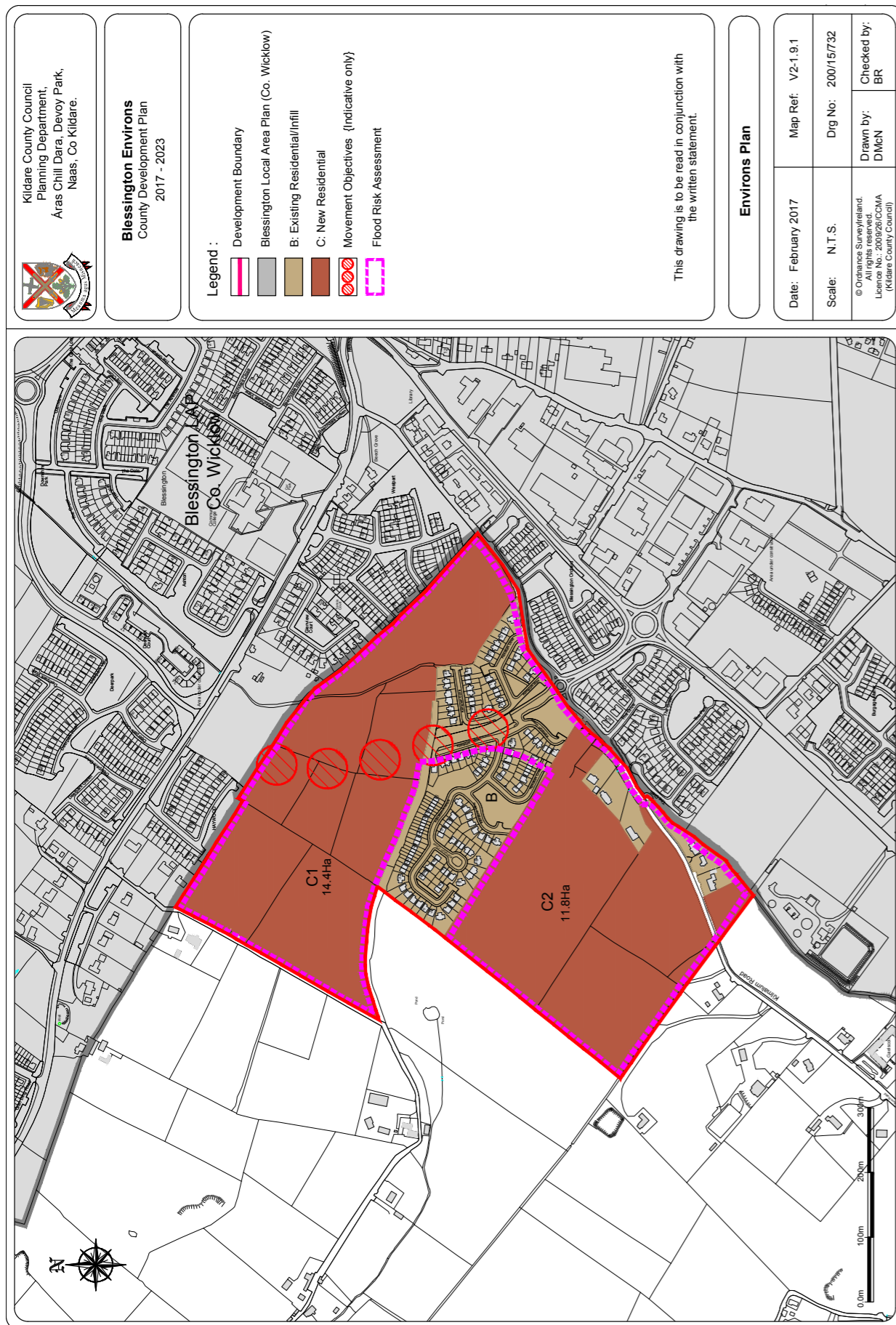
- BEO 1** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.1 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
- BEO 2** Facilitate the development of a school on the C1 New Residential 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

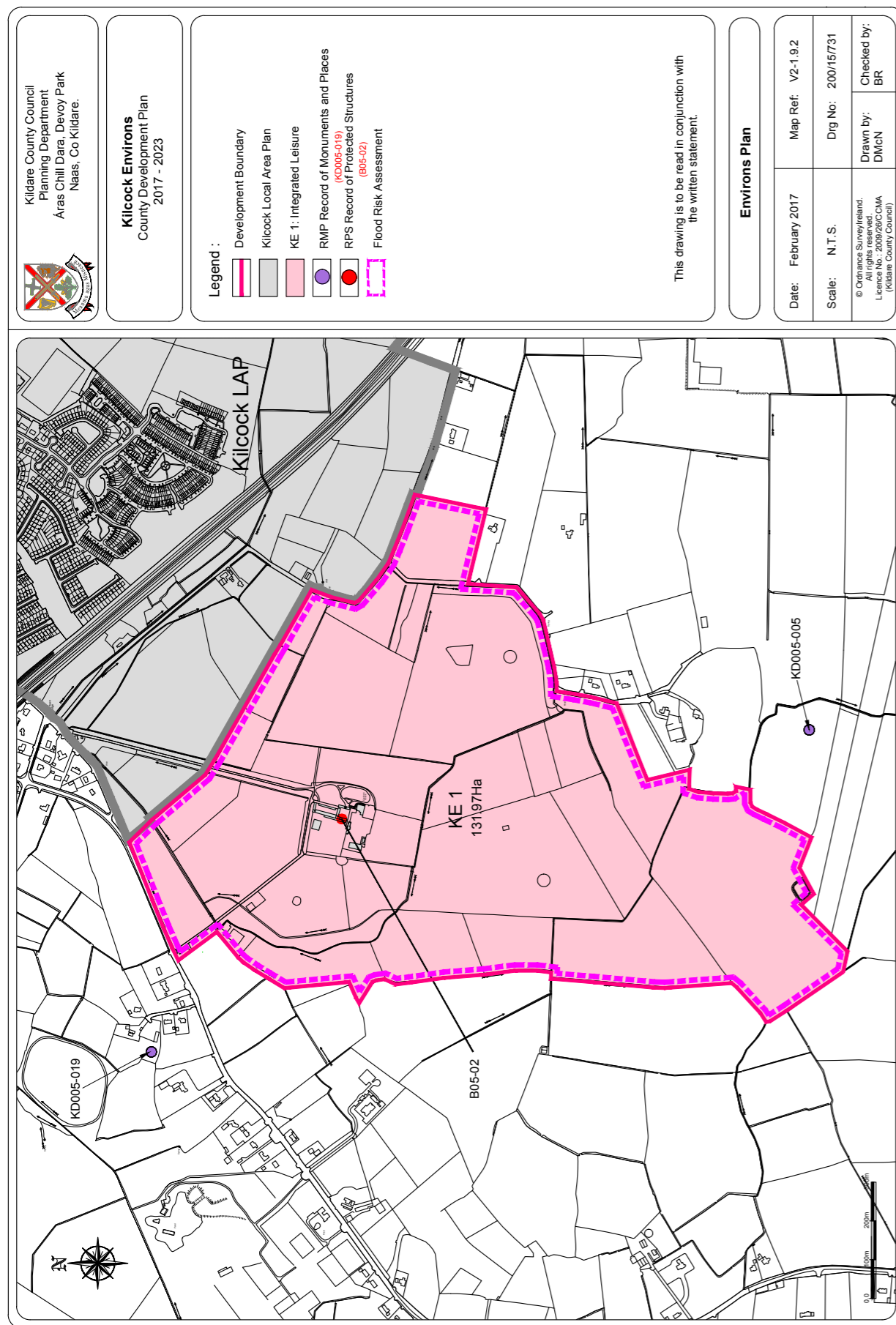
It is an objective of the Council to:

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:

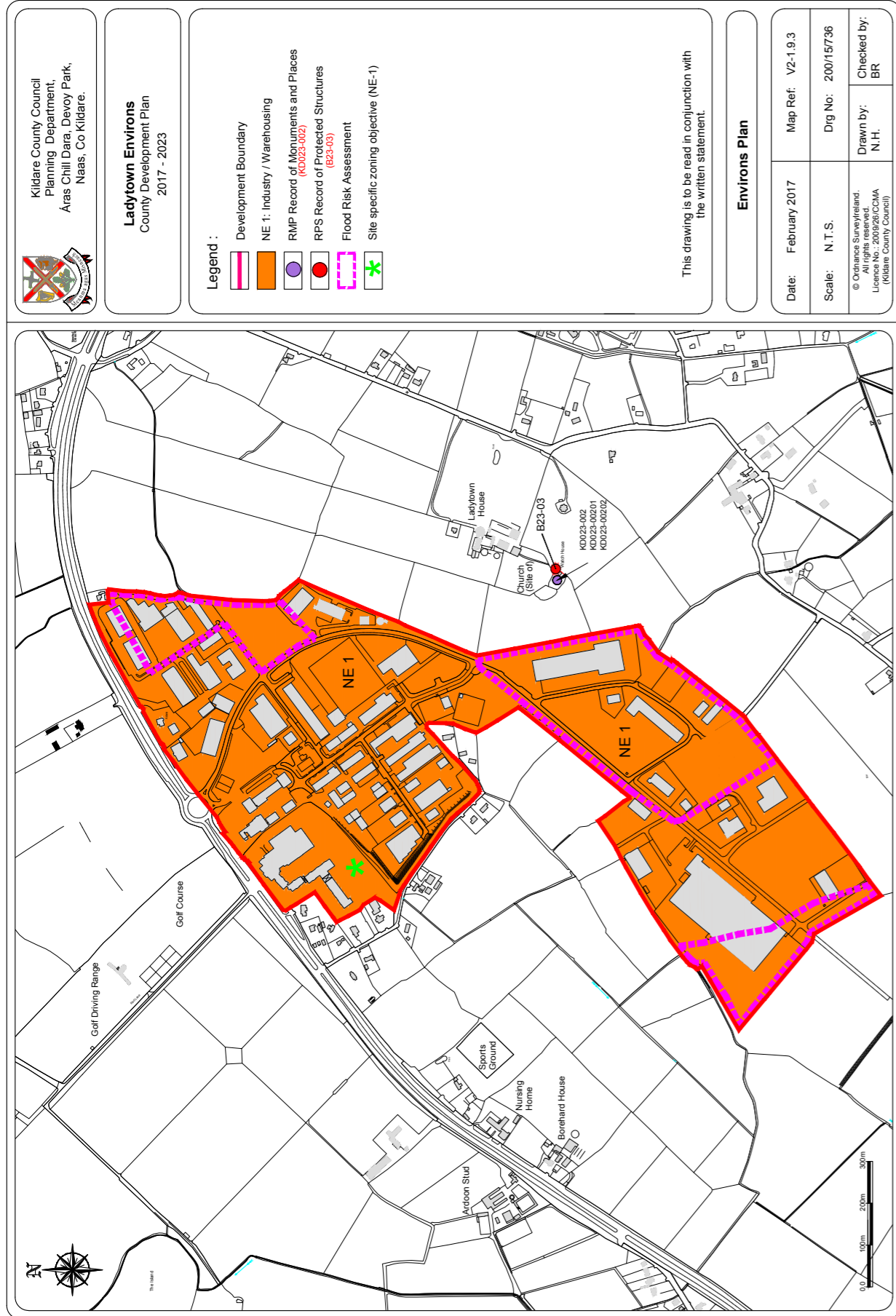
LEO 1 Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.3 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

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



2. VILLAGE PLANS & RURAL SETTLEMENTS



AIM

To provide a coherent planning framework for the development of the designated villages and rural settlements identified in the County Settlement Strategy

2.1 BACKGROUND

As part of the County Development Plan Settlement Strategy as outlined in Volume 1, Chapter 3, designated villages and rural settlements have been allocated 3.7% and 1.3% of the overall population growth respectively of the county over the period 2011 – 2023. Table 2.1 lists these villages and rural settlements.

Table 2.1
Designated Villages and Settlements

Villages (15)	Allenwood, Ballitore, Ballymore Eustace, Caragh, Coill Dubh/Coolearagh, Crookstown, Johnstown, Johnstownbridge, Kildangan, Kilmeague, Moone, Robertstown, Straffan, Suncroft, Timolin
Rural Settlements (18)	Allen, Ardclough, Brannockstown, Broadford, Brownstown, Calverstown, Cutbush, Kilberry, Kilmead, Killeel, Maddenstown, Maganey/Levistown, Milltown, Narraghmore, Nurney, Rathcoffey, Staplestown, Twomilehouse.

Table 2.2 indicates the 2011 populations and 2023 housing targets for the designated villages and rural settlements of the county. Map V2-2.1 shows the location of each village and rural settlement within the county.

Table 2.2
Villages and Settlements – Population

	2011 Population (Census)	2011-2023 Housing Units Target	Percentage of overall County Growth
Villages	9,779	1,202	3.7%
Rural Settlements	2,960	423	1.3%

2.2 VILLAGES

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

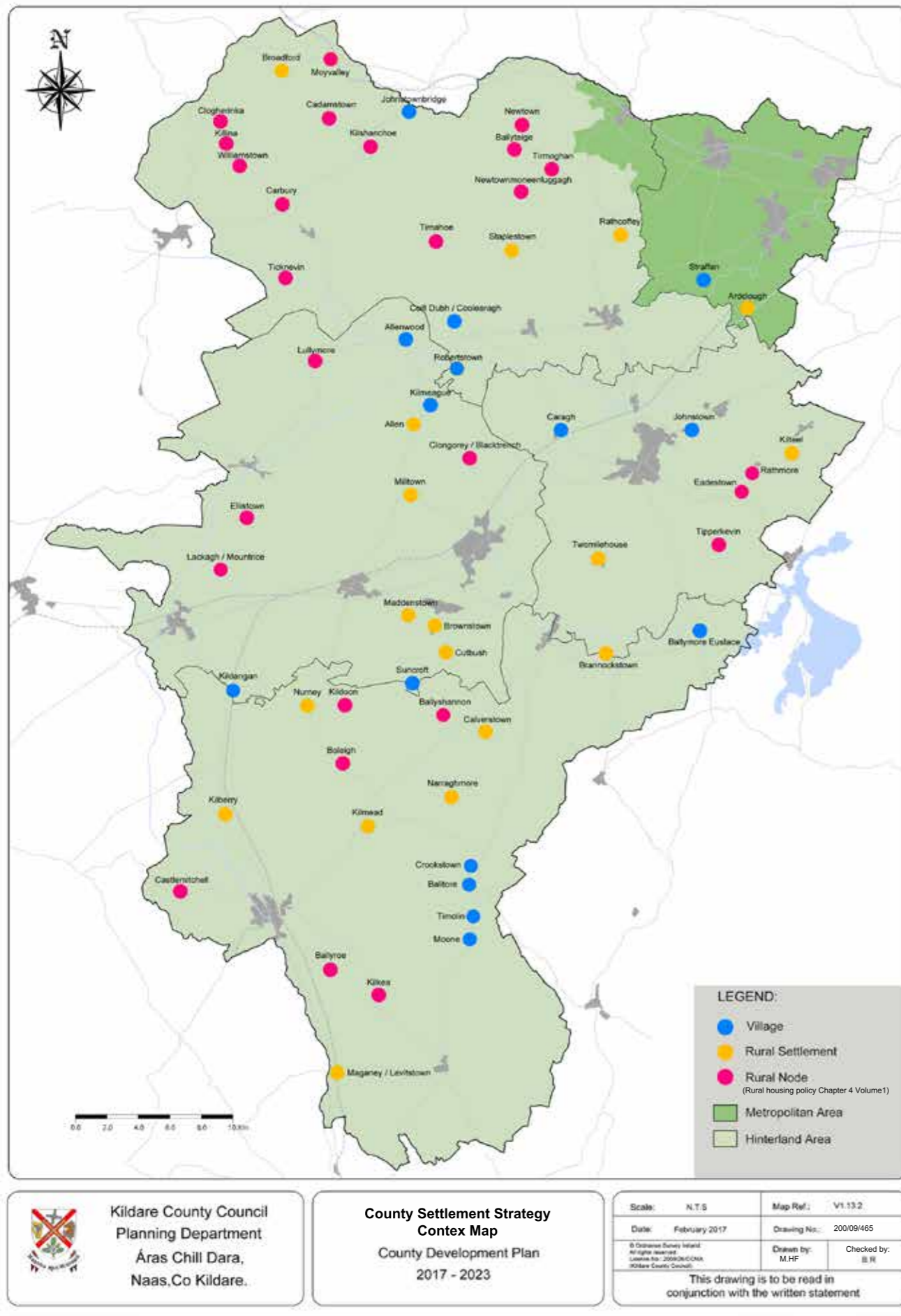
Village Plans have been prepared and are contained in Section 2.5. These Plans contain appropriate objectives for the relevant village and are governed by the overarching policies contained within Section 2.4. Appropriate levels of zoned land have been identified to cater for the overall demands of each village over the period of this Plan in line with the County Settlement Strategy. The zoning of lands within the villages takes cognisance of any existing valid planning permissions, the need for consolidation within the villages and the scale of appropriate growth with reference to the Settlement Strategy.

2.3 RURAL SETTLEMENTS

Rural Settlements are located throughout the county. These settlements will develop as local centres for their rural catchments with growth appropriate to cater for local demand. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Each of the 18 no. Rural Settlements is subject to a development strategy (refer to Section 2.6). Each settlement strategy comprises a settlement core, existing built up area, settlement expansion area and a settlement boundary. The lands within the defined settlement boundaries do not constitute zoned land.

Table 2.3
Quantum of Developable Land Zoned for New Residential

Village Plan	Quantum of Lands zoned C: New Residential (Ha)
Allenwood	11.1
Ballitore	7.4
Ballymore Eustace	9.1
Caragh	3.3
Coill Dubh/Coolearagh	5.8
Crookstown	2.3
Johnstown	4.1
Johnstownbridge	4.1
Kildangan	6.1
Kilmeague	8.6
Moone	4.9
Straffan	6.2
Suncroft	6.6
Timolin	5.8
Robertstown	5.3
Total	90.7



2.4 VILLAGE PLANS AND RURAL SETTLEMENT POLICIES

It is the policy of the Council to:

- VRS 1** Facilitate local housing demands together with the provision of local and community services / facilities and local employment opportunities throughout the villages and rural settlements in accordance with the principles of proper planning and sustainable development.
- VRS 2** Facilitate sustainable population growth in the identified villages with growth levels of up to 25% over the Plan period to cater primarily for local demands.
- VRS 3** Facilitate sustainable population growth in the identified Rural Settlements with growth levels of up to 20% over the Plan period to cater primarily for local demands. Local demand for rural settlements is defined as persons residing for a period of 5 years within a 10km radius of the site. 'Primarily for local demand' shall be defined as being in excess of 50% of the overall development.
- VRS 4** Generally permit density levels in accordance with indicative levels outlined in Table 4.2 of this Plan. Proposals shall also conform to the Development Management Standards contained in Volume 1, Chapter 17 of this Plan. Exceptions may be made to development management standards in infill / brownfield sites within village centres or settlement cores where the scheme is of exceptional quality and design.
- VRS 5** Develop lands in both the villages and settlements sequentially and generally in accordance with the following:
- Development will be encouraged from the centre outwards with undeveloped lands closest to the village centre being given first priority;
 - The development of 'infill' sites and lands with opportunities for brownfield/ regeneration will be encouraged;
 - 'Leap-frogging' will be strongly resisted;

- Phasing of individual developments may be conditioned as part of a grant of planning permission in villages/ settlements.
- VRS 6** Generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines (2009). For example, for a village of 800 people, the typical pattern and grain of existing development suggests that any individual scheme for new housing should not be larger than 26 - 40 residential units and for villages/settlements with less than 300 persons new housing schemes should not be larger than 15 units.
- Larger schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of a village/ settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and phasing arrangement being agreed with the Council.
- VRS 7** Ensure an appropriate mix of dwelling units including serviced sites are provided in the village/settlement to cater for a range of household sizes (refer to Section 4.6 of this Plan). Serviced site proposals should include general design principles for individual plots (plot ratio, building heights, building orientation, private open space, palette of building materials, boundary details and parking).
- VRS 8** Require the submission of a design statement for any scheme within villages and settlements for 10 units or more or where deemed necessary by the planning authority. The design statement should clearly describe how the proposal relates to the site and its context. The following must be included in a design statement:
- New development shall contribute to compact villages/settlements by being designed to integrate successfully with the existing settlement;
 - Desire lines and linkages to local centres, public transport and other facilities;

- (iii) A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre;
 - (iv) Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points;
 - (v) Response to local character without necessarily repeating adjacent forms and details. This shall include referencing the elements of the area that give character and a sense of place such as urban grain, historic core, buildings of architectural merit and local characteristics (e.g. local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local built/landscape features);
 - (vi) Existing buildings, landform and ecological features should be noted on drawings;
 - (vii) Proposals to contribute to the overall open space network of the village/settlement;
 - (viii) Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
 - (viii) The drawings and statement should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features (both natural and man-made) existing on site and immediately adjacent to the site.
- VRS 9** Require the submission of a social infrastructure assessment for schemes in excess of 10 no. units in villages/settlements. Where deficiencies exist to facilitate the development, measures shall be proposed as part of a development scheme in order to provide for additional suitable social infrastructure (services/facilities). Significant development will be restricted where there is an absence of a sufficiently developed local infrastructure such as schools and community facilities to cater for development.

- VRS 10** Restrict growth in a village/settlement where necessary physical and social infrastructure cannot be delivered. In the absence of infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same Municipal District or adjoining Municipal District or to serviced towns within the upper range of the settlement hierarchy.
- VRS 11** Ensure that all development proposals have regard to Volume 1, Chapters 7 Infrastructure and 17 Development Management Standards of the County Development Plan.
- VRS 12** Encourage appropriate mixed use development(s) in the village centres to enhance the range of services and promote local employment opportunities.

2.5 VILLAGE OBJECTIVES

The settlement strategy in Volume 1, Chapter 3 of this Plan allocates 3.7% of the overall population growth for the county from 2017-2023 to the designated villages. This equates to a 25% growth in population for each village over the course of this Plan. Village Plans have been prepared for each of the designated villages to guide this future development. Each Village Plan, containing a written statement and map(s), is included in this chapter.

The land within the development boundaries of Village Plans is zoned and subject to the provisions of Part V of the Planning and Development Act 2000 (as amended). Table 2.4 sets out the zoning objectives for all the zoning categories identified in each Village Plan. Table 2.6 sets out the accompanying zoning matrix. Maps V2-2.2 – 2.16 illustrate the land use zonings and development boundaries for each Village.

Table 2.4
Land Use Zoning Objectives Table

Ref	Use	Land-Use Zoning Objectives
A	Village Centre	To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use. The purpose of this zone is to protect and enhance the special character of the village centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing village. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established village centre area. Warehousing and other industrial uses will generally not be permitted in the village centre.
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. This zoning principally covers existing residential areas and provides for infill development within these existing residential areas. 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.
C	New Residential	To provide for new residential development 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.
E	Community and Educational	To provide for community and educational facilities. The purpose of this zoning is to facilitate the extension of existing and the provision of new community and educational facilities.
F	Open Space and Amenity	To protect and provide for open space, amenity and recreation provision. The areas included in this zoning objective cover both private and public open space and are dispersed throughout the village. 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.
I	Agricultural	To retain and protect agricultural uses. 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.
Q	Enterprise and Employment	To promote the development of employment generating uses. The purpose of this zoning is to promote the development of local employment. Permissible uses may include enterprise and incubator units, small scale industry and workshops. Uses will be considered on the merits of each planning application. Any proposal within this zone should have regard to the character of the village and of neighbouring uses.
Q1		To facilitate the operation of Johnstown Garden Centre Any future development of the Garden Centre must be in accordance with the Retail Policies and objectives set out in Chapter 9 of this Plan. Any specific development proposal must also be in accordance with the proper planning and sustainable development of the area.
U	Utilities/ Services	To provide for and improve public facilities. 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.

Table 2.5
Definition of Terms

Zoning Matrix	Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (Refer to Table 2.6) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.
Application of Zoning Policy	It is an objective of the Council to carry out its development management function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The Matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area.
Definition of Terms	
Permitted in Principle	The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 2.4 of this Plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.
Open for Consideration	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 2.6) will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non-Conforming Uses	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 2.6
Villages – Land Use Zoning Matrix Table

Land Use	A	B	C	E	F	I	Q	Q1	U
Amusement Arcade	N	N	N	N	N	N	N	N	N
Car Park (other than ancillary)	Y	N	N	O	N	N	Y	Y	O
Cattle Shed / Slatted Unit / Broiler House	N	N	N	N	N	Y	N	N	N
Cemetery	O	N	N	Y	N	O	N	N	N
Community / Recreational / Sports Buildings	Y	O	O	Y	Y	N	N	N	N
Crèche / Playschool	Y	O	Y	Y	O	O	O	O	N
Cultural Uses / Library	Y	O	O	Y	Y	N	N	O	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O	N	O	N	N	N
Funeral Homes	Y	N	N	O	N	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	O	N	N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	O	N	N
Hot Food Take Away	O	N	N	N	N	N	N	N	N
Light Industry	O	N	N	N	N	N	Y	N	N
Medical Consultant / Health Centre	Y	O	O	Y	N	N	O	N	N
Motor Sales	N	N	N	N	N	N	O	N	N
Nursing Home	Y	Y	Y	Y	N	N	N	N	N
Offices	Y	N	O	O*	N	N	O*	N	N
Park / Playground	Y	Y	Y	Y	Y	O	O	N	N
Petrol Station	N	N	O	N	N	O	Y	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	N
Playing Fields	O	O	O	Y	Y	O	O	N	N
Pub	Y	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	N	N	N	O	O	N
School	Y	O	O	Y	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	O	N
Shop (Convenience)	Y	O	O	N	N	N	N	N	N
Stable Yard	N	N	N	N	N	Y	O	N	N
Tourist Related Facilities	Y	O	O	O	Y	N	O	N	N
Utility Structures	O	O	O	O	O	O	O	Y	Y
Warehouse (Wholesale) / Store / Depot	O	N	N	N	N	N	Y	N	N
Workshops	O	O	N	N	N	O	Y	N	Y

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

A = Village Centre
B = Existing Residential / Infill
C = New Residential
E = Community & Educational
F = Open Space & Amenity

I = Agricultural
Q = Enterprise & Employment
Q1 = Johnstown Garden Centre.
U = Utilities/Services

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

2.5.1 ALLENWOOD

2.5.1.1 Introduction and Context

Allenwood is designated as a village in Volume 1, Chapter 3, Settlement Strategy of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section identifies specific objectives for the future development of Allenwood and includes a land use zoning map. This will ensure the sustainable development of the village over the period of the Plan. Specific development management criteria which will govern any applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.1.2 Location

Allenwood is a rural village located in the northwest of County Kildare at the junction of two regional roads, the R415 and R403. The village is situated between Prosperous and Derrinturn and located approximately 11km from Clane and 20km from Naas. The Grand Canal borders the village to the south.

2.5.1.3 Function

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

2.5.1.4 Settlement Form

Allenwood developed in the nineteenth century as a coaching post along the Clane / Edenderry Road. In recent years new housing schemes have been built to the north and south of the cross roads. The ESB built a power station (now demolished) to the north west of the village; the site of the station is now used for industrial purposes.

2.5.1.5 Population

The 2011 Census figure for Allenwood was 845 persons. This represents a significant increase on the 2006 Census figure of 667. Many houses have been built in Allenwood since 2011 so it is assumed that the population has grown significantly since then. 34% of the population is under the age of 20 with another 34% of the population in the 25-45 age bracket. This would suggest a significant portion of the population is made up of young families.

2.5.1.6 Growth

This Plan provides for local demands in accordance with the provisions of the County Settlement Strategy and has zoned lands accordingly. The village plan for Allenwood 2011-2017 identified a large amount of zoned land for residential development. The majority of this land was not brought forward for development. 15.9ha of land is zoned "C New Residential" to meet the projected population growth over the plan period. This is considered sustainable taking into account the Core Strategy, wastewater capacity and flooding considerations.

2.5.1.7 Public Utilities and Social Infrastructure

Water Supply

Allenwood has an adequate water supply at present.

Waste Water

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

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.1.8 Employment

There are a number of small scale employment facilities in Allenwood itself, in addition to the employment opportunities provided as part of the Industrial Park to the north west of the village on the former power station lands. The majority of the employment opportunities at this location are light industrial in nature.

2.5.1.9 Other Services

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

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

- Credit Union
- Childcare facilities
- Beauty Salon
- Funeral Directors

2.5.1.10 Village Plan Principles

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

2.5.1.11 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Apply the following development requirements to all lands identified as 'C' (New Residential) as outlined on Map V2- 2.2:
- Existing trees and vegetation on the sites shall be retained and integrated into any new development if merited.
 - Any new development proposals must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.

- Seek the improvement of pedestrian and cycling facilities back to the village centre as part of development proposals.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It will generally not be considered appropriate that additional septic tanks are provided within the development boundary of Allenwood.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Investigate in conjunction with Irish Water the feasibility of upgrading the waste water treatment network in the Allenwood North and Allenwood South areas of the village.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "The Planning System and Flood Risk Management" - Guidelines for Planning Authorities, DEHLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.2 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Undertake the following works in Allenwood:
- Implement traffic calming measures at Allenwood Crossroads including the development of a speed table / plateau.

- (ii) Realign the crossroads junction.
- (iii) Provide textured surfacing at the crossroads junction.
- (iv) Provide tactile paving and new footpaths in the village along the R403 regional road.
- (v) Improve road markings on approach roads and within the village centre.
- (vi) Provide traffic signals at the Allenwood Crossroads.

Employment

It is an objective of the Council to:

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

Community and Educational

It is an objective of the Council to:

CE 1 Assess the need for educational facilities in Allenwood in line with population change in the village and its hinterland.

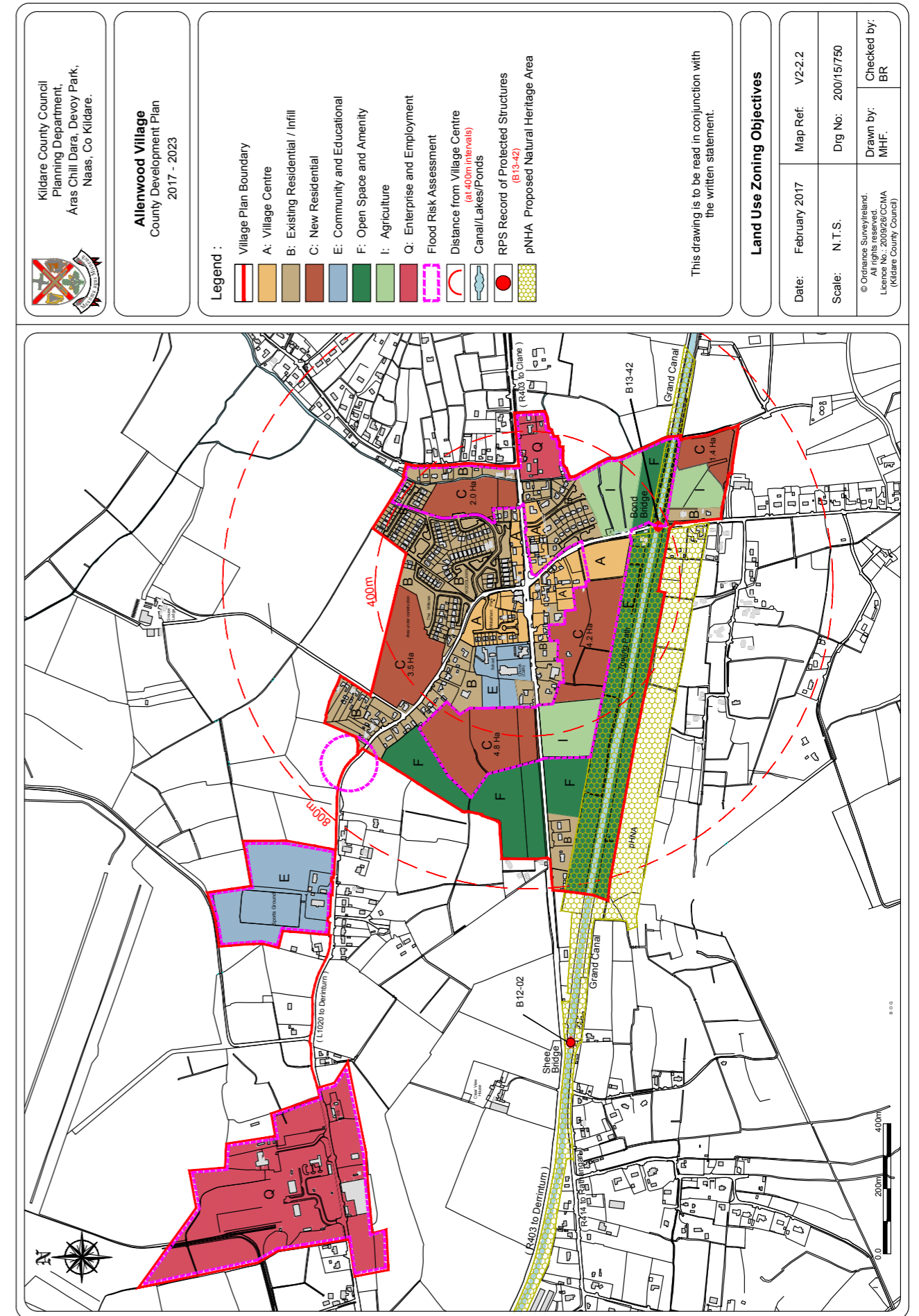
CE 2 Facilitate the provision of open space and amenity areas including a playground facility in the village.

Heritage

It is an objective of the Council to:

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

NH 2 Implement a programme of soft landscaping in conjunction with the improvements works identified under objective T1 in the Village Centre.



2.5.2 BALLITORE

2.5.2.1 Introduction and Context

Ballitore is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Ballitore. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.2.2 Location

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

2.5.2.3 Function

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

2.5.2.4 Settlement Form

Ballitore is a small historic settlement which was founded in 1685 by Quakers. Physically the village is a cluster of terraced Quaker houses along two roughly perpendicular streets with a central square at the intersection. More modern local authority housing extends along the streets off the square with further local authority housing on the Timolin / Crookstown road. A private residential development is located along Abby's Row.

2.5.2.5 Population

Ballitore has experienced a steady population increase in recent years following the development of a number of housing developments. Ballitore and Crookstown are classified as a single settlement in the 2011 Census and it defined the population as being 685 persons. Once the population of Crookstown is taken away from this

figure a population of 556 persons is estimated for Ballitore. The 2006 Census recorded a 32% increase in population from 338 persons in 2002 to 445 in 2006. The 2011 population of 556 persons represents a 20% increase on the 2006 population.

2.5.2.6 Growth

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

2.5.2.7 Public Utilities

Water Supply

Water supply in Ballitore is deemed satisfactory at present.

Waste Water

A new Wastewater Treatment Plant with a population equivalent (P.E.) of 1500 is currently in operation.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Ballitore at present, the continued cleaning and maintenance of the River Greese to the east of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.2.8 Transportation

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

2.5.2.9 Education

Children from Ballitore attend primary school in St Laurence's, Crookstown.

2.5.2.10 Heritage

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

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

2.5.2.11 Other Services

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

- Pubs
- Shops
- Post office
- Museum and Library
- Coffee Shop
- Craft Shop
- Glanbia industrial facility
- Crèche
- Playground
- Soccer Pitch
- Health Centre
- Garda Station

2.5.2.12 Village Plan Principles

- (i) New development should take place in a coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of growth must cater for local demand at an appropriate scale.
- (iii) Suburban residential development on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and to reuse where possible existing buildings within the village boundary in order to maintain the historic character of the village.

- (vi) All new development proposals shall have regard to the requirements for development in the Architectural Conservation Area. All new buildings elsewhere in the village shall be designed so as not visually impinge on the historic buildings and streetscape of the village.
- (vii) The conservation and integration into new developments of existing stone walls, trees and native hedgerows and the use of similar materials for new boundaries shall be required.

2.5.2.13 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.3A
- A new vehicular route connecting Abby's Row to Fuller's Court with adequate pedestrian and cycling facilities shall be provided as part of the development of these lands.
 - Existing trees and vegetation shall be retained and integrated into any new development, if merited.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Seek the improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.
- RD 2** Facilitate the appropriate redevelopment of derelict buildings and suitable infill development proposals having regard to their location within the Architectural Conservation Area and any protected structures within the vicinity of the site. (Suitable areas include the Market Square and Fuller's Court).

Public Utilities

It has already been noted that water provision in the village is sufficient and wastewater is being treated in the new wastewater treatment plant.

It is an objective of the Council to:

- PU 1** Connect all existing and new developments to the new wastewater treatment plant.
- PU 2** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

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

It is an objective of the Council to:

- FL 1** Continue to maintain the River Greese. In this regard, only development within the development boundary of Ballitore that would not negatively impact upon the River Greese shall be encouraged. Adequate drainage measures in accordance with the requirements of the Greater Dublin Strategic Drainage Study shall be provided for all development proposals in order to continue to prevent flooding in the area.
- FL 2** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and “The Planning System and Flood Risk Management” - Guidelines for Planning Authorities, DECLG (2009).
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.3A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

- T 1** Seek the construction of a new link road from the L8036 at Fuller’s Court to the L8035 at Abby’s Row on the west side of the village (Refer to Map V2-2.3B).
- T 2** Implement public realm improvements in the village centre particularly pedestrian facilities.
- T 3** Investigate the possibility of developing a footpath and cycle track as illustrated on Map V2-2.3B

Employment

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

It is an objective of the Council to:

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

Community and Educational

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

It is an objective of the Council to:

- CE 1** Develop the Tanyard for art and craft based workshops or studios with associated uses.
- CE 2** Facilitate the provision of additional community facilities in the village.

Heritage

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

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings, in Ballitore as listed in this Plan and illustrated on Map V2-2.3B, in accordance with Volume 1, Chapter 12 Architectural and Archaeological Heritage of this Plan.
- HE 2** Protect and improve the setting of the Meeting House and support its continued social and community use.
- HE 3** Protect the RMP site in Ballitore as listed in Volume 1, Chapter 12 and shown on Map V2-2.3B of this Plan, along with its setting.
- HE 4** Have regard to the policies and objectives included in Volume 1, Chapter 12 in relation to development proposals that impact on the character and quality of all designated protected structures and development within and adjoining the designated ACA.

- HE 5** Survey the trees illustrated on Map V2-2.3B and to seek to protect trees deemed to be of significant amenity value.

Amenity and Recreation

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

It is an objective of the Council to:

- AM 1** Promote the development of a linear park along the River Greese between Ballitore and Crookstown.
- AM 2** Enhance and maintain the playground located in Millview.
- AM 3** Develop where possible a walking route along the River Greese to Crookstown Mill and back to the Market Square, as illustrated on Map V2-2.3B.



2.5.3 BALLYMORE EUSTACE

2.5.3.1 Introduction

Ballymore Eustace is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Ballymore Eustace and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.3.2 Location

Ballymore Eustace is situated on the River Liffey approximately one kilometre from the Kildare – Wicklow border. The village is in a highly scenic area overlooking the River Liffey and surrounded by high quality agricultural land.

2.5.3.3 Function

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

2.5.3.4 Settlement Form

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

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

2.5.3.5 Population

Ballymore Eustace experienced a population decline during the inter-censal period between 2002 and 2006, with a reduction in population from 786 persons to 725. The 2011 Census shows the population increasing to 872 persons, an increase of 20% on the 2006 figure.

2.5.3.6 Growth

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

2.5.3.7 Public Utilities

Water Supply

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

Waste Water

The Ballymore Eustace Wastewater Treatment Plant has recently been completed and is in operation with a population equivalent of 2000. This is adequate to serve the village for the foreseeable future.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.3.8 Transportation

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

The Dublin City bus route (no. 65) serves Ballymore Eustace and terminates at Eden Quay in Dublin City.

2.5.3.9 Other Services

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

- Roman Catholic and Church of Ireland Churches
- Pubs
- Restaurants
- Health Centre
- National School
- Band Hall
- Recreational / Sports Facilities
- Resource Centre
- ICA Hall
- Tidy Towns Centre
- Beauty Salons / Hairdressers

2.5.3.10 Village Plan Principles

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

2.5.3.11 Development Objectives

Residential Development

In order to facilitate local demands, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 8.8ha has been identified for residential expansion. Note: 0.9ha of these lands is required for community facilities.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C1" (New Residential) on Map V2-2.4A:
- To require the delivery of community facilities (e.g. health centre, nursing home, community centre, etc.) on 0.9 ha of the lands zoned C1. It is considered that this approach will allow for more flexibility in the delivery of community facilities within this area.
 - To require the improvement of the junction identified by objective T 4 on Map V2-2.4A.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Seek improvements in pedestrian and cycling facilities from the site to the village centre.
 - Seek improvements to the road along the northern boundary of the site.
 - Seek an extension to the Liffey walk as outlined in objective AR 1 of this Village Plan and illustrated on Map V2-2.4 A & B.

Village Centre

The village centre in Ballymore Eustace retains a lot of its historic character and future developments in this area should not detract from this.

It is an objective of the Council to:

- VC 1** Ensure that the design of any developments in the village centre are of high quality and do not impinge on the unique character of the village.
- VC 2** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2- 2.4A) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 3** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 4** Restrict the maximum building height to two storeys.
- VC 5** Seek the improvement of pedestrian and cycling facilities to the village centre as part of the development of town centre and new residential zoned lands.

Public Utilities

Water and wastewater capacity is sufficient for the future needs of the village.

It is an objective of the Council to:

- PU 1** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

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

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "The Planning System and Flood Risk Management - Guidelines for Planning Authorities", DECLG (2009).

- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.4A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

- FL 3** Carry out an assessment of surface water drainage infrastructure in Ballymore Eustace for the purpose of identifying areas where the hydraulic capacity is inadequate and to carry out improvement works accordingly.

Transportation

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

It is an objective of the Council to:

- T 1** Realign and improve the junction of the R411 Hollywood Road and the L6059.
- T 2** Realign and improve the junction of the R413 (Brannockstown Road) / R411 (Hollywood Road) at Ballymore Bridge.
- T 3** Widen and improve Ballymore Bridge and specifically to improve pedestrian facilities in this area.
- T 4** Improve the junction of the R411 (Naas Road) and the L6047.
- T 5** Carry out a Traffic Management Plan for Ballymore Eustace and implement its recommendations.
- T 6** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities. In addition, the Council will also investigate the need for further improvements to pedestrian infrastructure in the village.
- T 7** Review the on street parking arrangements in the village and make improvements as required.
- T 8** Facilitate the enhancement of public transport services and facilities in the village and to facilitate the erection of a well designed bus shelter at an appropriate location.

Employment

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

It is an objective of the Council to:

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

Community and Educational

Scoil Mhuire Ballymore Eustace has a current enrolment of 186 pupils, and an extension to the school was completed a number of years ago. There are currently no plans for further expansion.

It is an objective of the Council to:

- CE 1** Review the need for educational facilities in the village in line with changes in population.

Heritage

Ballymore Eustace has a rich archaeological and architectural heritage due to its historic origins. It has a number of protected structures and recorded monuments which are illustrated on Map V2-2.4B and listed in the RPS and RMP. There is also an abundance of valuable natural heritage features in and around the village, including a Tree Preservation Order, Protected Views, Scenic Routes and a Proposed Natural Heritage Area, all illustrated on Map V2-4B.

It is an objective of the Council to:

- NH 1** Continue the protection of trees identified in Tree Preservation Order, 1991/1 OS 6" 29.
- NH 2** Survey the trees illustrated on Map V2-2.4B and to seek to protect trees deemed to be of sufficient amenity value.
- NH 3** Protect views of the River Liffey available on Scenic Route No. 9 on the R411 from the crossroads at Silverhill Upper Townland to Ballymore Eustace and on Scenic Route No. 13, on the R413 from Brannockstown cross roads to Ballymore Eustace.
- NH 4** Protect the vistas available from Ballymore Bridge to the east and west from inappropriate development.

Amenity and Recreation

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

It is an objective of the Council to:

- AR 1** Facilitate the extension of the River Liffey Walk through the zoning of lands for open space and amenity to the west of the village centre.
- AR 2** Maintain, upgrade and extend where necessary the walking routes illustrated with the appropriate symbol on Map V2-2.4B
- AR 3** Facilitate the future expansion of amenity sites and recreational / sports facilities in Ballymore Eustace subject to compliance with the relevant planning criteria.



2.5.4 CARAGH

2.5.4.1 Introduction and Context

Caragh is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Caragh and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.4.2 Location

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

2.5.4.3 Function

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

2.5.4.4 Settlement Form

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

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

2.5.4.5 Population

Caragh has experienced a dramatic population increase in the last number of years, with approximately 47% of all private houses built since 2001. Following a survey of the village in 2009 it was estimated that the population within the village boundary was approximately 641 persons. The 2011 Census reports a population of 882 persons for Caragh which represents a 37% increase on the 2009 estimate.

2.5.4.6 Growth

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

2.5.4.7 Public Utilities

Water Supply

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

Waste Water

Caragh is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant which is being upgraded. The wastewater infrastructure serving the village is adequate at present.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.4.8 Transportation

Caragh is located on the R409, which provides links to Naas, and the M7 motorway to the south of the village. The R409 also links Caragh with the villages and towns in the northwest of the county. Accordingly a significant amount of county traffic passes through the village centre. Caragh is only a short distance from Sallins and the commuter train service to Dublin. No major new road development is envisaged in the area; however various upgrading works will be required in tandem with development in the village.

2.5.4.9 Other Services

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

- Roman Catholic Church
- National School
- Montessori/Creche
- Filling station
- Shops, hair salon
- GAA Grounds
- Fast food take away
- Pub
- Mondello Park Car Racing Circuit (outside the Village Plan boundary to the north)

2.5.4.10 Village Plan Principles

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

2.5.4.11 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. In this regard 3.3ha has been identified for residential development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C1, C2, C3" (New Residential) on Map V2-2.5:

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- The residential amenity of adjoining properties shall be protected.
- The use of high quality traditional building materials and indigenous landscaping shall be required.
- Seek the improvement of pedestrian and cycling facilities to the village centre, if deemed necessary.

- RD 2** Any development proposal for lands zoned C2 shall have regard to the topography of the land and seek to minimise the visual impact through high quality design and landscaping.

Village Centre

Caragh has experienced a lot of population growth in recent years and it has been developed in a sequential manner from the compact village centre. Further residential development has been proposed on sites sequential to the town centre and a small area of land opposite the church to the front of one of these sites has been designated for village centre expansion.

It is an objective of the Council to:

- VC 1** Provide for an extension of Caragh Village Centre on lands directly opposite the church. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at these locations subject to the relevant planning criteria.

Public Utilities

- PU 1** To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** To facilitate Irish Water's upgrade of the Upper Liffey Valley Sewerage Scheme in particular Contract 2B to serve the existing needs of the village and planned sustainable growth.
- PU 2** To identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** To facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Caragh has not experienced any recent significant flooding events.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of this Plan and “The Planning System and Flood Risk Management - Guidelines for Planning Authorities”, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.5 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

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



Employment

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

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and business where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

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

It is an objective of the Council to:

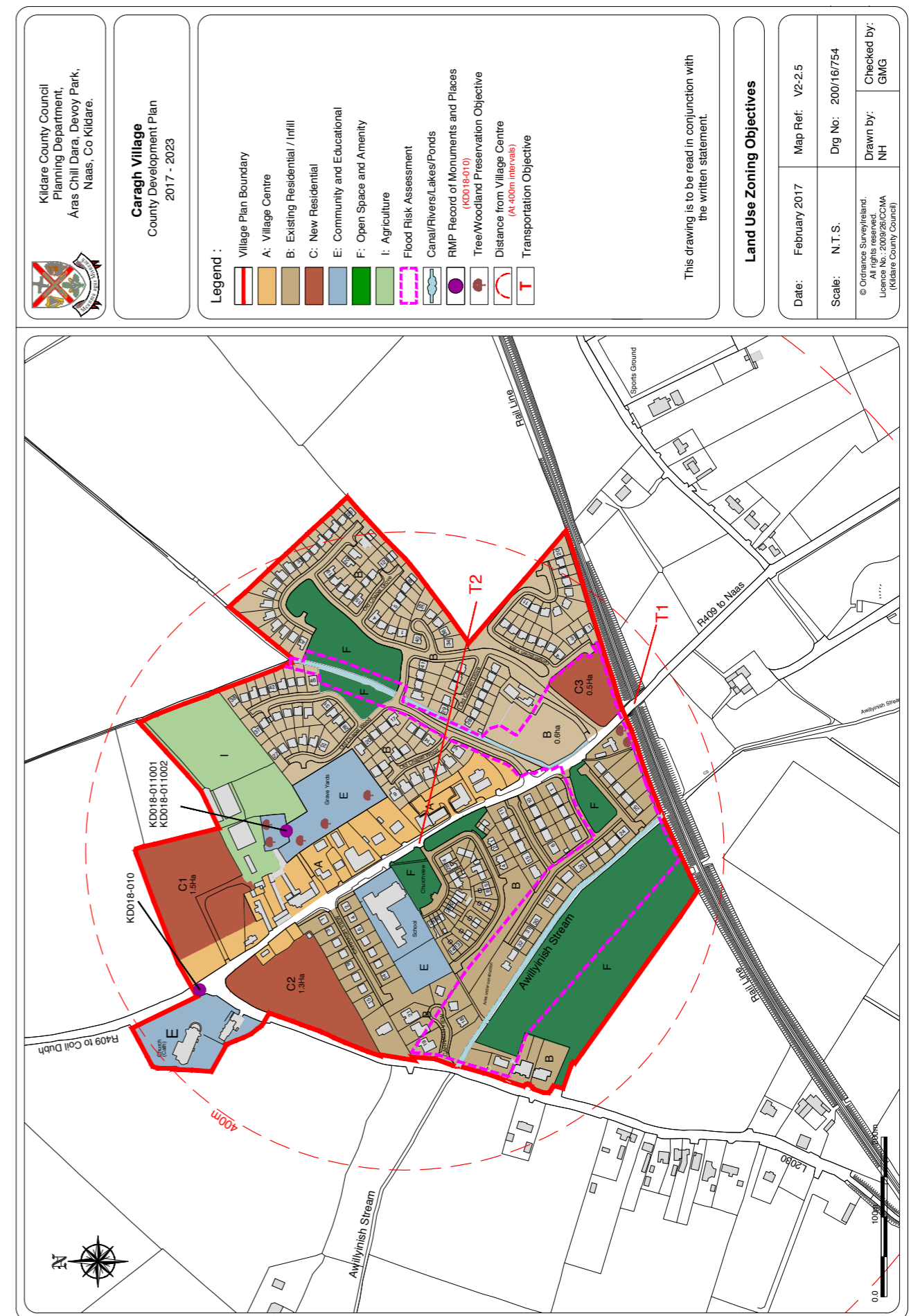
- CE 1** Review the need for educational facilities in the village having regard to changes in the population of the village.
- CE 2** Work with the community to provide a children's playground in the lifetime of this plan

Heritage

Caragh has a number of recorded monuments, which are illustrated on Map V2-2.5 and listed elsewhere in this Plan.

It is an objective of the Council to:

- NH 1** Survey the trees illustrated by the appropriate symbol on Map V2-2.5 and to seek to protect trees deemed to be of sufficient amenity value.



2.5.5 COILL DUBH/COOLEARAGH

2.5.5.1 Introduction and Context

Coill Dubh / Coolearagh is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Coill Dubh / Coolearagh. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.5.2 Location

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

2.5.5.3 Function

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

2.5.5.4 Settlement Form

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

2.5.5.5 Population

The 2011 Census recorded a figure of 693 persons for Coill Dubh which did not include Coolearagh. Following a survey of Coolearagh in 2015 it was estimated that the current population living within the village boundaries of Coill Dubh/ Coolearagh was approximately 1,095 persons.

2.5.5.6 Growth

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

2.5.5.7 Public Utilities

Water Supply

Coill Dubh / Coolearagh have an adequate water supply at present to cater for the projected population growth.

Waste Water

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

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.5.8 Transportation

The villages of Coill Dubh / Coolearagh are located on the R403 and the R408 and have good access to Edenderry to the west, Johnstown Bridge and the N4 to the north and the larger towns of Clane, Naas and Newbridge to the south east. The Tullamore – Dublin Bus Eireann service 120 serves the villages.

2.5.5.9 Employment

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

2.5.5.10 Other Services

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

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

2.5.5.11 Village Plan Principles

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

2.5.5.12 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Facilitate the development of lands shown as 'C' (New Residential) as outlined on Map V2-2.6 in accordance with the principles of proper planning and sustainable development and to apply the following development requirements:
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.6) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It will generally not be considered appropriate that additional septic tanks are provided within the development boundaries of Coill Dubh and Coolearagh.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

PU 3 Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Transportation

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

It is an objective of the Council to:

- T 1** Realign and improve the junction of the L1019 and the L7073.
- T 2** Examine the feasibility of providing traffic calming in and between the villages.
- T 3** Provide for continuous footpaths of a suitably high standard between Coill Dubh and Coolearagh and to improve the quality and width, where appropriate, of all footpaths within both villages.
- T 4** Improve access for people with disabilities.
- T 5** Provide for a continuous footpath of a suitably high standard between Coill Dubh and Coill Dubh AFC at Blackwood.

Employment

It is an objective of the Council to:

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

Community and Educational

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



It is an objective of the Council to:

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

Heritage Objectives

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings in the villages as listed in this Plan.
- HE 2** Protect all RMP sites in the villages as listed in Volume 1, Chapter 12, Architectural and Archaeological Heritage, and shown on Map V2-2.6 of this Plan, along with their settings.
- HE 3** Protect the character of the planned village of Coill Dubh / Coolearagh from inappropriate development.

Amenity and Recreation

Since the 2011- 2017 Development Plan was adopted the Woodlands Golf Club at Coill Dubh has closed. This was a significant loss to the amenities of the area.

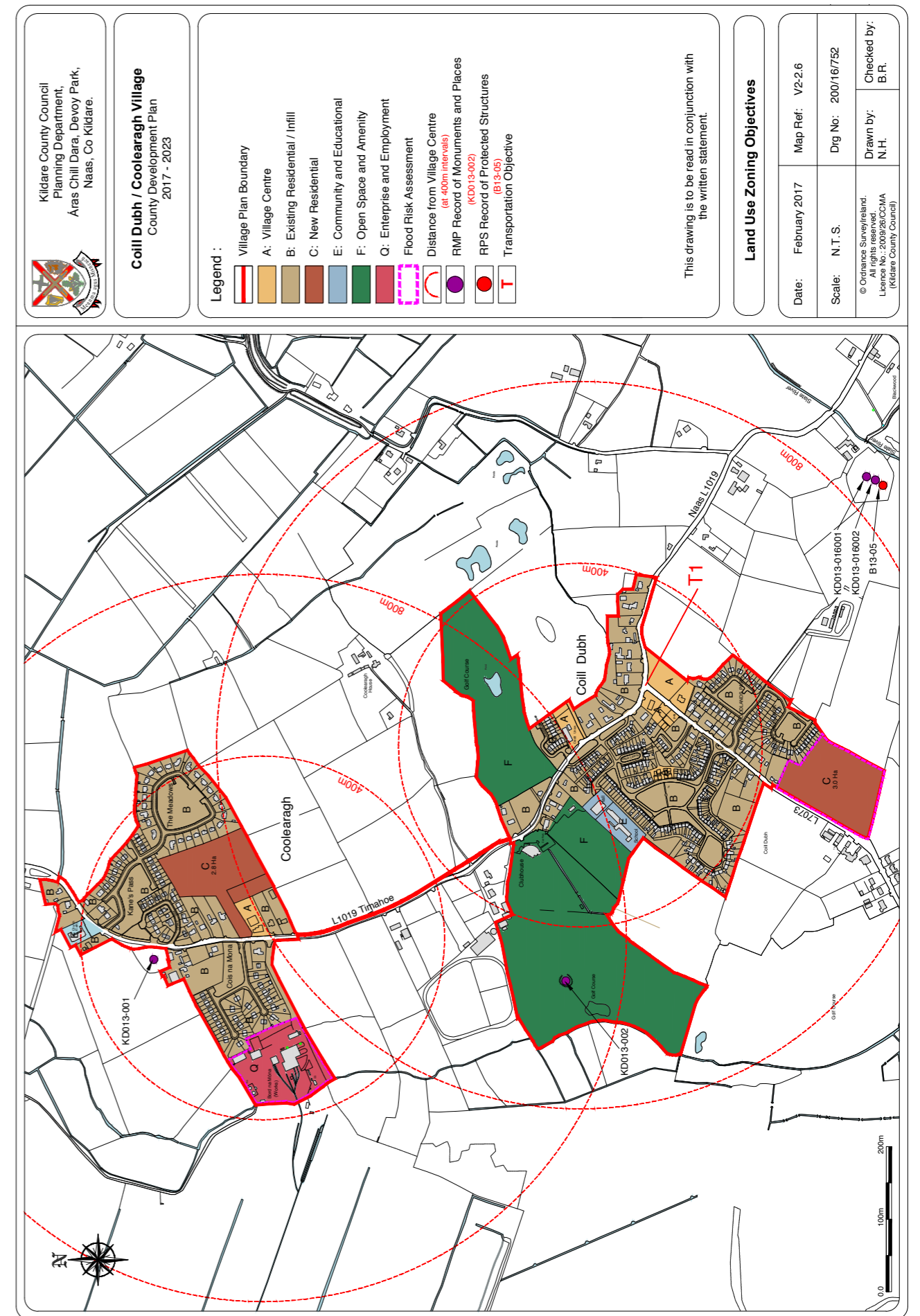
It is an objective of the Council to:

- AM 1** Support the development of sports and recreational facilities in the village in accordance with the principles of proper planning and sustainable development.
- AM 2** Investigate the feasibility of providing a playground facility in Coill Dubh/ Coolearagh Village.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7, of this Plan and “The Planning System and Flood Risk Management - Guidelines for Planning Authorities”, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.6 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.



2.5.6 CROOKSTOWN

2.5.6.1 Introduction and Context

Crookstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Crookstown. The Village Plan consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.6.2 Location

Crookstown is located in south Kildare, approximately 17km from Athy and 30km from Naas. There are no obvious natural or historic boundaries to the settlement although it can be taken that a new primary school marks one end of the village while the entrance from the R448 Kilcullen – Castledermot road defines the entrance to Crookstown at the opposite end.

2.5.6.3 Function

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

2.5.6.4 Settlement Form

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

2.5.6.5 Population

Following a survey of the village in 2015 it was estimated that the population of the village within the village boundary was approximately 129 persons.

2.5.6.6 Growth

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

2.5.6.7 Public Utilities

Water Supply

Water supply in Crookstown is deemed satisfactory at present.

Waste Water

Wastewater from parts of Crookstown is diverted to the Ballitore Waste Water Treatment Plant which has capacity to cater for both villages.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Crookstown at present, the continued cleaning and maintenance of the River Greese to the west of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.6.8 Education

A new primary school, St Laurence's, has been constructed in the village and it provides modern educational facilities for the children of Crookstown, Ballitore and the surrounding area. The old school is used for community uses and the long term future of the buildings is being explored.

2.5.6.9 Other Services

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

- Church and parochial house
- Petrol service station
- Shop & butchers
- Industrial Complex including a tyre depot, antiques store, furniture and bedding store, hardware store, saddlery and farm supply store
- Existing and former primary schools
- Community hall.
- Pharmacy
- Health centre
- Hair salon

2.5.6.10 Heritage

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

2.5.6.11 Village Plan Principles

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

2.5.6.12 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Facilitate the development of lands shown as 'C' (New Residential) as outlined on Map V2-2.7 in accordance with the principles of proper planning and sustainable development.
- RD 2** Apply the following development requirements to lands identified as 'C' (New Residential) as outlined on Map V2-2.7.
- Existing trees and vegetation on sites shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.

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

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.7) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Ensure that any permitted development is adequately serviced.
- PU 2** Facilitate a centrally located recycling facility for the benefit of the industrial park, the nearby residents and the primary school.
- PU 3** Ensure that all development in the village is connected to the Ballitore Waste Water Treatment Plant.
- PU 4** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 5** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Continue to keep clean and maintain the River Greese. In this regard, only development within the development boundary of Crookstown that would not negatively impact upon the River Greese

shall be encouraged. Adequate drainage measures for all development proposals must be addressed in order to continue to prevent flooding in the area.

FL 2 Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).

FL 3 Ensure that the development strategy for the lands identified within the dashed pink line on Map V2-2.7 shall be subject to a Level 3 Flood Risk Assessment.

Employment

The Industrial Park provides services and employment and occupies an important site in the context of the village. It forms the first impression of Crookstown to visitors arriving from the former N9 – the R488. However this entrance is not visually pleasing and needs to be addressed in order to enhance the overall appearance of the village.

It is an objective of the Council to:

EM 1 Improve the visual appearance of the Crookstown Industrial Park and filling station area and approaches to these sites.

EM 2 Encourage quality contemporary architecture while respecting the general scale of buildings in this rural area in order to enhance the overall appearance of Crookstown.



EM 3 Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

It is an objective of the Council to:

CE 1 Facilitate the extension of a graveyard in the vicinity of the church and former school.

Heritage

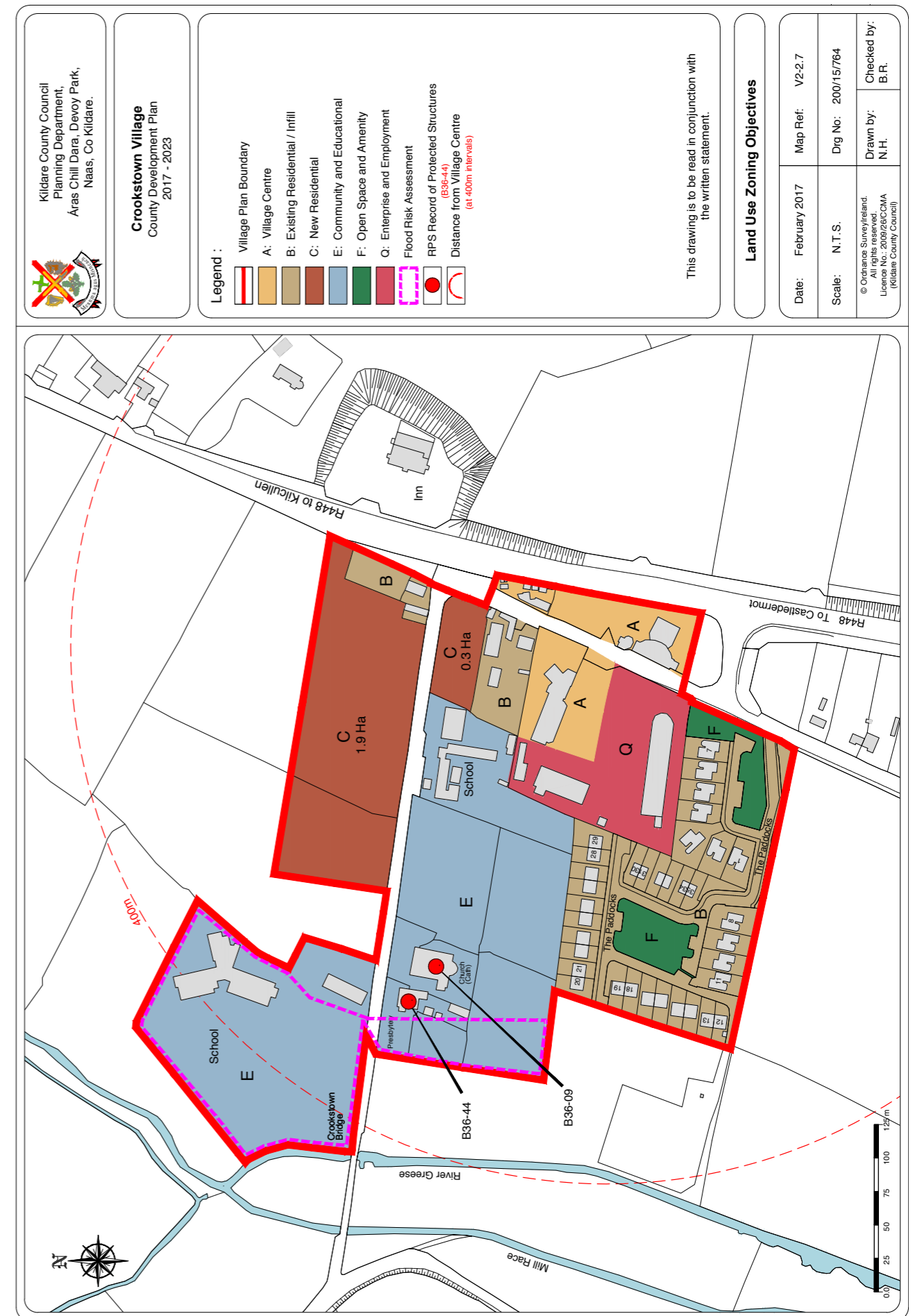
It is an objective of the Council to:

HE 1 Protect all RPS structures, along with their settings in Crookstown as illustrated on Map V2-2.7 and listed in this Plan.

Amenity and Recreation

It is an objective of the Council to:

AM 1 Promote the development of a linear walk along the River Greese between Ballitore and Crookstown.



2.5.7 JOHNSTOWN

2.5.7.1 Introduction and Context

Johnstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Johnstown. The Village Plan consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.7.2 Location

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

2.5.7.3 Function

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

2.5.7.4 Settlement Form

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

The future expansion of the area is restricted due to the presence of the N7 National Primary Route to the north, and the motorway slip roads to the north and south of the village where access points would be restricted. A number of sites on the Main Street are vacant or in low density use following the relocation of the Johnstown Garden Centre to the north of the N7.

2.5.7.5 Population

The population of Johnstown in 2002 was 282 persons. In 2006 this figure had increased substantially to 899, following the construction of new housing development in the village. The 2011 Census indicates a further increase in the population to 1004 persons.

2.5.7.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy. This growth is to be located on lands previously zoned in Johnstown, with an additional area closer to the village core identified, which provides an opportunity to consolidate the village and enhance its character.

2.5.7.7 Public Utilities

Water Supply

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

Waste Water

Johnstown is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant in Naas. The wastewater situation will be improved once Contract 2B of the Upper Liffey Valley Sewerage Scheme is delivered.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.7.8 Transportation

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

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

2.5.7.9 Employment

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

2.5.7.10 Other Services

Due to the proximity of Johnstown to Naas and Kill the village relies on its larger neighbouring towns to provide many of its community services and schools. The village has the following services:

- Convenience shop
- GP/medical centre
- Childcare facilities
- Pub
- Restaurant
- Hair/beauty salon
- Interiors/fabric shop
- Dance studio
- Fast food takeaway
- Children's playbarn
- Industrial / Employment development
- Office development
- Johnstown Garden Centre, north of the N7

2.5.7.11 Amenity and Recreation

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

2.5.7.12 Village Plan Principles

- (i) Develop the village in a planned, coherent manner so that an attractive and sustainable village is achieved.
- (ii) The rate of growth must cater for local need at an appropriate scale.
- (iii) Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.

(iv) New development shall have regard to the character, form and scale of the streetscape buildings in the village and reuse where possible, existing buildings and out-buildings in order to promote sustainable development.

(v) New development shall have regard to the protected structures in the village core.

2.5.7.13 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Apply the following principles in relation to those lands zoned "C1" on Map V2-2.8:
- The improvement of the junction identified by objective T1 on Map V2-2.8 shall be carried out as part of the development of these lands.
 - Improvements in pedestrian and cycling facilities to the village centre;
 - Improvements in the road along the northern boundary of the site will be required.
 - Retain the trees identified by objective NH 2 on Map V2-2.8.
 - Existing trees and vegetation on the site shall be incorporated into any new development where appropriate.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Seek improvements in pedestrian and cycling facilities back to the village centre as part of development proposals of site C1.

- RD 2** Require the following principles to relate to lands labelled C2 on Map V2-2.8. The following development guidelines shall apply:
- Improve the junction identified by objective T1 on Map V2-2.8 as part of the development of these lands.
 - Improve pedestrian and cycling facilities to the village centre.
 - Improve the road along the southern boundary of the site as part of development proposals of these lands.

Public Utilities

It is an objective of the Council to:

- PU 1** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** Facilitate Irish Water's upgrade of the Upper Liffey Valley Sewerage Scheme, in particular Contract 2B, to serve the existing needs of the village and planned sustainable growth.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Flooding relating to the Morrell, Annagual and Hartwell rivers has been a significant problem in Johnstown in the past and has necessitated flood alleviation works.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "Planning System and Flood Risk Management - Guidelines for Planning Authorities" (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.8 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

- T 1** Realign and improve the junction of the L6033 and the L6034.
- T 2** Extend public footpaths to the Playbarn site.
- T 3** Provide a footpath along the north side of Main Street.
- T 4** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5** Review the on-street parking arrangements in the village and make improvements as required.

Employment

There are a number of enterprise and employment opportunities within the plan area. The zoning objective Q1 at the Johnstown Garden Centre, north of the N7, reflects the existing uses permitted on site. Intensification of uses on this site will need to be carefully considered, in order to protect the vibrancy of Johnstown Village Centre and retain village centre type uses proximate to the village population.

It is an objective of the Council to:

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

Community and Educational

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

It is an objective of the Council to:

- CE 1** Assess the need for educational facilities in the village as the population increases.

- CE 2** Investigate the possibility of providing community / recreational facilities as part of the redevelopment of the former Garden Centre site.

Heritage

Johnstown has a rich archaeological and architectural heritage due to its historic origins. It has a number of structures on the RPS. It is an objective of this Plan to define an Architectural Conservation Area around Main Street. There are a number of recorded monuments in the village which are outlined below. All of these are illustrated on Map V2-2.8 and listed in the RPS and RMP. There is also an abundance of mature trees throughout the village that should be protected. The recorded monuments in Johnstown include;

- KDO19-059 (Standing Stone)
- KDO19-060 (Enclosure)

In addition there are 4 features scheduled for inclusion in the next revision of the RMP as follows;

- KDO19-014001 (Church)
- KDO19-014002 (Graveyard)
- KDO19-014003 (Grave slab)
- KDO19-014004 (Font)

It is an objective of the Council to:

- NH 1** Require archaeological assessment prior to any development taking place for development in close proximity to recorded monuments.
- NH 2** Survey the trees illustrated by the appropriate symbol on Map V2-2.8 and to seek to protect those trees deemed to be of sufficient amenity value.
- NH 3** Investigate the definition of an Architectural Conservation Area boundary in the village as outlined in Volume 1, Chapter 12 Architectural and Archaeological Heritage. (ACA 1)

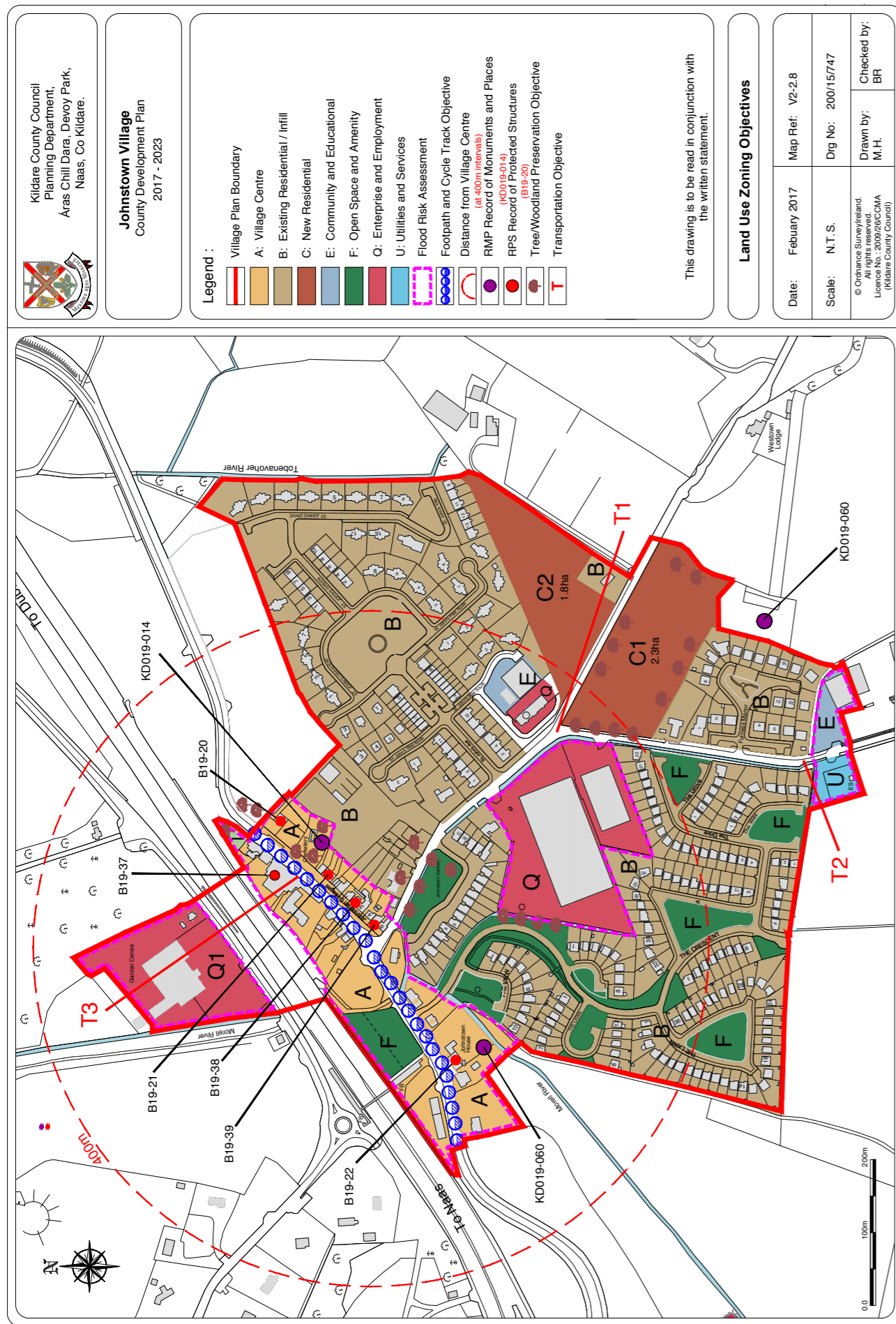
Amenity and Recreation

There is a shortfall of recreational areas in Johnstown.

It is an objective of the Council to:

- AM 1** Investigate the possibility of providing amenity / recreational facilities in the village during the lifetime of this Plan.





2.5.8 JOHNSTOWNBRIDGE

2.5.8.1 Introduction and Context

Johnstownbridge is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Johnstownbridge and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.8.2 Location

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

2.5.8.3 Function

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

2.5.8.4 Settlement Form

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

2.5.8.5 Population

Johnstownbridge has experienced a significant population increase in recent years. The 2006 Census recorded a 153% increase in population from 211 persons in 2002 to 535 persons in 2006. The 2011 Census has recorded the population of the village at 650 persons which represents a 21% increase.

2.5.8.6 Growth

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

2.5.8.7 Public Utilities

Water Supply

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

Waste Water

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

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.8.8 Transportation

Johnstownbridge has excellent access on to the M4 Motorway, which has made Johnstownbridge an attractive location for commuters to Dublin. This route also provides excellent access to the other large towns in north Kildare (Kilcock, Leixlip, Maynooth and Celbridge). Since the 2011 plan was adopted the Johnstown / Edenderry Regional Road R402 has been significantly improved west of the village. No major new road development is required in the area, however, various upgrading works will be required in tandem with development in the village.

2.5.8.9 Other Services

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

- Roman Catholic Church
- Hotel
- Health Centre
- Community Centre
- National School
- Shops, convenience and hardware

- Hairdressers
- Car dealership
- Pharmacy
- Funeral Home

2.5.8.10 Village Plan Principles

- To develop the village in a planned coherent manner so that an attractive sustainable outcome is achieved.
- The rate of growth must cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village shall not be permitted.
- Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.
- New development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.
- New development shall be focussed primarily on the backlands in the centre of Main Street in order to achieve a more compact village form.

2.5.8.11 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified C (New Residential) on Map V2-2.9.
- To seek the improvement of the junction identified by objective T3 on Map V2-2.9 as part of the development of this site.
 - Improvements in pedestrian and cycling facilities to the village centre as part of this development.

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- High quality traditional building materials and indigenous landscaping will be insisted upon.

Village Centre

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

It is an objective of the Council to:

- VC 1** Provide for village expansion on lands zoned A (Village Centre). A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at this location subject to the relevant planning criteria.
- VC 2** Seek the improvement of the junction identified by objective T2 on Map V2-2.9.

Public Utilities

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

It is an objective of the Council to:

- PU 1** Continue to co-operate with Meath County Council and Irish Water in relation to the provision of wastewater treatment capacity in the village.
- PU 2** Identify potential sites for the provision of recycling banks in the village and the wider rural hinterland.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and wider rural hinterland.

Flooding

There have been no recent flooding events in the village.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.9 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

- T 1** Identify and provide a by-pass of Johnstownbridge to divert traffic travelling from the M4 to Edenderry.
- T 2** Realign and improve the junction of the L1004 and the R402.
- T 3** Realign and improve the junction of the L1003 and the R402.
- T 4** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5** Review on street parking arrangements in the village and make improvements as required.

Employment

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

It is an objective of the Council to:

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

Community and Educational

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

It is an objective of the Council to:

- CE 1** Assess the need for educational facilities in the village in line with changing population numbers.

Heritage

Johnstownbridge has a rich archaeological and architectural heritage due to its historic origins. It has a number of structures on the RPS. It is an objective of this Plan to define an Architectural Conservation Area around Main Street. There are a number of recorded monuments in the village which are outlined below. All of these are illustrated on Map V2-2.8 and listed in the RPS and RMP. There is also an abundance of mature trees throughout the village that should be protected.

The recorded monuments in Johnstownbridge include;

- KDo19-059 (Standing Stone)
- KDo19-060 (Enclosure)

In addition there are 4 features scheduled for inclusion in the next revision of the RMP as follows:

- KDo19-014001 (Church)
- KDo19-014002 (Graveyard)
- KDo19-014003 (Grave slab)
- KDo19-014004 (Font)

It is an objective of the Council to:

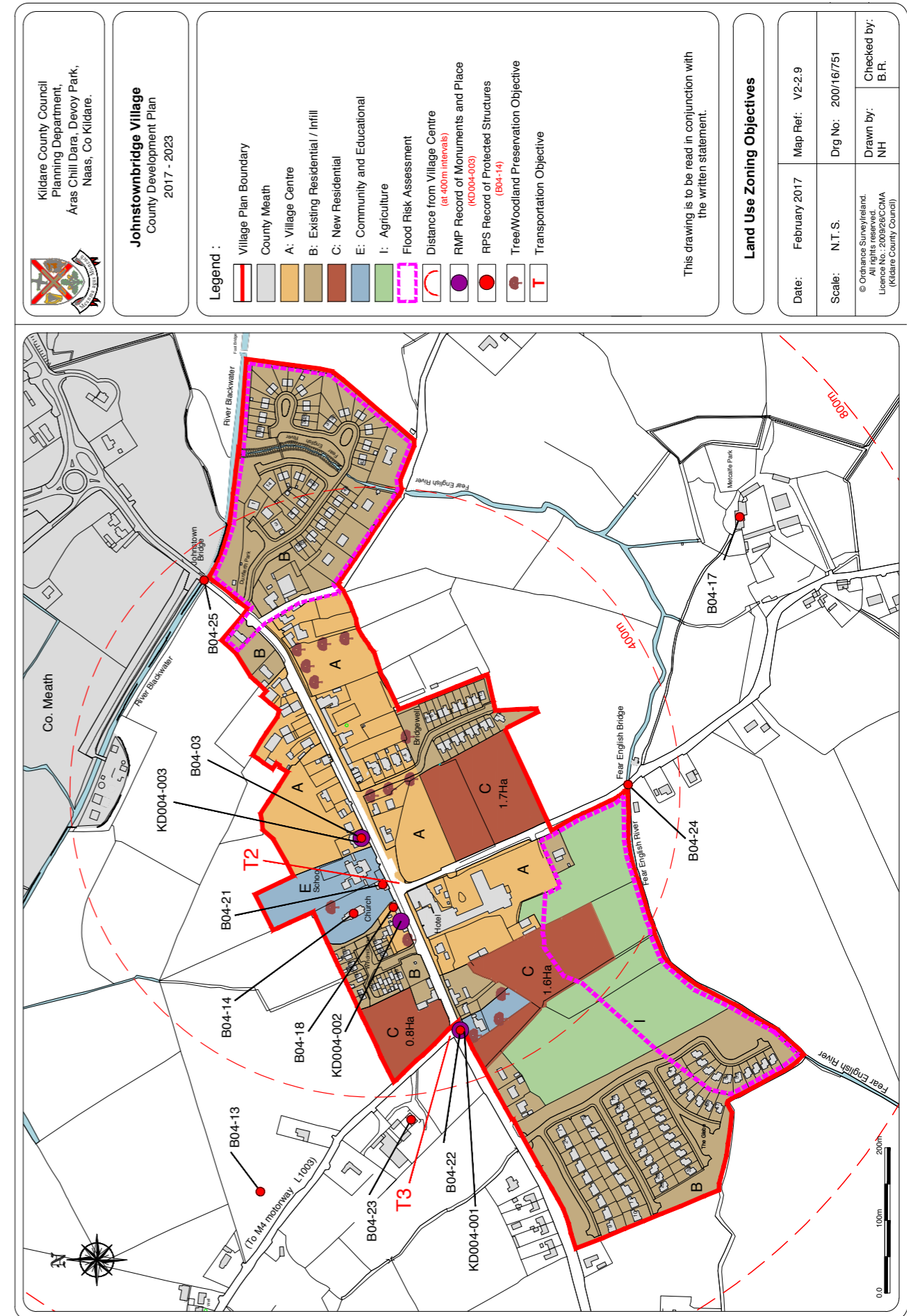
- NH 1** Require archaeological assessment prior to any development taking place for development in close proximity to recorded monuments.

Amenity and Recreation

There is a shortfall of formal recreational areas in Johnstownbridge.

It is an objective of the Council to:

- AM 1** Investigate the possibility of providing a riverside walk along the River Blackwater to the north of the village.



2.5.9.1 Introduction and Context

Kildangan is designated as a ‘Village’ in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Kildangan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.9.2 Location

Kildangan is located in southwest Kildare, close to the Laois border and to the south of Monasterevin town. The village is situated on the R417 Monasterevin to Athy regional route. The Kildare to Athy railway line runs through the village. The village is located 5km from Monasterevin, 10km from Kildare and 14km north of Athy.

2.5.9.3 Function

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

2.5.9.4 Settlement Form

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

The settlement form consists of a large Roman Catholic Church to the north east of the village adjacent to the village national school. The Crosskeys pub, a filling station with a shop, a fast food takeaway, a beautician/hair salon and a creche are located to the south west of the village around the junction connecting the L 3010 to the R417 roadway.

The village hall is located in the centre of the village, in close proximity to the railway bridge. The remainder of the village comprises residential development in the form of one off dwellings and various types and sizes of housing developments.

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

2.5.9.5 Population

The 2011 census recoded a population of 299 persons for Kildangan but the boundary used by the CSO did not include the Kilbeg Terrace, Cluain Dara or Courtyard housing developments. Following a survey of the village in 2015 it was estimated that the population of the village was approximately 470 persons within the defined village boundary.

2.5.9.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. Lands that had been identified as suitable for development in the 2011-2017 CDP have largely remained undeveloped.

The residential development proposals in this plan take into account the Core Strategy, wastewater capacity and flooding considerations.

2.5.9.7 Public Utilities

Water Supply

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

Waste Water

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

The treatment system is currently operating within its capacity.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.9.8 Transportation

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

2.5.9.9 Employment

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

2.5.9.10 Other Services

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

- Church (Roman Catholic)
- Primary School
- Shop and Filling Station
- Fast Food Take Away
- Crèche
- Beautician and Hair Salon
- Pub
- Village Hall
- Employment (Kildangan Stud- outside village boundary)
- Sports facilities (Kildangan GAA pitch - outside the village boundary)

2.5.9.11 Village Plan Principles

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

- (iv) New development shall protect the physical and natural environment in terms of its recreational and ecological potential is paramount.
- (v) All new development shall have regard to the character, form and scale of buildings in the village.

2.5.9.12 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. 6.1ha has been identified for residential development.

It is an objective of the Council to:

- RD 1** Require those lands zoned ‘C’ (New Residential) on Map V2-2.10 to display:
 - High quality architectural proposals having regard to the character of the area.
 - The use of traditional building materials and indigenous mixed species landscaping
 - Existing trees and vegetation on the site shall be retained and integrated into any new development.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Improvements in pedestrian and cycling facilities to the village centre as part of development proposals.
- RD 2** Encourage the appropriate development of backland areas. Any development proposed should not compromise the existing residential amenity of the area and the potential of the identified village centre area.

Village Centre

As a result of population growth and the growth proposed in this Plan land zoned to facilitate village centre uses can accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council to:

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

VC 2 Ensure that any new village centre development should seek to provide a strong and architecturally attractive edge to the streetscape and should be pedestrian friendly.

Public Utilities

The sewerage treatment network will require an upgrade in order to facilitate future development in the village. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council to:

PU 1 Decommission the old Kildangan village waste water treatment plant and to connect existing and any new dwellings to the new waste water treatment system.

PU 2 Identify potential / appropriate sites for the provision of recycling banks within the defined village boundary.

PU 3 Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

PU 4 Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

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

It is an objective of the Council to:

FL 1 Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).

FL 2 Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.10 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of minor road upgrade works, identified on Map V2-2.10, are required to improve vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

T 1 Realign and improve the junction of the R417 and the L3010 roadways.

T 2 Realign and improve the junction of the L3010 and the L7063 roadways.

T 3 Maintain and improve as required the local road network to ensure a high standard of road quality and safety.

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

T 5 Realign and improve all regional and local roads in the village and on the approaches to the village. Improvements shall include realignment, widening, where appropriate, pedestrian facilities, drainage, public lighting and traffic calming where necessary.

T 6 Investigate the possibility of re-aligning the road, in co-operation with Iarnod Eireann, between Kildangan Manor and the Village Centre, and to make the railway bridge pedestrian friendly.

Employment

It is an objective of the Council to:

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

Community and Educational

Kildangan National School caters for primary school children from the village and the surrounding area. The school currently accommodates 223 pupils. It is important to monitor the need for educational facilities in the village as the population increases.

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

It is an objective of the Council to:

CE 1 Assess the need for educational facilities in the village as the population increases in line with changing population numbers.

Heritage

Kildangan has a protected structure (Roman Catholic Church) in the village and a number of recorded monuments surrounding the village, which are illustrated on Map V2-2.10 and listed in this Plan.

It is an objective of the Council to:

NH 1 Survey the tree(s) illustrated on Map V2-2.10 and to seek to protect trees deemed to be of sufficient amenity value.

NH 2 Retain attractive features such as stone walls, mature trees, village pump and features of interest where possible.

NH 3 Promote the retention and reuse of existing buildings and out-buildings where possible in order to promote sustainable development.

Amenity and Recreation

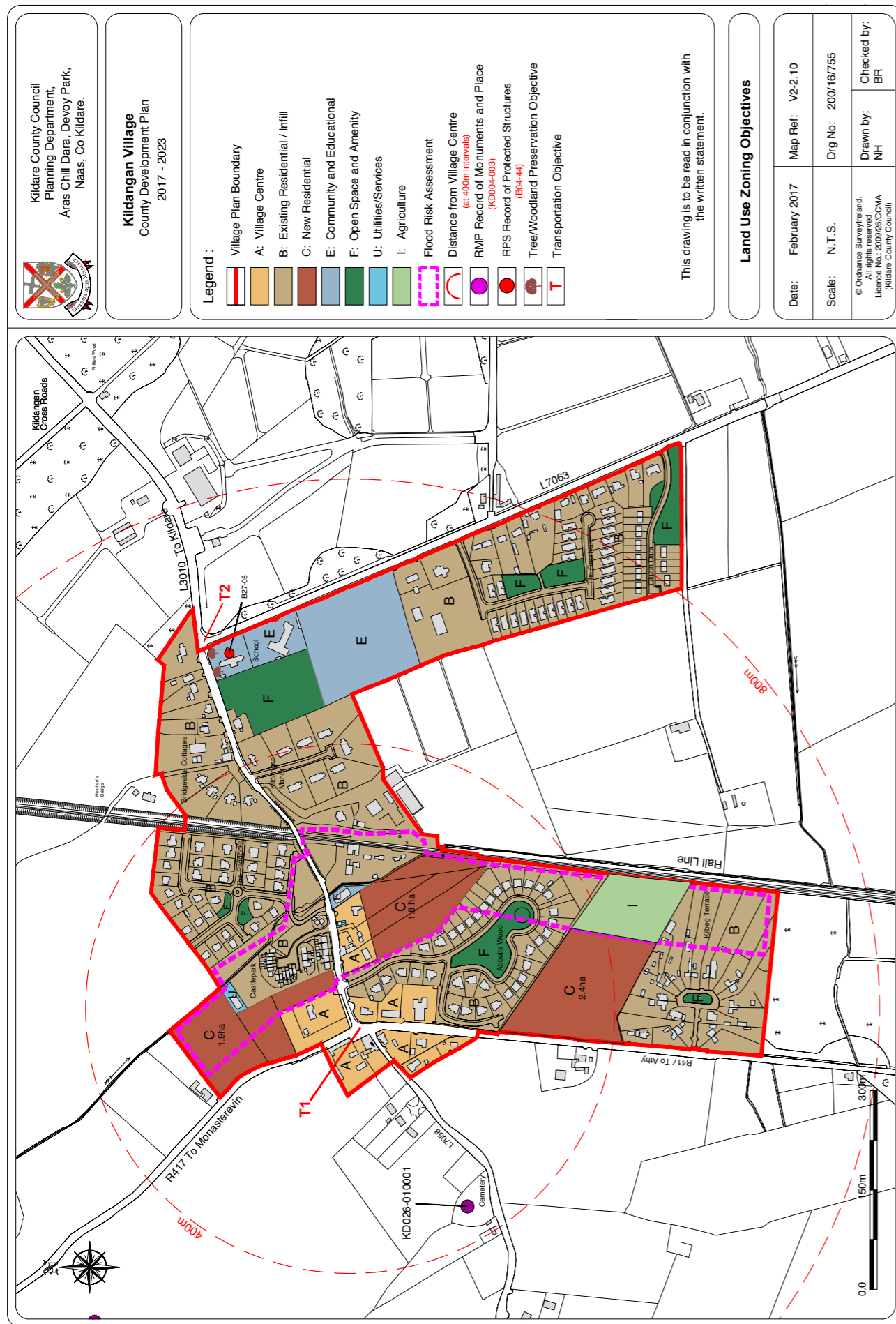
Kildangan has a deficit in passive recreational areas. Therefore it is important that an area of this nature is provided. In terms of formal recreational areas the GAA clubs are located a short distance from the village boundary and are easily accessible to pedestrians.

It is an objective of the Council to:

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

AR 2 Facilitate the provision of a public car park in front of the church and school in Kildangan.





2.5.10 KILMEAGUE

2.5.10.1 Introduction and Context

Kilmeague is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Kilmeague and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.10.2 Location

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

2.5.10.3 Function

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

2.5.10.4 Settlement Form

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

2.5.10.5 Population

The 2011 census recorded the population of Kilmeague at 997 persons, an increase of 46% from the 2006 census figure of 682 persons.

2.5.10.6 Growth

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

2.5.10.7 Public Utilities

Water Supply

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

Waste Water

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

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

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.10.8 Transportation

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

Bus Eireann operates Monday to Saturday from Kilmeague to Dublin and Dublin to Kilmeague on a four times daily basis.

2.5.10.9 Employment

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

2.5.10.10 Community and Educational

Allen National School, located in the adjacent village, caters for primary school children from Kilmeague village and the surrounding area. The school currently accommodates 238 pupils. There is also a village hall located in Allen.

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



2.5.10.11 Other Services

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

- Church (Church of Ireland)
- Shop, Office, Hair Salon, Butcher
- Post Office
- Fast Food Take Away
- Pub
- Medical Centre
- Betting Office
- Montessori school
- Bus Stop
- Sports facilities (Ballyteague GAA Club is located outside the village)
- Primary School and Roman Catholic Church (located in adjacent Allen village)

2.5.10.12 Village Plan Principles

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

2.5.10.13 Development Objectives

Residential Development

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

It is an objective of the council to:

- RD 1** Require the following principles in relation to those lands zoned 'C' (New Residential) on Map V2-2.11;
- High quality architectural proposals will be considered that have regard to the character of the area.
 - The use of traditional building materials and indigenous mixed species landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.

- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.

Village Centre

The level of residential development and population growth in Kilmeague had increased significantly in recent years. The village centre accommodates a pub, take away, a betting office, Montessori school and a butcher's shop. Village Centre lands have been zoned to reflect the current use of the original village centre. The area zoned 'A' (Village Centre) could be further consolidated and improved and the potential for further appropriate development could be exploited within existing vacant structures.

It is an objective of the Council to:

- VC 1** Provide for further appropriate services within the village and to consolidate the existing village centre area on lands zoned "A" Village Centre. Any new development should have regard to the established pattern and architectural style of the village core.

Public Utilities

The Kilmeague sewerage treatment system is approaching capacity. A new outfall is also required to accommodate any future development in the village.

It is an objective of the Council to:

- PU 1** Require and facilitate the upgrading of the existing Kilmeague Waste Water Treatment System and the provision of a new outfall to cater for the existing loading and any possible future development of the village.
- PU 2** Identify potential appropriate sites for the provision of recycling banks.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

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

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.11 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

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

Employment

It is an objective of the Council to:

- EM 1** Promote and facilitate the expansion of the existing businesses in the village and to encourage the development of new employment generating enterprises in order to benefit the local economy.

Community and Educational

It is an objective of the Council to:

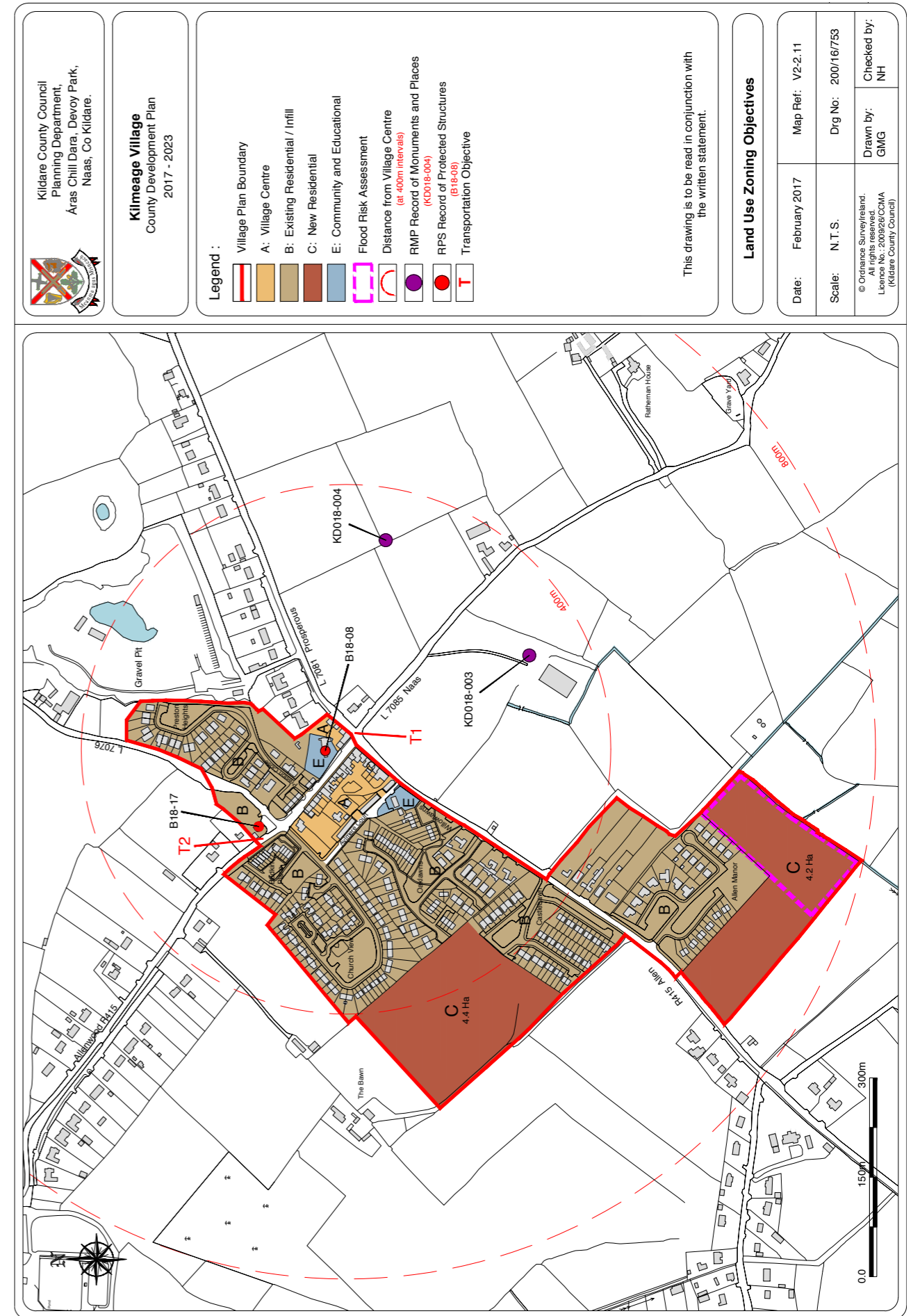
- CE 1** Assess the need for educational facilities in the village as the population of the village and the surrounding area increases.
- CE 2** Seek the provision of a new playground facility in the village where the need has been established at Municipal District level.

Heritage

Kilmeague has a number of distinctive features, protected structures and recorded monuments within and surrounding the village, which are illustrated on Map V2-2.11 and listed in this Plan.

It is an objective of the Council to:

- NH 1** Ensure that non structural elements of the village such as the original paving and cobbles, stone walls, plaques, etc. are treated as an integral part of the village character and are protected from destruction and inappropriate development.



2.5.11 MOONE

2.5.11.1 Introduction and Context

Moone is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Moone and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.11.2 Location

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

2.5.11.3 Function

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

2.5.11.4 Settlement Form

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

2.5.11.5 Population

Following a survey of the village in 2015 it was estimated that the population within the village boundary was approximately 144 persons.

2.5.11.6 Growth

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

2.5.11.7 Public Utilities

Water Supply

Water supply in Moone is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Moone.

Surface Water and Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.11.8 Employment

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

2.5.11.9 Education

St Colmcille's primary school currently has an enrolment of 133 children and is of sufficient size to cater for the anticipated growth in the village.

2.5.11.10 Other Services

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

- Church
- Primary School
- Post Office/ Convenience Shop
- Creative Centre
- Community Hall
- Handball Alley
- Graveyard

2.5.11.11 Heritage

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

An Architectural Conservation Area has been identified to the west of Moone (Refer to Map V2-2.12)

2.5.11.12 Village Plan Principles

- (i) Moone shall be developed in a coherent manner to ensure the development of an attractive and sustainable village.

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

2.5.11.13 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Require the following principles in relation to those lands zoned 'C' (New Residential) on Map V2-2.12:
- Existing trees and vegetation on sites shall be retained and integrated into any new development, if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre, where possible.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of overall development schemes.
- PU 2** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.12 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Construct a footpath/cycle track between Timolin and Moone, given the interdependency of services between the settlements.
- T 2** Examine the possibility of providing traffic calming in Moone.

Employment

It is an objective of the Council to:

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

Community and Educational

It is an objective of the Council to:

- CE 1** Facilitate the expansion of existing services and facilities in accordance with proper planning and sustainable development.

Heritage

It is an objective of the Council to:

- HE 1** Protect all structures in Moone on the RPS, along with their settings listed in this Plan and illustrated on Map V2-2.12.
- HE 2** Protect all RMP sites in Moone as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.12 of this Plan, along with their settings.

2.5.12 ROBERTSTOWN

2.5.12.1 Introduction and Context

Robertstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Robertstown. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.12.2 Location

Robertstown is located on boglands in north central Kildare, predominantly on the southern banks of the Grand Canal and approximately 14km from Naas. The Barrow Line of the Grand Canal connects to the main line of the Canal west of the village, at Lowtown.

2.5.12.3 Function

Robertstown performs a role as a local service centre for the surrounding rural hinterland in conjunction with the other settlements in the area such as Allenwood and Prosperous. The village has significant potential in terms of tourism/amenity functions.

2.5.12.4 Settlement Form

Robertstown is an historic settlement which developed with the arrival of the Grand Canal in 1784. Located within the western boglands, physically the village core has a T-shape form, along the canal between Binn's Bridge and the former Canal Hotel, and the intersection with Robinstown Hill. The village has expanded primarily on the southern side of the canal, with a mixture of local authority housing and more recent suburban style housing to the north-western edge of the town.

2.5.12.5 Population

Robertstown has experienced a steady population increase in recent years. The 2011 Census figure for the village is 669 persons.

2.5.12.6 Growth

This Plan provides for local demands in accordance with the provisions of the County Settlement Strategy. This growth is to be located on lands previously identified for development in Robertstown with other appropriate social and community facilities.

2.5.12.7 Public Utilities

Water and Waste Water

Water supply in Robertstown is deemed satisfactory at present. Robertstown has a wastewater treatment plant with a design capacity of 1,000 P.E. and a current loading of 375 PE. The plant is located outside of the village to the northwest and discharges to the River Slate. The plant is considered robust and no upgrades are currently required or planned.

Surface Water and Flood Alleviation

There have been no on-going issues with surface water in the village. Existing infrastructure is currently being extended to Robinstown Hill and has recently been cleaned in the village centre. As such, provision is considered adequate. Notwithstanding this, the village is located on bogland and development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation.

Energy and Communications

Robertstown is not connected to the natural gas network. Electricity supply in the village is underground which benefits the visual amenities in the village. There is a telephone exchange within Robertstown and the village has good 3G and 4G mobile phone and broadband coverage, by multiple operators.

2.5.12.8 Transportation

Bus Eireann provides a Monday-Saturday service between Robertstown/Dublin three times daily and also between Robertstown/Newbridge. Road conditions on approach to and within the village vary, partly due to the underlying bogland and the heavy nature of vehicles from the concrete manufacturing plant to the west of the village. This Plan provides for improved vehicular and pedestrian routes through the village along with cycle and car parking improvements.

2.5.12.9 Education

Robertstown is served by an eight classroom primary school located at the south eastern extremity of the village. Planning permission has recently been granted for an extension to the school which will provide an additional classroom, staffroom and resource room. Having regard to the projected population in Robertstown over the period of the Plan the existing and planned extension of the school are considered adequate.

2.5.12.10 Heritage

Robertstown is rich in architectural heritage and many protected structures are located in the village these include

- B13-10 Robertstown Canal Hotel (former),
- B13-12 Binn's Bridge
- B13-20 Robertstown House
- B13-23 Thatched House
- B13-28 RIC Barracks
- B13-29 Building (misc.)
- B13-31 Robertstown House Gate Lodge
- B13-32 Stone aqueduct with embankment
- B13-33 Water Pump
- B13-34 Lamp Standard
- B13-35 Section of Canal

The views to and from Binns Bridge (GC10) are also protected under the County Development Plan.

There are no recorded sites / monuments within the village plan boundary. The Grand Canal is a proposed Natural Heritage Area, and Ballynafagh Lake (including the Blackwood Feeder less than 1km from the village centre) is a Special Area of Conservation.

2.5.12.11 Other Services

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

- Pre-School
- Soccer Pitch
- GAA Pitch (outside village plan area)
- Post Office
- Garda Station
- Credit Union
- Pubs
- Convenience Shops
- Takeaway

2.5.12.12 Village Plan Principles

Having regard to the existing village form and its built heritage, the need to protect the amenities of the Grand Canal, the low lying nature of lands north of the canal and the nature of the crossing point, the focus of the village expansion will remain to the south. The following principles of development will apply.

- (i) To protect and develop the tourist potential of the village, having regard to its location on the Grand Canal.
- (ii) New development should take place in a coherent manner so that an attractive sustainable village is achieved.
- (iii) The rate of growth must cater for local demand at an appropriate scale.
- (iv) Suburban residential development on the outskirts of the village shall not be permitted.
- (v) All new development shall have regard to the character, form and scale of buildings and distinctive features/ structures in the village.

- (vi) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (vii) To reuse where possible existing buildings / out-buildings within the village boundary in order to maintain the historic character of the village and regenerate the village core.

2.5.12.13 Development Objectives

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.13A) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** Implement public realm improvements in the village centre, particularly pedestrian facilities.

Residential

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

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.13A:
 - Existing trees and vegetation shall be retained if merited and integrated into any new development.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Residential layouts shall be permeable for walkers/cyclists and provide for improvements in pedestrian and cycling links back to the village centre.

- Dwelling design shall provide an aspect to roads and areas of public open space in the interest of supervision and visual amenity.
- RD 2** In addition to the above, to apply the following development requirements to lands identified "C1" (New Residential) on Map V2-2.13A:
 - The setting of the former Grand Canal Hotel shall be respected .
 - Having regard to the proximity of the site to the local primary school, to secure childcare facilities and children's play facilities within the site or on nearby lands.
 - Secure the improvement of access and layout of existing recycling facilities.
 - Support improved access to and supervision of the adjacent soccer pitch

- RD 3** Apply the following development requirements to lands identified "C2" (New Residential) on Map V2-2.13A:
 - Improvements/supervision of the area of public open space adjoining the site to the north-east, within Fr. Murphy Park, shall be considered as part of any proposed development.
 - Dwelling design shall provide overlooking of roads and areas of public open space to ensure passive supervision of these areas.

- RD 4** Facilitate the appropriate redevelopment of derelict buildings and suitable infill development proposals, having regard to any protected structures within the vicinity of the site.

- RD 5** Improve the public realm at open space areas in Father Murphy Park, Grove Lane and Grove Heights (e.g. cleaning, planting adjacent walls at public open spaces, lighting improvement and footpath delineation).

Amenity and Recreation

Robertstown's location on the Grand Canal offers significant potential for the village in terms of waterways related tourism. There is potential for the village to develop walking /cycling routes linked to the wider network along the canal and the Barrow Navigation (proposed Barrow Blueway), along with looped local routes. Better facilities in the village centre and improved pedestrian/cycle links between the village and moorings/facilities at Lowtown would in turn have economic benefits for the village.

It is an objective of the Council to:

- AMR 1** Protect open space along the Grand Canal, as set out on Map V2-2.13A.
- AMR 2** Control new development accessed from the Grand Canal towpath in order to protect it as walking/cycling route.
- AMR 3** Develop a walking/cycling route from Binn's Bridge to Fenton's Bridge to link with routes on the Grand Canal and Barrow Navigation, as illustrated on Map V2-2.13B.
- AMR 4** Identify local looped routes which pass through the Village.
- AMR 5** Consider the provision of a community park wildlife area within the Village area.
- AMR 6** Protect amenity areas/seating and ensure development benefits their supervision and amenities.

Heritage Objectives

It is an objective of the Council to:

- NH 1** Protect the structures in Robertstown on the RPS, protected views and proposed Natural Heritage Area within the village environs, as illustrated on Map V2-2.13B and listed in this Plan.
- NH 2** Support the development of a Canal/ Waterways museum within the village centre.
- NH 3** Survey the trees illustrated on Map V2-2.13B and to seek to protect trees deemed to be of significant amenity value.

Community and Educational

Robertstown relies on neighbouring settlements for many of its ecclesiastical needs, and is deficient in some community facilities, particularly a community centre and play facilities.

It is an objective of the Council to:

- CE 1** Secure the development of a community centre in the village.
- CE 2** Secure the development of playground facilities within the village.

Transportation

Transportation objectives shall aim to improve the village environment for pedestrians and cyclists, and to ensure more efficient vehicular and pedestrian movement through the village.

It is an objective of the Council to:

- T 1** Implement footpath, junction and parking improvements in the village, including the provision of additional car parking at Robertstown National School.
- T 2** Improve the canal crossing point for pedestrians at Binn's Bridge.
- T 3** Provide cycle parking facilities within the village.
- T 4** Support improved access to the soccer pitch.

Public Utilities

It is an objective of the Council to:

- PU 1** Maintain and improve the recycling banks within the village.
- PU 2** Ensure all new lamp standards are in keeping with the existing style in the village.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.



Flooding

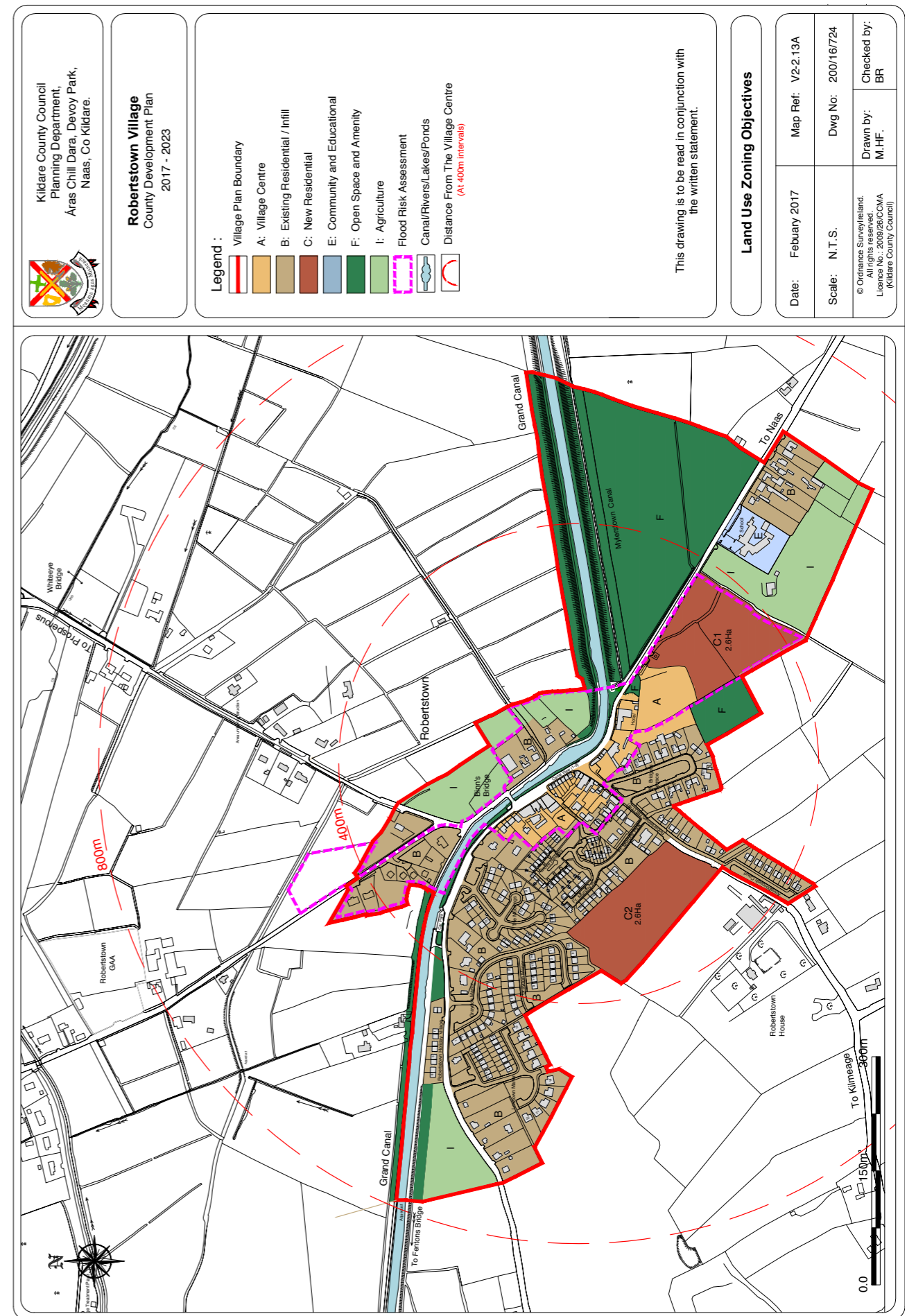
Much of the area is low-lying and on bogland. It is an objective of the Council to:

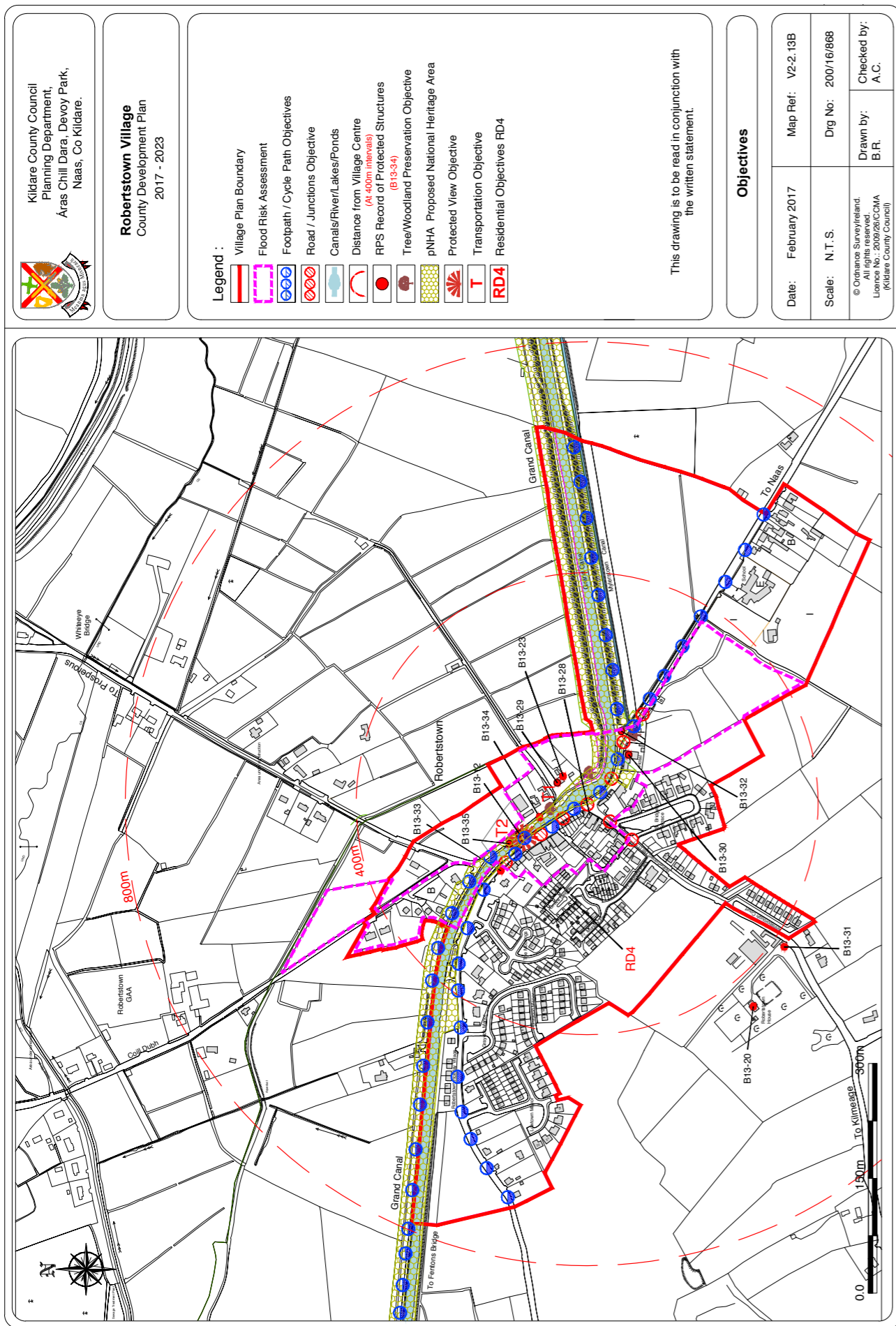
- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management- Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.13A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Employment

There are currently no large-scale employers within Robertstown. It is therefore an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and business where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.





2.5.13 STRAFFAN

2.5.13.1 Introduction and Context

Straffan is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Straffan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.13.2 Location

Straffan is situated 29 km from Dublin City, lying south of the Celbridge – Clane Regional Road R403 route and at the convergence of a number of minor roads. Straffan is 5km from Celbridge and 13km from Naas. The location of Straffan between two strategic transportation corridors, the M4 and the N7 and within the Greater Dublin Area has resulted in increased development pressure and through traffic. The village is surrounded by good agricultural land and is in close proximity to the River Liffey.

2.5.13.3 Function

Straffan acts as a service centre for its rural hinterland. Growth in the village should be sustainable, satisfying moderate population growth with supporting social and community facilities and should be in compliance with the existing character, form and scale of the village. The presence of the K Club Hotel and Golf Clubs located to the south west of the village has had a major impact on rejuvenating the village and its hinterland.

2.5.13.4 Settlement Form

The village developed around two crossroads, respectively, overlooked by the Church of Ireland and the Roman Catholic Church. Residential development in the village has progressed from the estate houses of the 19th century to Land Commission cottages to Local Authority Houses to the present day modern residential developments. Straffan has retained its unique character derived from its layout and the existence of quality traditional buildings.

It is important that the scale and form of new developments in the village respect the historic and special character of the village.

2.5.13.5 Population

Straffan has experienced a significant population increase in recent years with the 2006 Census recording a 32% increase in population from 332 persons in 2002 to 439 in 2006. The 2011 Census recorded a population of 635 persons an increase of 44% on the 2006 population.

2.5.13.6 Growth

The Plan provides for local demands in accordance with the provisions of the county settlement strategy. Having regard to the development of the village in recent times, new development should be located on lands previously zoned in Straffan, together with appropriate social and community facilities.

2.5.13.7 Public Utilities

Water and Waste Water

Straffan is serviced by the Ballygoran reservoir with water from the Fingal County Council Treatment Plant located in Leixlip. Straffan forms part of the Lower Liffey Valley Regional Sewerage Scheme. Water and wastewater infrastructure serving the village are adequate at present.

Surface Water and Flood Alleviation

The majority of historical flood events in the centre of Straffan Village were resolved by the construction of a new surface water collection system in 2006. There are still some outstanding localised flooding issues that require further consideration, and replacement of some existing surface water culverts that are in distress.

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.13.8 Transportation

The R403 Celbridge to Clane regional road runs to the north of the village through the townland of Barberstown.

No major new road development is required in the area; however, various upgrading works will be required in tandem with development in the village.

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

2.5.13.9 Amenity and Recreation

The Straffan GAA Club grounds are located within the Village Plan boundary and this resource is extensively used by the residents for formal and informal recreation. The K Club Golf and Spa resort with its two golf courses also provides the opportunity for locals to walk through the landscaped grounds. The River Liffey flows to the south of the village and is used for recreational purposes including canoeing and angling.

2.5.13.10 Heritage

Straffan has a rich archaeological and architectural heritage due to its historic origins. It contains a number of protected structures and recorded monuments, which are illustrated on Map V2-2.14 and listed in this Plan. There is also an abundance of mature trees throughout the village.

2.5.13.11 Other Services

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

- Primary school
- Community hall
- GAA Club
- Shop, Service Station and Post office
- Roman Catholic and Church of Ireland Churches
- Pub
- Hotels and Restaurants (K Club and Barberstown Castle, outside the plan area)

2.5.13.12 Village Plan Principles

- (i) Straffan should be developed in a planned coherent manner to ensure the development of an attractive and sustainable village.
- (ii) The rate of growth must cater for local demands at an appropriate scale.

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

2.5.13.13 Development Objectives

Residential Development

In order to facilitate local demands, 6.2 ha of lands have been zoned for new residential development, which reflect the zoning in the previous village plan. Having regard to the size of the village, previous levels of growth and to existing planning permissions there is considered to be sufficient zoned land to cater for growth in accordance with the county Settlement Strategy. Future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C1" (New Residential) on Map V2-2.14:
- This site shall be accessed from the Barberstown Road with proposed buildings fronting onto this road.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.

- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.
- RD 2** Apply the following development requirements to lands identified "C2" (New Residential) on Map V2-2.14
- High quality traditional building materials and indigenous landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.

Village Centre

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

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned A including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal for the area zoned A (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Provide a public recycling facility in the Village Centre area.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Address the cause of flooding in the vicinity of the Straffan Inn during the lifetime of this Plan.
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.14 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

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

It is an objective of the Council to:

- T 1** Improve road width and alignment along the Boreen Road.
- T 2** Improve road width and alignment along the Ardrass Road.
- T 3** Continue to improve road surface and alignment along the Kill Road.
- T 4** Provide footpaths and public lighting along the Boreen Road.
- T 5** Extend footpaths and public lighting along the New Road.
- T 6** Extend footpaths and public lighting along the Ardrass Road.

- T 7** Provide traffic calming in the village centre and along the School Road.
- T 8** Improve permeability between housing areas and educational lands with high quality cycle ways and foot paths.

Community and Educational

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

It is an objective of the Council to:

- CE 1** Facilitate the expansion of Straffan National School should additional school places be required.

Heritage

It is an objective of the Council to:

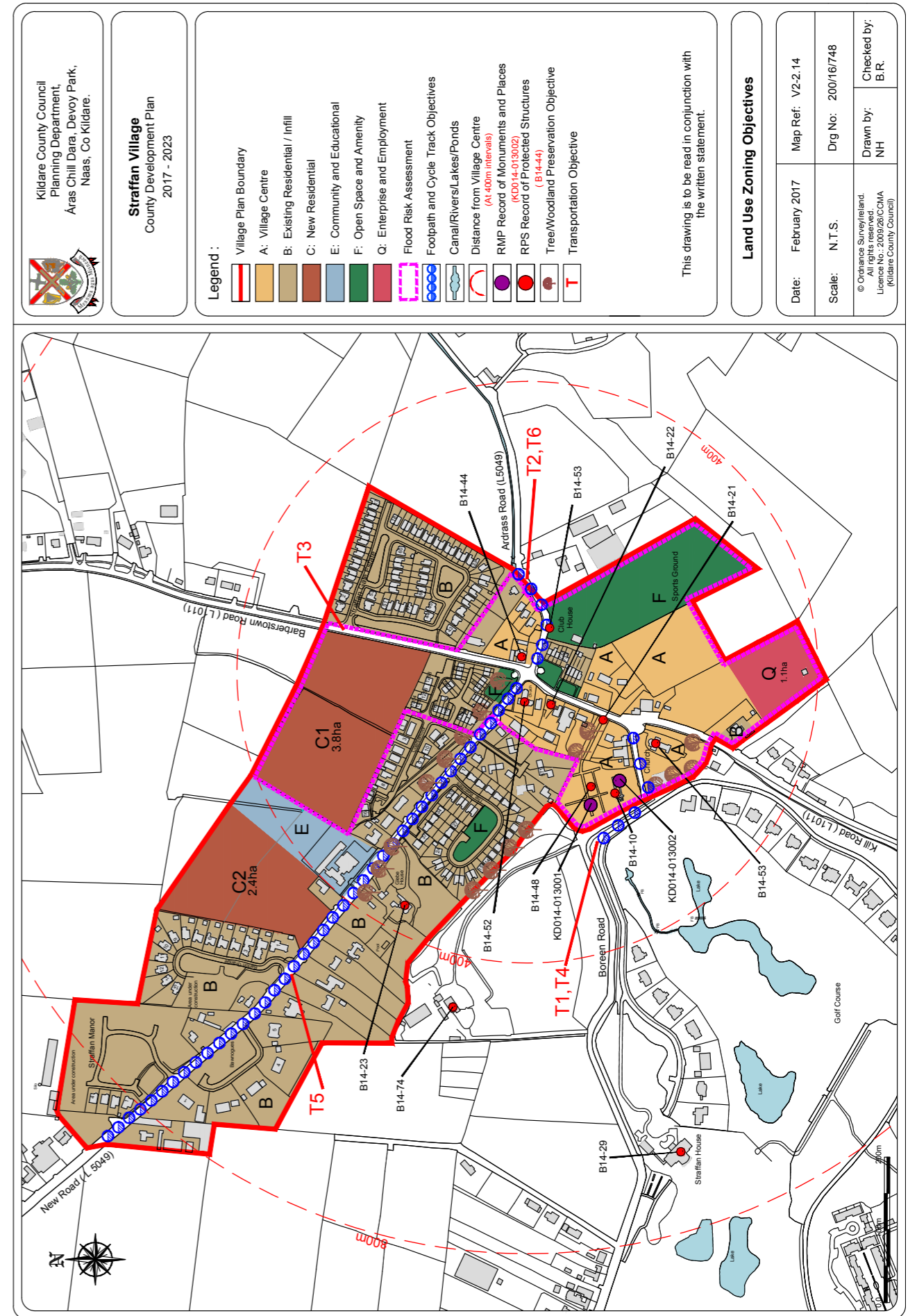
- NH 1** Survey the trees illustrated on Map V2-2.14 and to seek to protect trees deemed to be of sufficient amenity value.

- NH 2** Protect all RPS structures, along with their settings in Straffan as listed in this Plan and illustrated on Map V2-2.14.
- NH 3** Protect any RMP sites in Straffan as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.14 of this Plan, along with their settings.

Amenity and Recreation

It is an objective of the Council to:

- AM 1** Preserve the existing areas of public open space in Straffan.





2.5.14 SUNCROFT

2.5.14.1 Introduction and Context

Suncroft is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Suncroft and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.14.2 Location

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

2.5.14.3 Function

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

2.5.14.4 Settlement Form

The village centre has a relatively compact form with long established residential developments extending from the core. However a number of newer developments are located at some distance from the village core and are separated from it by agricultural lands.

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

2.5.14.5 Population

The 2002 Census recorded a population of 607 persons in the village, the 2011 Census recorded an increase in population of 21% to 735.

2.5.14.6 Growth

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

2.5.14.7 Public Utilities

Water Supply

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

Waste Water

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

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.14.8 Transportation

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

2.5.14.9 Employment

The majority of the residents of Suncroft travel to employment either within the County or further afield to neighbouring counties. The local services and businesses provide a source of employment in the village. It is important to retain and provide for the expansion of local businesses in the village in order to benefit the local economy and to ensure more sustainable travel patterns.

2.5.14.10 Community and Educational

St. Brigid's National School is located in the village and caters for primary school children from Suncroft and the surrounding area. The school currently accommodates 96 pupils.

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

2.5.14.11 Other Services

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

- Roman Catholic Church
- Primary School
- Shop, hairdressers, butchers
- Pubs
- Bookmakers
- Cemetery
- Nursing Home
- GAA Ground

2.5.14.12 Village Plan Principles

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

2.5.14.13 Development Objectives

Residential Development

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

It is an objective of the Council to:

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

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.15) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

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

It is an objective of the Council to:

- PU 1** Upgrade the Upper Liffey Valley Sewerage Scheme and the Osberstown Wastewater Treatment Plant within the period of this Plan.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

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

- FL 1** Undertake drain cleaning in Suncroft to avoid further flooding damage in the village.
- FL 2** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.15 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

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

Employment

It is an objective of the Council to:

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

Community and Educational

It is an objective of the Council to:

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

Heritage

It is an objective of the Council to:

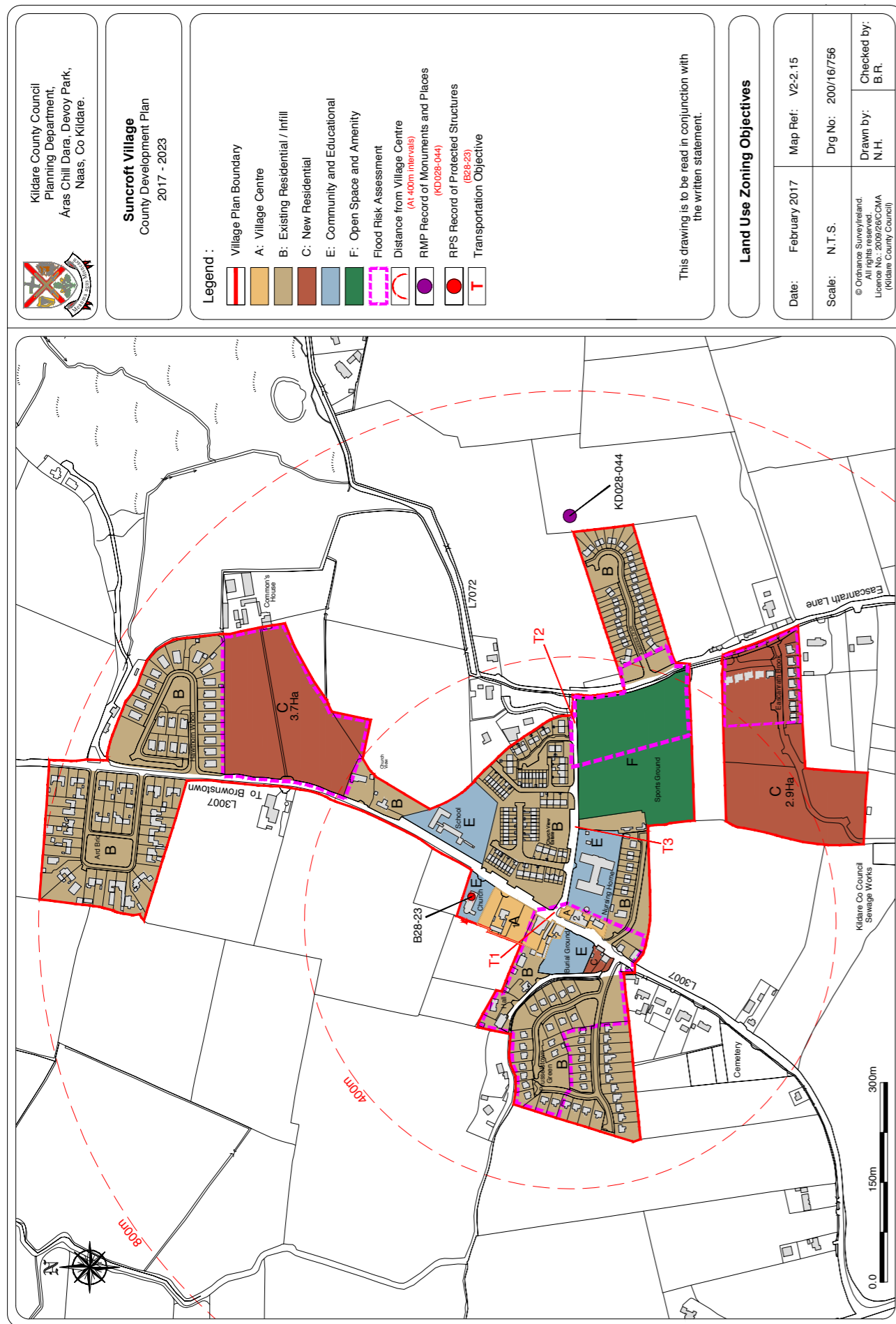
- NH 1** Protect all structures included on the RPS, along with their settings in Suncroft as listed in this Plan and illustrated on Map V2-2.15.
- NH 2** Protect all RMP sites in Suncroft as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.15 of this Plan, along with their settings.

Amenity and Recreation

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

It is an objective of the Council to:

- AR 1** Facilitate the expansion of recreational facilities on lands zoned 'Open Space and Amenity' on Map V2-2.15.



2.5.15 TIMOLIN

2.5.15.1 Introduction and Context

Timolin is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Timolin and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.15.2 Location

Timolin is located in South Kildare, approximately 21 km from Athy and 31km from Naas. Timolin village is located along the former N9 to the east of the Kilcullen – Castledermot Regional Road R448.

2.5.15.3 Function

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

2.5.15.4 Settlement Form

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

2.5.15.5 Population

Following a survey of the village in 2015 it was estimated that the current population within the village boundary is approximately 135 persons.

2.5.15.6 Growth

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

2.5.15.7 Public Utilities

Water Supply

Water supply in Timolin is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Timolin.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.15.8 Transportation

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

2.5.15.9 Employment

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

2.5.15.10 Education

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

2.5.15.11 Other Services

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

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

2.5.15.12 Heritage

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

2.5.15.13 Village Plan Principles

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



2.5.15.14 Development Objectives

Residential Development

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

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.16.

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

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It is not appropriate that additional septic tanks be provided within the development boundary of Timolin.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.16 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Investigate the provision of an access road to those lands to the north of the Church grounds.

- T 2** Construct a footpath / cycle track between Timolin and Moone given the interdependency of services between the two settlements.
- T 3** Improve the junction at lower Main Street (Refer to Map V2-2.16).
- T 4** Examine the possibility of providing traffic calming in Timolin.

Employment

It is an objective of the Council to:

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

Community and Educational

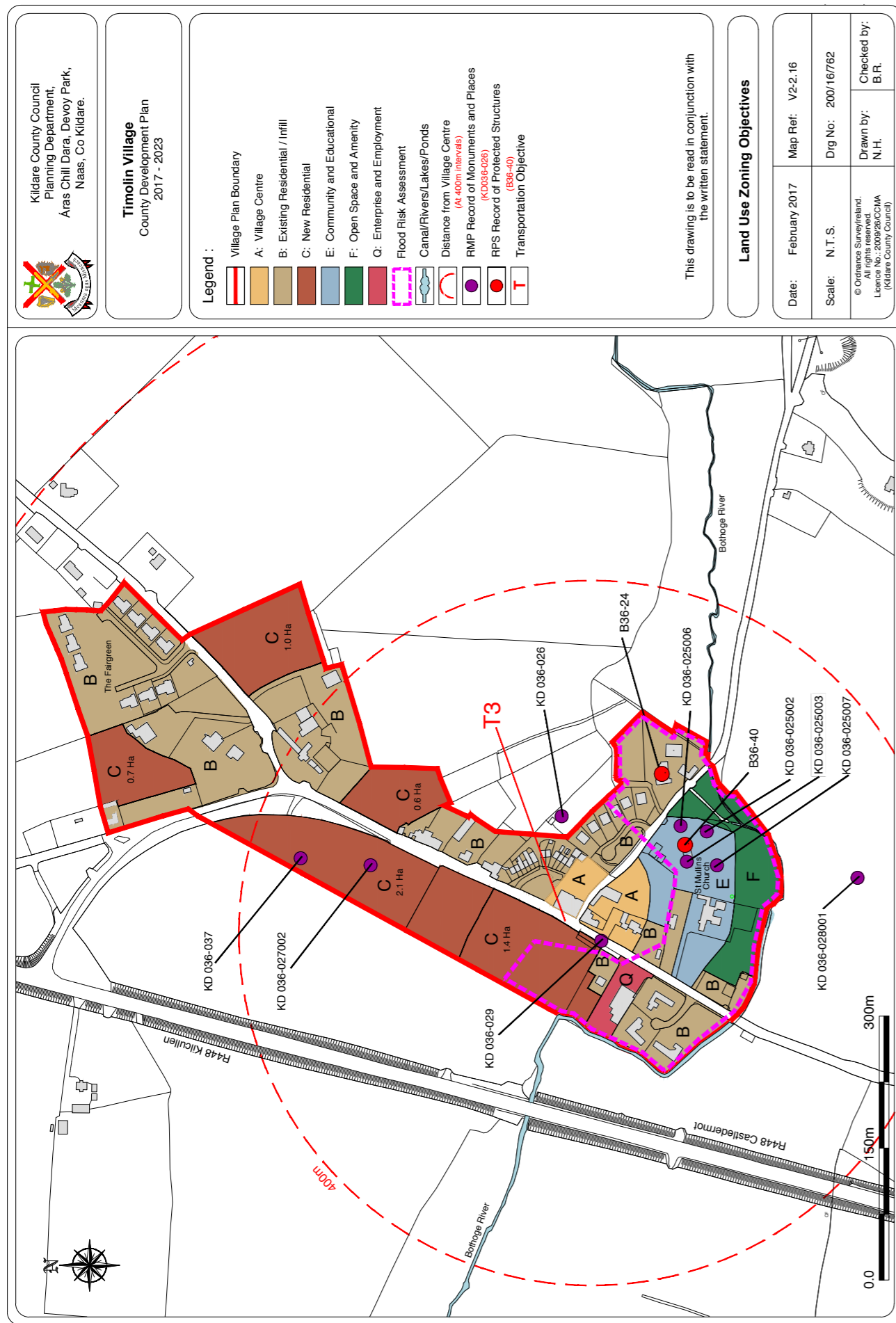
It is an objective of the Council to:

- CE 1** Support the expansion of community and education facilities in Timolin.

Heritage

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings in Timolin as listed in this Plan and illustrated on Map V2-2.16
- HE 2** Protect all RMP sites in Timolin as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.16 of this Plan, along with their settings.
- HE 3** Require that semi-mature trees are planted as part of all future developments in Timolin and to implement a planting scheme in the village along the Main Street in order to enhance the general appearance of the village.



2.6 RURAL SETTLEMENT OBJECTIVES

The settlement strategy in Volume 1, Chapter 3 of this Plan allocates 1.3% of the overall population growth for the county from 2017-2023 to the 18 designated Rural Settlements (Refer to Table 2.7 of this section). This equates to a 20% growth in population for each Rural Settlement over the period of this Plan. Section 2.4 of this chapter sets out the policies for the development of Rural Settlements.

Table 2.7
Rural Settlements

Rural Settlements	
Allen, Ardclough, Brannockstown, Broadford, Brownstown, Calverstown, Cutbush, Kilberry, Kilmead, Killeel, Maddenstown, Maganey / Levitstown, Milltown, Narraghmore, Nurney, Rathcoffey, Staplestown, Twomilehouse.	

Development strategies have been prepared to guide the population growth designated for each rural settlement. Each settlement strategy identifies the type of existing facilities in the rural settlement, the location of the settlement core and the extent of the existing settlement including a settlement boundary. The lands within the defined settlement boundaries do not constitute zoned land. Potential sites for settlement expansion are identified in a sequential manner in line with the 20% population growth target for each Rural Settlement. Table 2.8 sets out the objectives for development of the settlement core, existing built up area and settlement expansion areas. Maps V2-2.17 - 2.34 show the development strategies for each of the 18 designated Rural Settlements.



Table 2.7
Rural Settlements

Area of Rural Settlement	Development Aim	Development Objectives
Settlement Core	<p>The settlement core consists of local facilities, such as schools, shops and community centres. Most settlements have a defined settlement core with local facilities side by side, with some settlement cores being more dispersed.</p> <p>Each rural settlement shall be developed in a coherent, attractive and sustainable manner around the settlement core. New development, which reinforces the settlement core as the service centre and enhances its character as the centre of the settlement, will be encouraged.</p>	New development proposals should accord with the 20% population growth level designated for each settlement.
		A high quality design proposal shall emerge from careful analysis of the site's location, surrounding context and the specific characteristics of the site itself. Applications for new developments (excluding minor developments) within the central core shall include a written design statement explaining the reasons for choosing the proposed design.
		Where the settlement core is more dispersed, proposals for local services, facilities and amenities outside of the core will be considered on a case-by-case basis. Any such development must reinforce the core as the centre of the settlement.
		All new development should have regard to the existing urban grain, density, height and built character of the existing core. Where there is a historic core of architectural importance, it shall be protected, with particular care taken that any new development does not negatively impact on its character.
		The development of backlands in a coherent and well-designed manner that creates a more compact settlement core, with good linkages and an appropriate urban grain, will be encouraged. Infill development that optimises the available land in the settlement core for new services, facilities and residential use will be considered, subject to a high quality design response.
		Particular care shall be taken to ensure that new development builds on or enhances the streetscape, landscape character and open space network of the settlement core through high quality design and landscaping.
		All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.
Existing Settlement	<p>The existing settlement, which has grown around the settlement core, is mainly residential in nature, but may also include other uses such as employment and recreation.</p> <p>Developments that enhance the character and vitality of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p>	New development proposals shall accord with the population growth level of up to 20% designated for each settlement.
		Any proposals for residential infill should preserve or improve residential amenity, being at an appropriate scale, density and form to the existing residential character of the area.
		Extensions to other existing uses (employment, recreational, etc.) will be considered on a case-by-case basis subject to good design and protection of existing residential amenity.
		Any proposals for new amenities, local facilities and services should be planned in a sequential manner with strong linkages to the village core and located so as to facilitate ease of pedestrian access and to avoid local trip-making by car. Preference will be given to applications that are contiguous to the settlement core. In all cases developments must enhance the settlement core as the centre of the settlement.
		All infill development proposals will be subject to a high quality design response and will not impact negatively on the residential character and residential amenity of the existing settlement.
All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.		

Settlement Expansion	<p>In line with the objectives and policies set out for the sustainable growth of rural settlements, each development strategy has identified preferable sites for settlement expansion. Such sites have been selected on the basis of developing the settlement in a sequential and sustainable manner. The designation of sites for settlement expansion takes cognisance of all existing valid planning permissions, which have not been built out to date. Developments that reflect the character, form and scale of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p>	New development proposals should accord with the population growth level of up to 20% designated for each settlement.
		All new development should have regard to the character, form and scale of the existing settlement. In determining a design response, new developments should reference the elements of the settlement that give character and a sense of place, such as: the urban grain of the historic core, existing buildings of high architectural merit and local characteristics (such as local materials, building lines, walls, building heights, rivers, streams, trees/hedgerows and other local landscape features).
		Protection and enhancement of the physical and natural environment in terms of its ecological and recreational potential is paramount.
		To reuse where possible existing buildings / out-buildings within the village boundary in order to maintain the historic character of the village.
		Quality design proposals should emerge from a careful analysis of a site's location, surrounding context and the specific characteristics of the site itself.
		Developments that would not be considered suitable for the settlement core (e.g. industrial units, workshops, petrol stations) or which require a larger site than is available within the existing settlement core (e.g. sports playing fields) will also be considered on a case by case basis subject to being located in a sequential manner, good design and protection of existing residential amenity.
All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.		

Settlement Flooding Risk Requirements

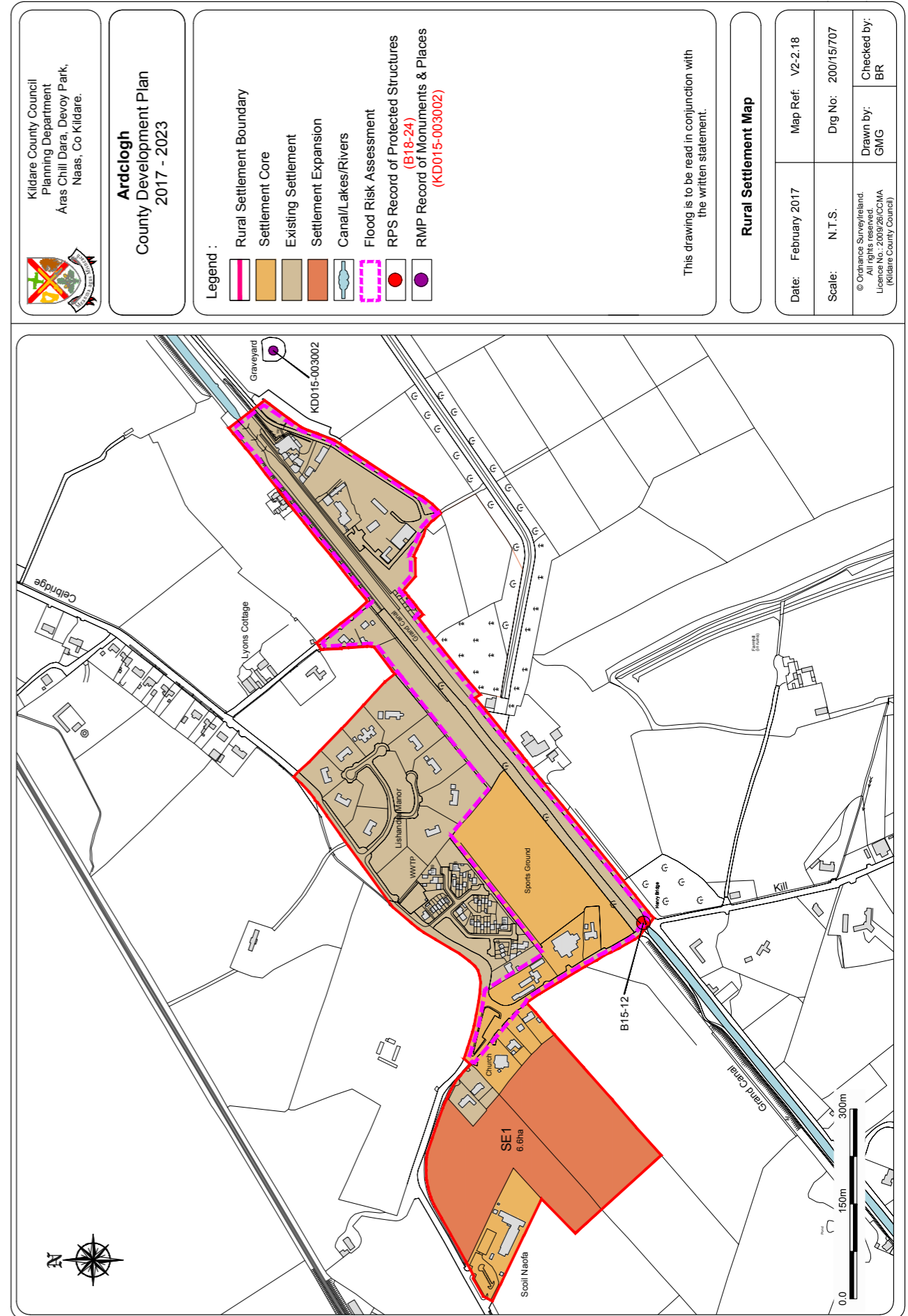
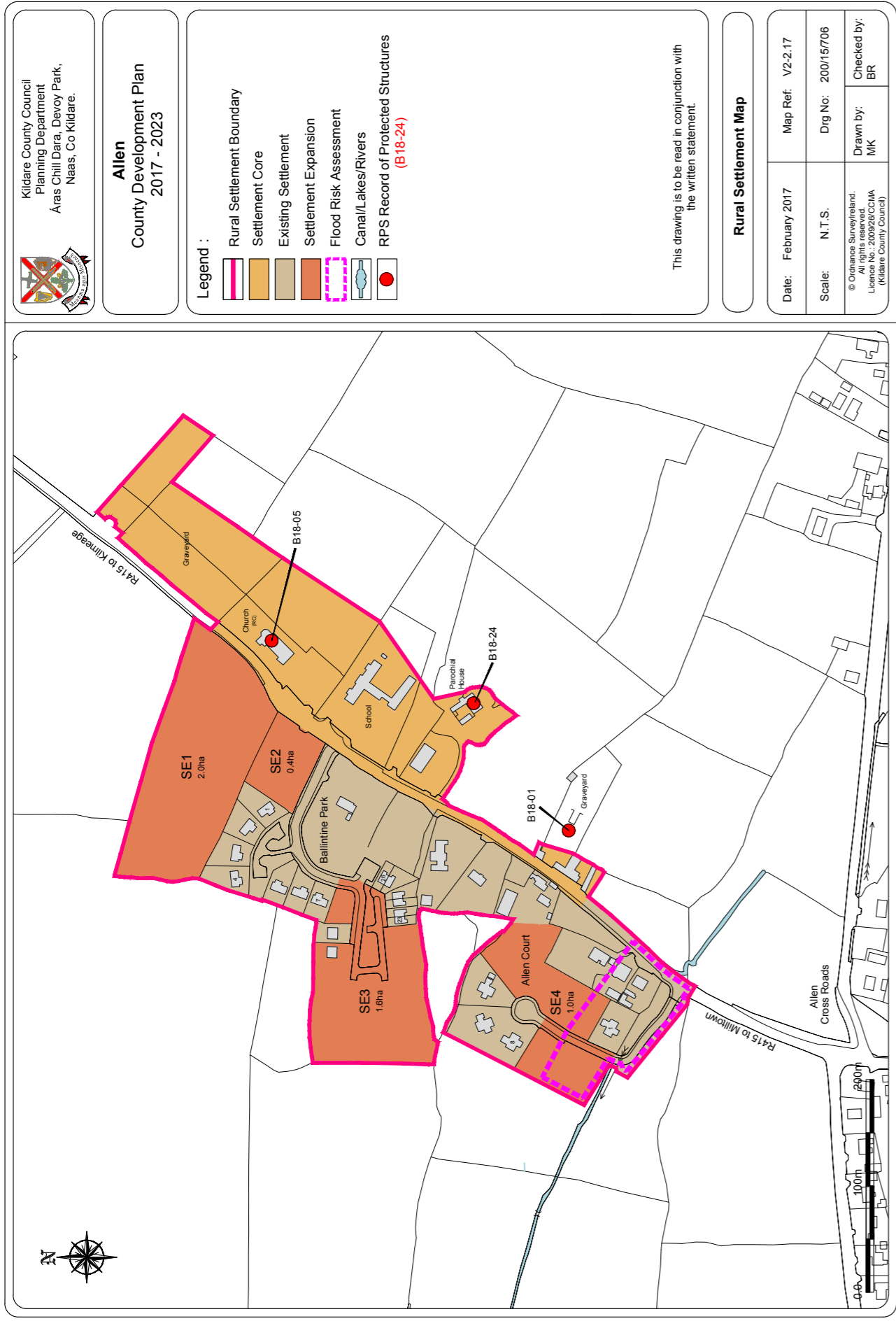
It is an objective of the Council to ensure that development proposals for lands within the rural settlements and outlined with a broken pink dashed line on the maps referenced in Table 2.9 and attached to this chapter will be subject to site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

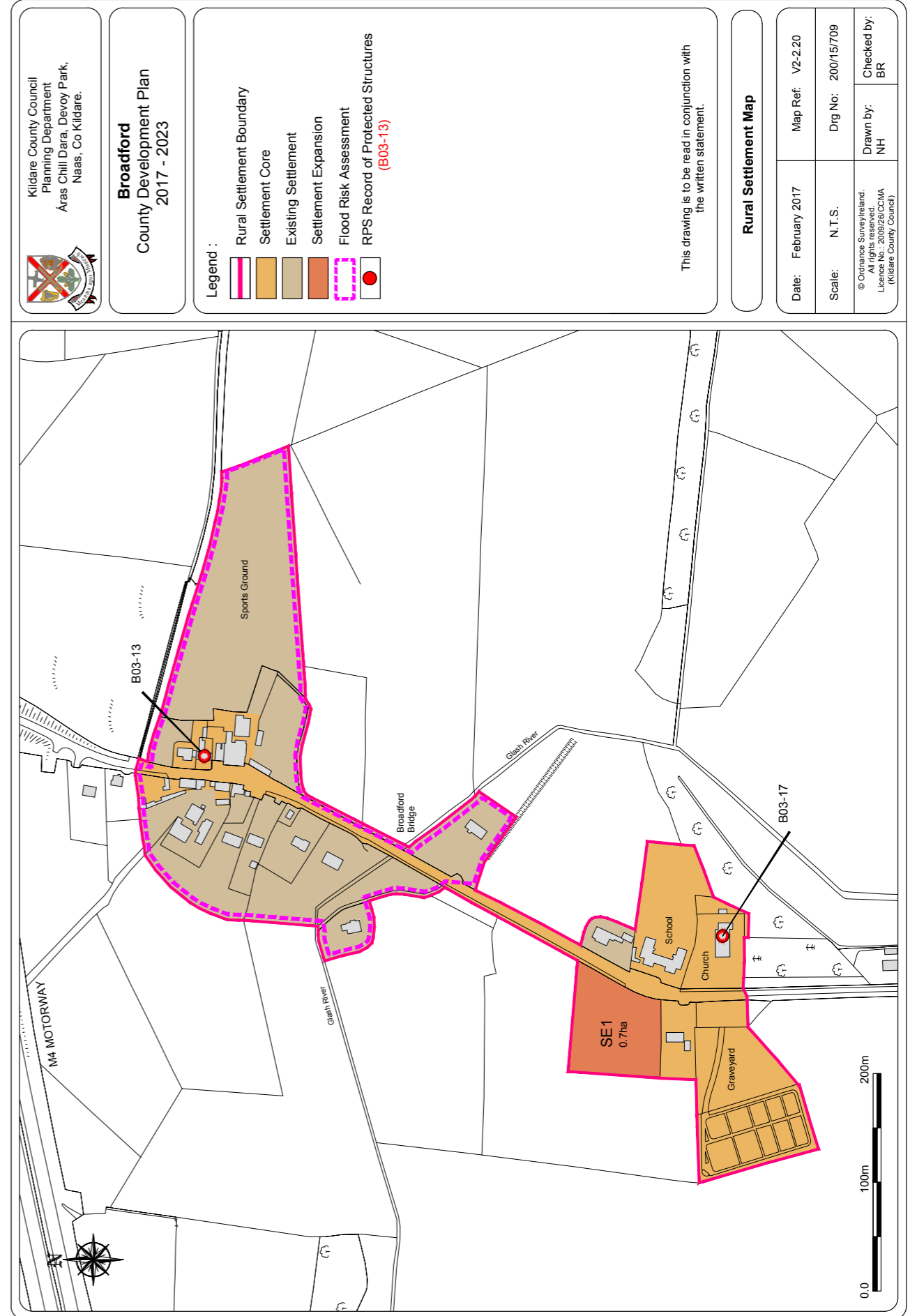
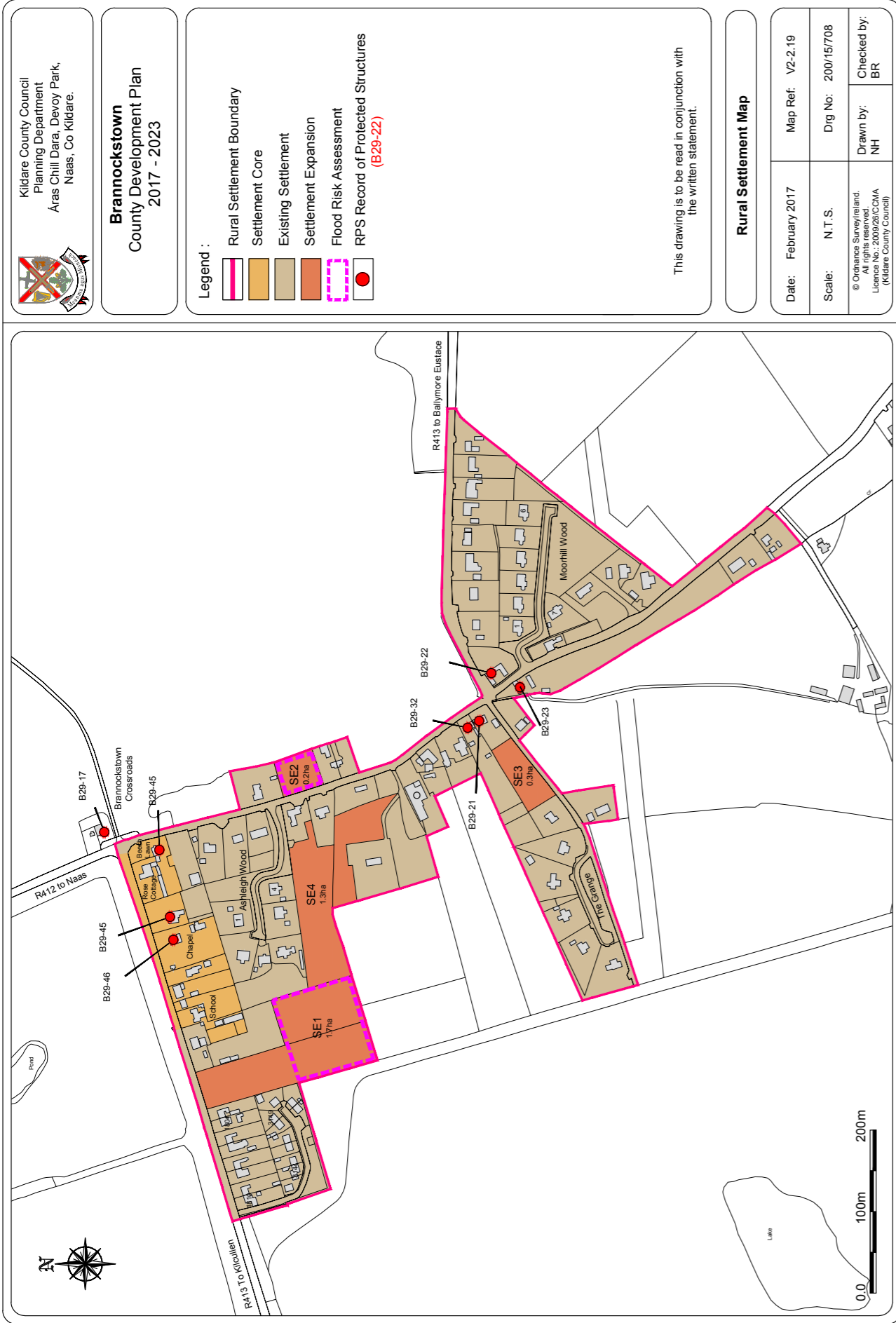
Table 2.9
Settlement Flooding Risk Requirements

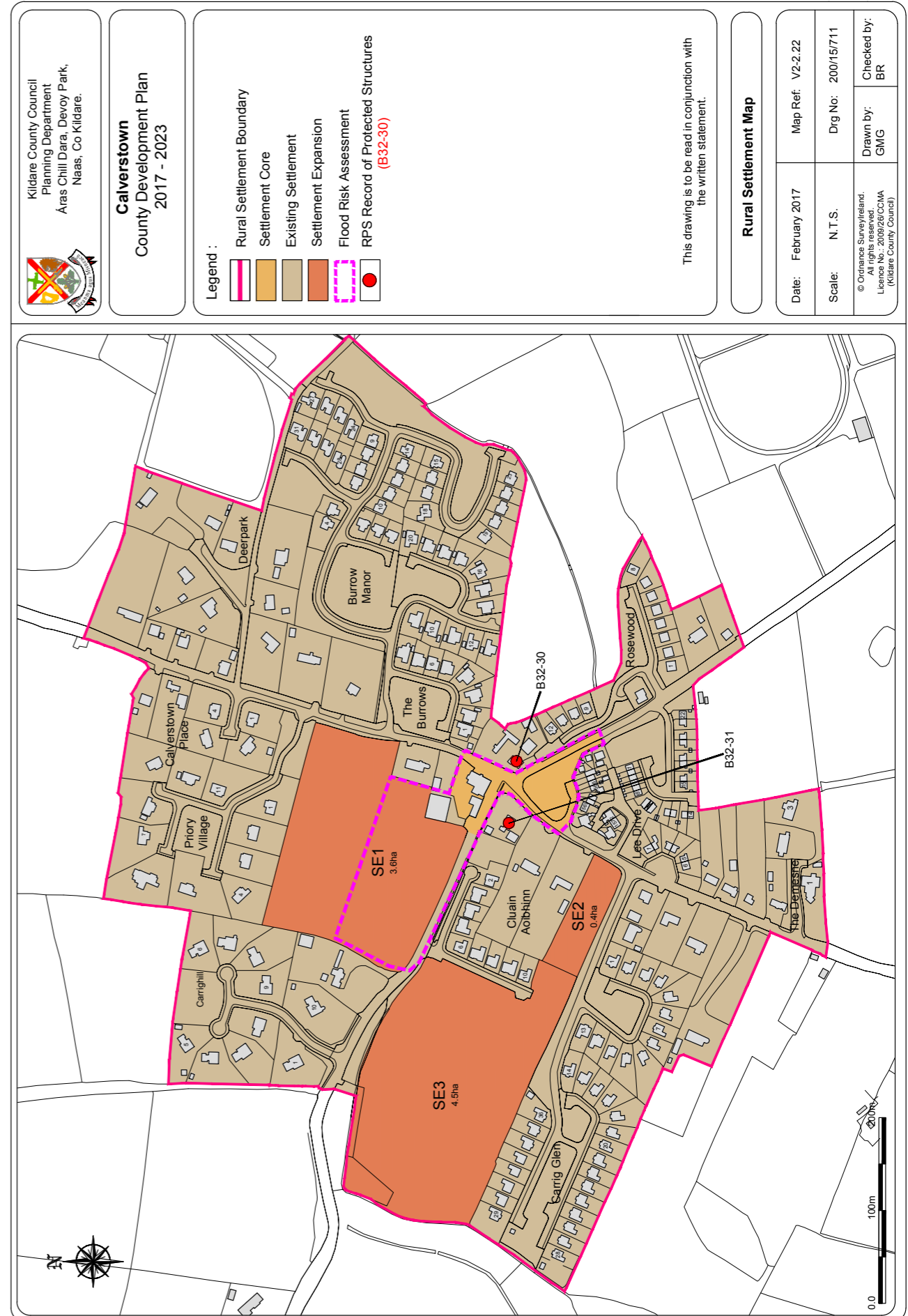
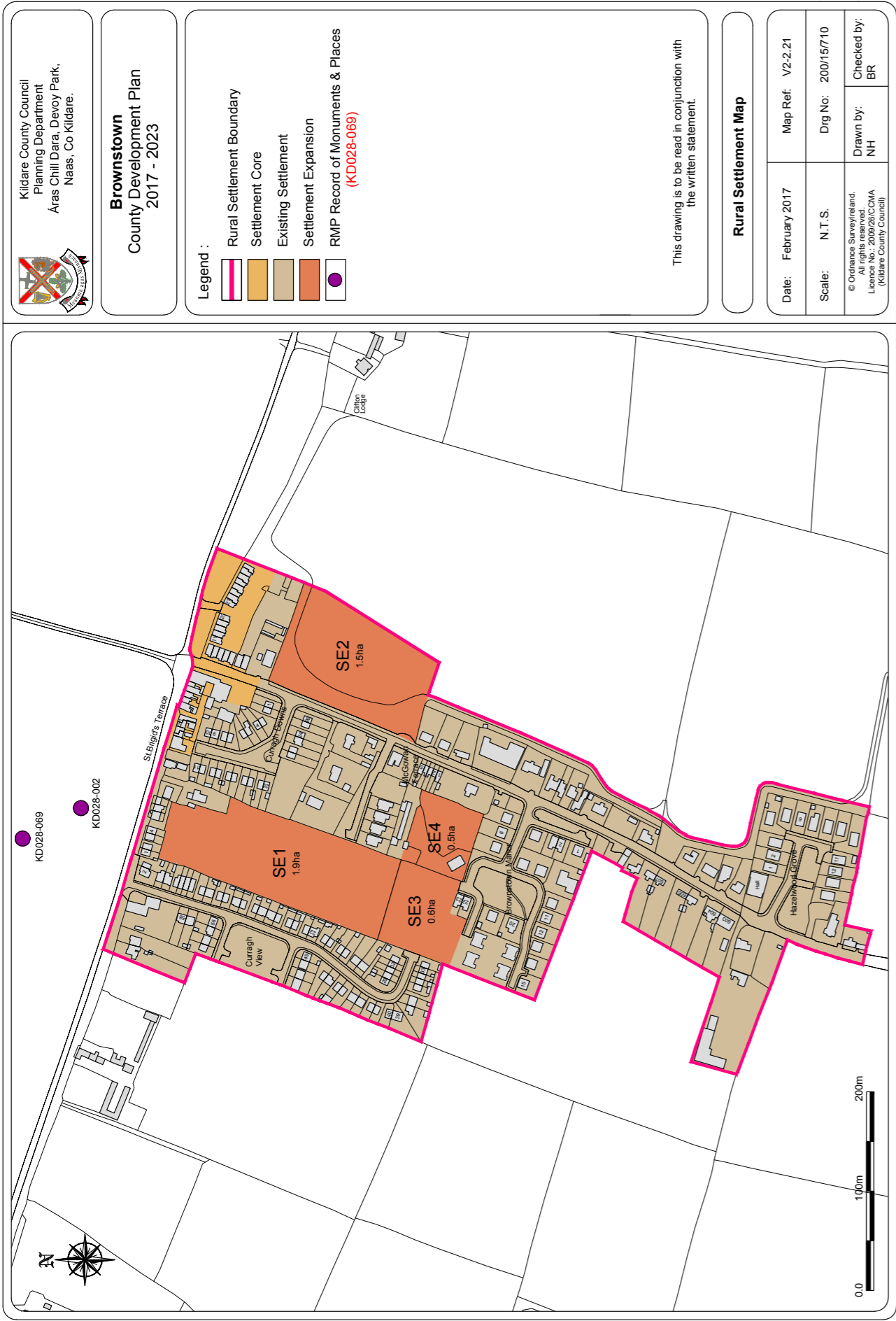
Allen	Development proposals for lands located within 50m of the stream which crosses the R415 at the southern boundary of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.17
Ardclough	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) development incorporating lands east of the canal identified for Settlement Expansion; (ii) development incorporating lands identified as Settlement Core and Existing Settlement.	Map V2-2.18
Brannockstown	Development proposals for development incorporating lands located north and/or west of the Kilcullen Road junction shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.19
Broadford	Development proposals for development incorporating lands located north and/or within 50m of Broadford Bridge shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.20
Calverstown	Development proposals for all lands within 100m of any watercourse (culverted or otherwise) shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.22
Cutbush	Development proposals for lands identified for Settlement Expansion at the eastern side of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.23

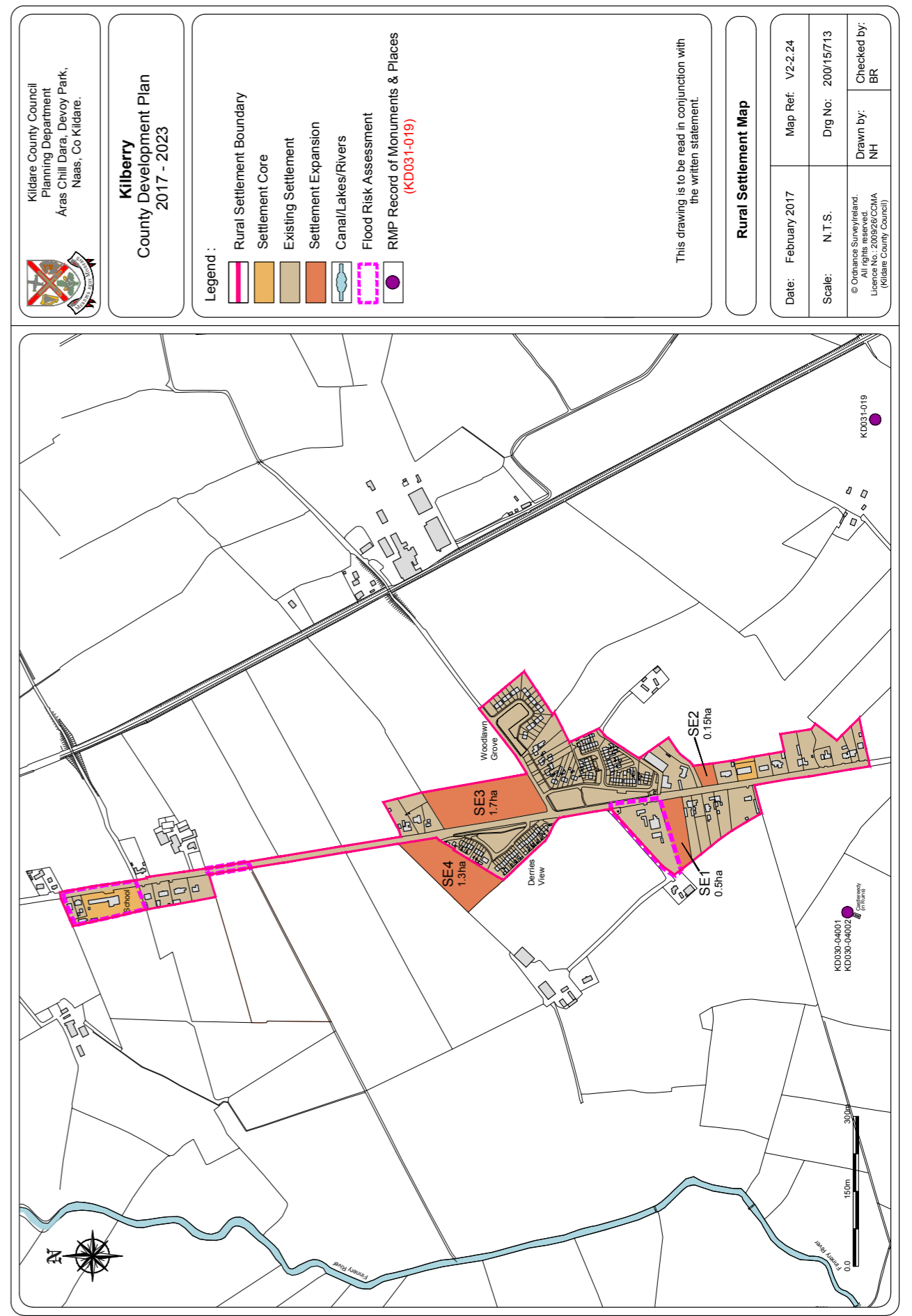
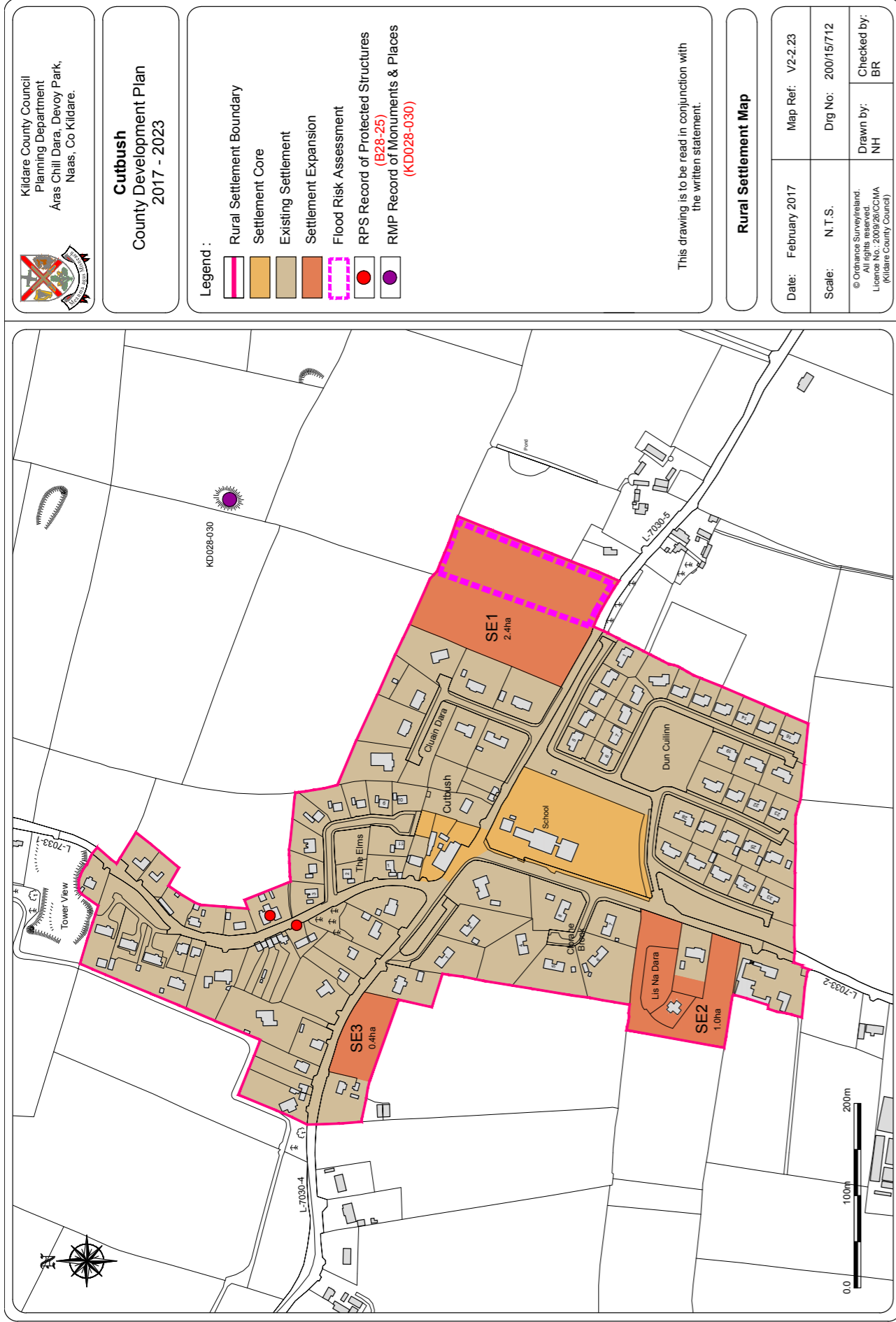
Kilberry	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) Lands identified for Settlement Expansion; (ii) Lands located within 100m of a recorded flood event (as shown on OPW flood maps).	Map V2-2.24
Maganey / Levitstown	Development proposals for lands located within 150m of the banks of the River Barrow shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.28
Milltown	Development proposals for lands located within 75m of the Grand Canal Feeder shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.29
Narraghmore	Development proposals for lands located west and south-west of the Settlement Core shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.30
Nurney	Development proposals for lands located within 100m of the river flowing through Nurney shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.31
Rathcoffey	Development proposals for lands identified for Settlement Expansion and for lands identified as Existing Settlement located south thereof shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.32
Staplestown	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) Lands identified for Settlement Expansion; (ii) Development incorporating lands located within 75m of the banks of the River.	Map V2-2.33
Twomilehouse	Development proposals for lands located within 50m of watercourses shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.34

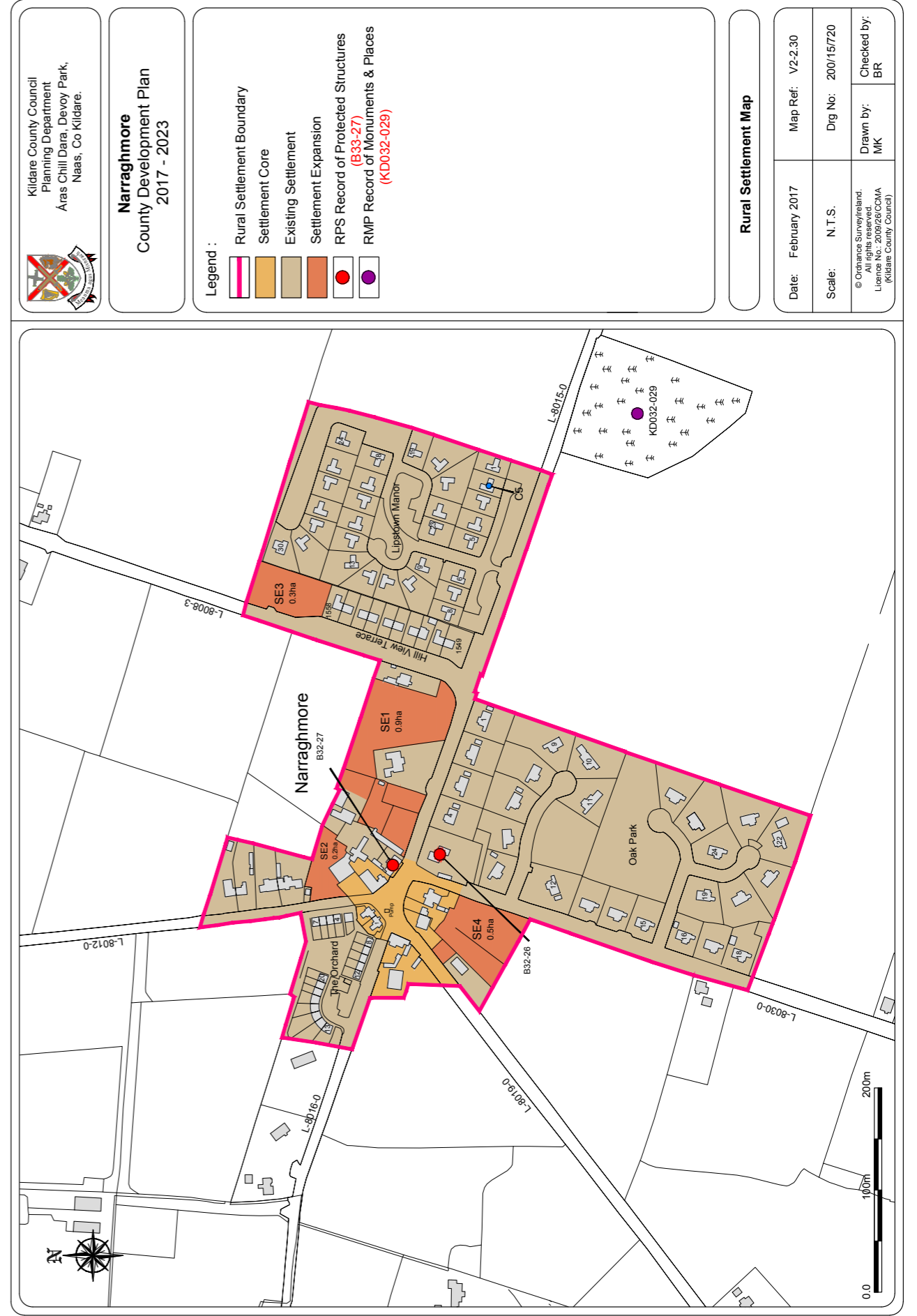
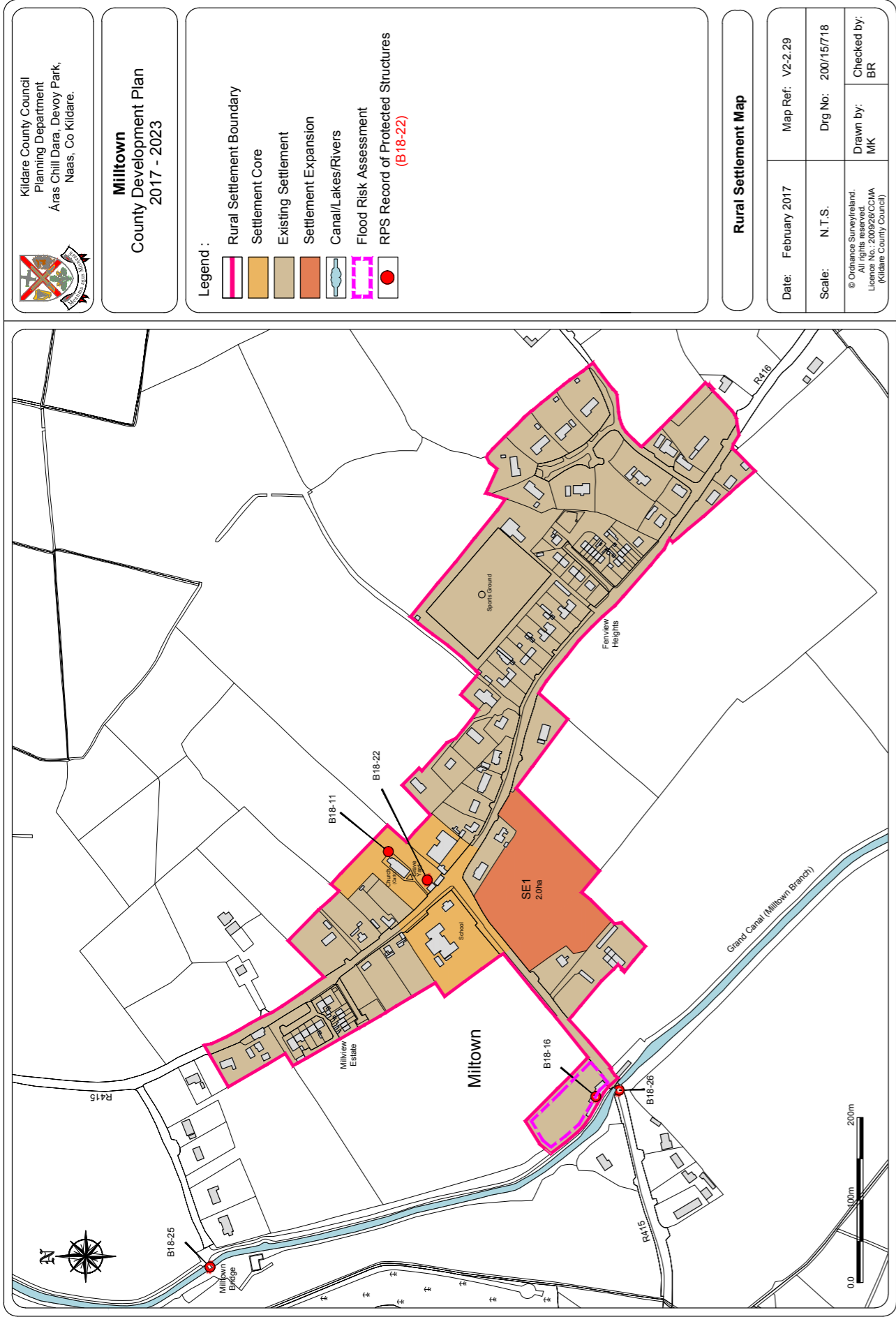
Note: The settlements of Brownstown, Kilmead, Kilteel and Maddenstown are not subject to a site specific flood risk assessment objective.

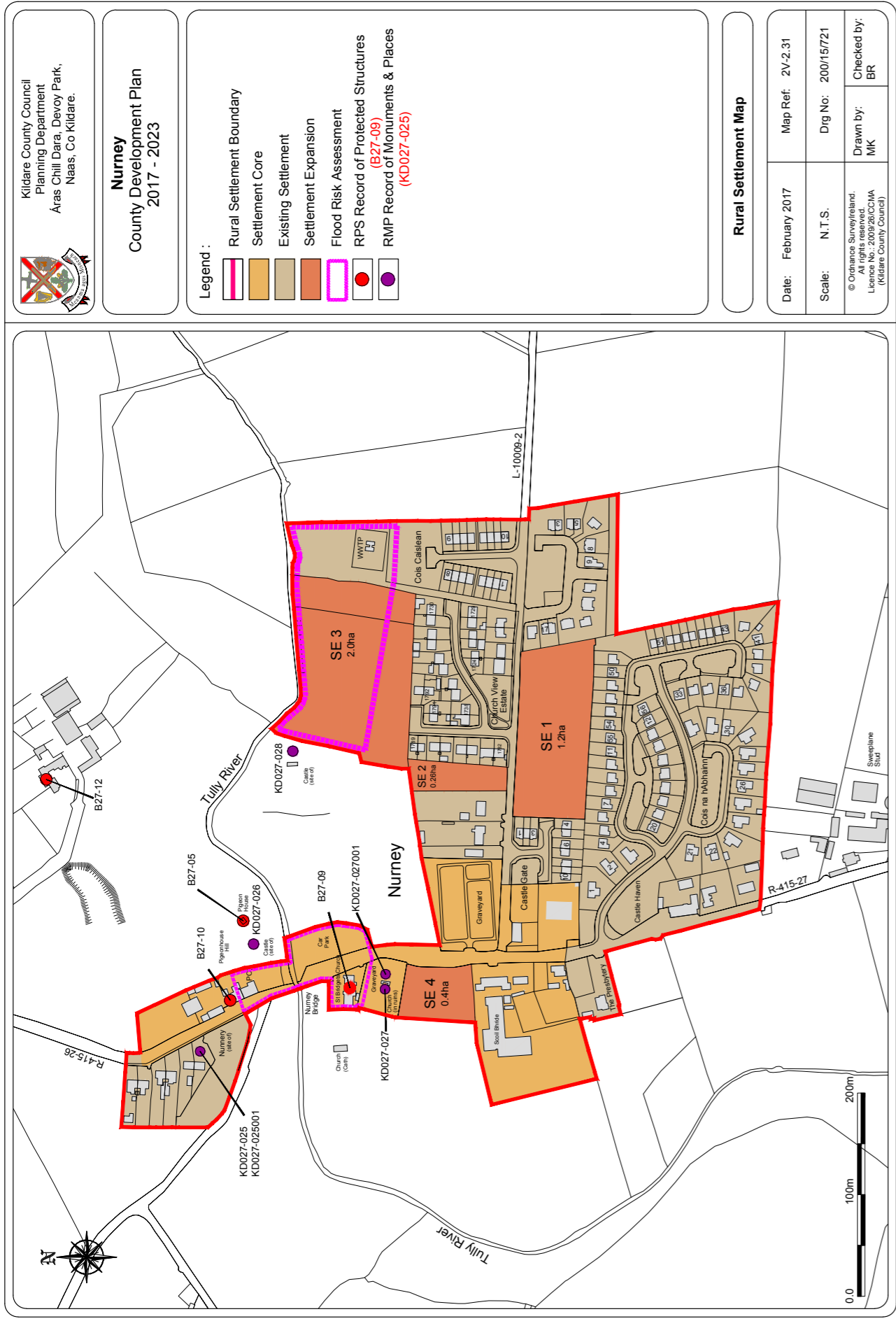












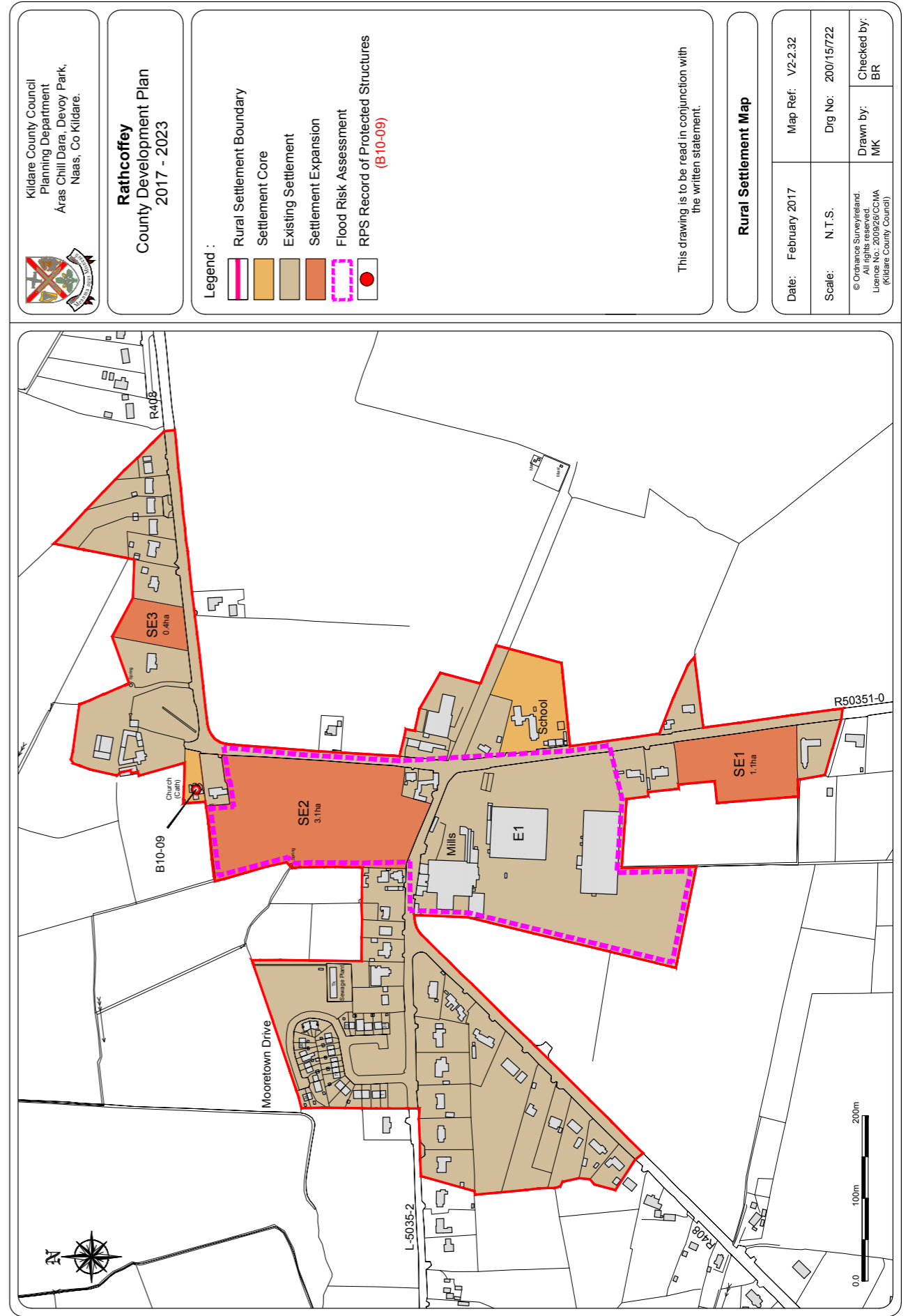
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Naas, Co Kildare.

Nurney
County Development Plan
2017 - 2023

- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B27-09)
 - RMP Record of Monuments & Places (KD027-025)

Rural Settlement Map

Date: February 2017	Map Ref: 2V-2.31
Scale: N.T.S.	Dwg No: 200/15/721
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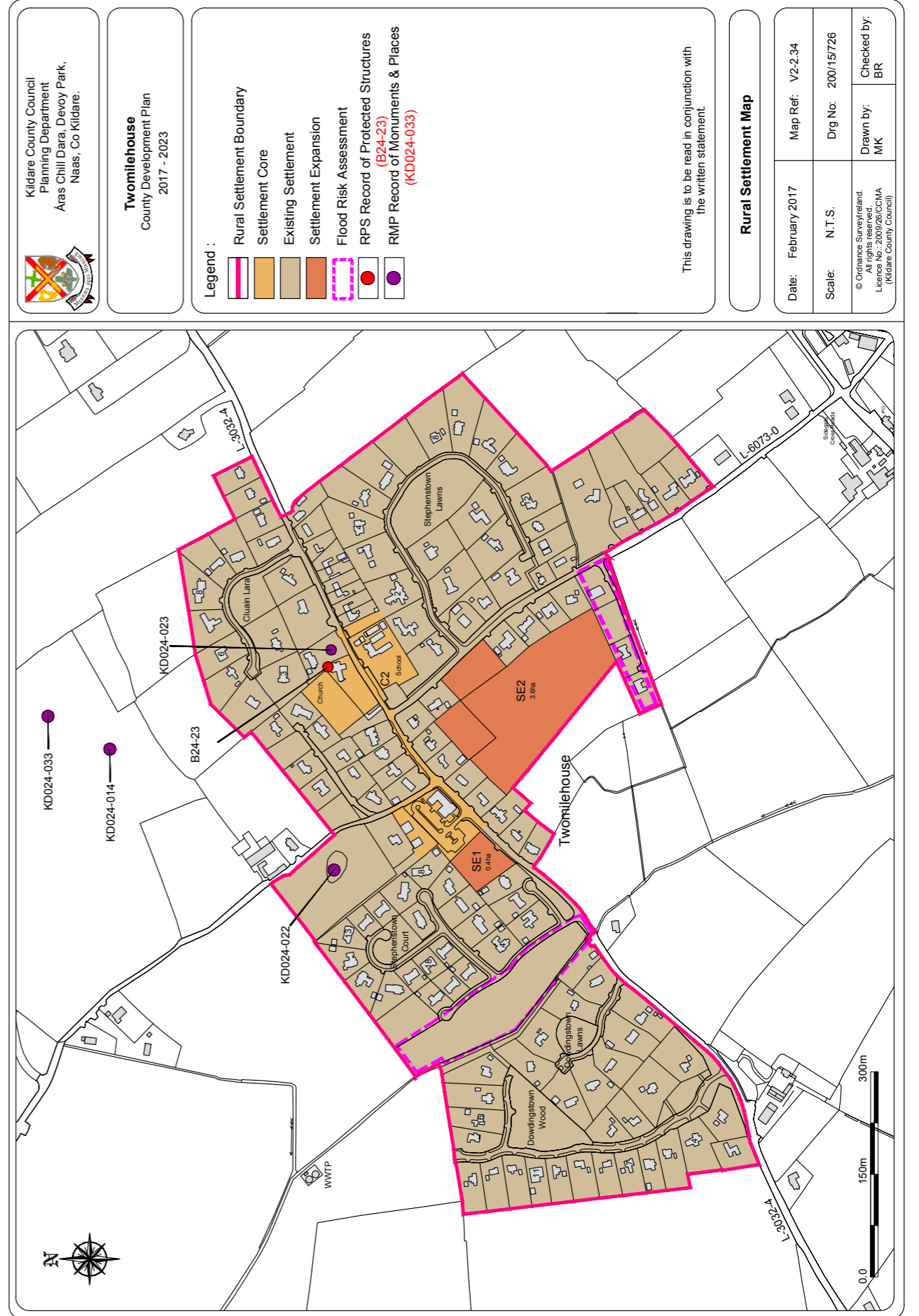
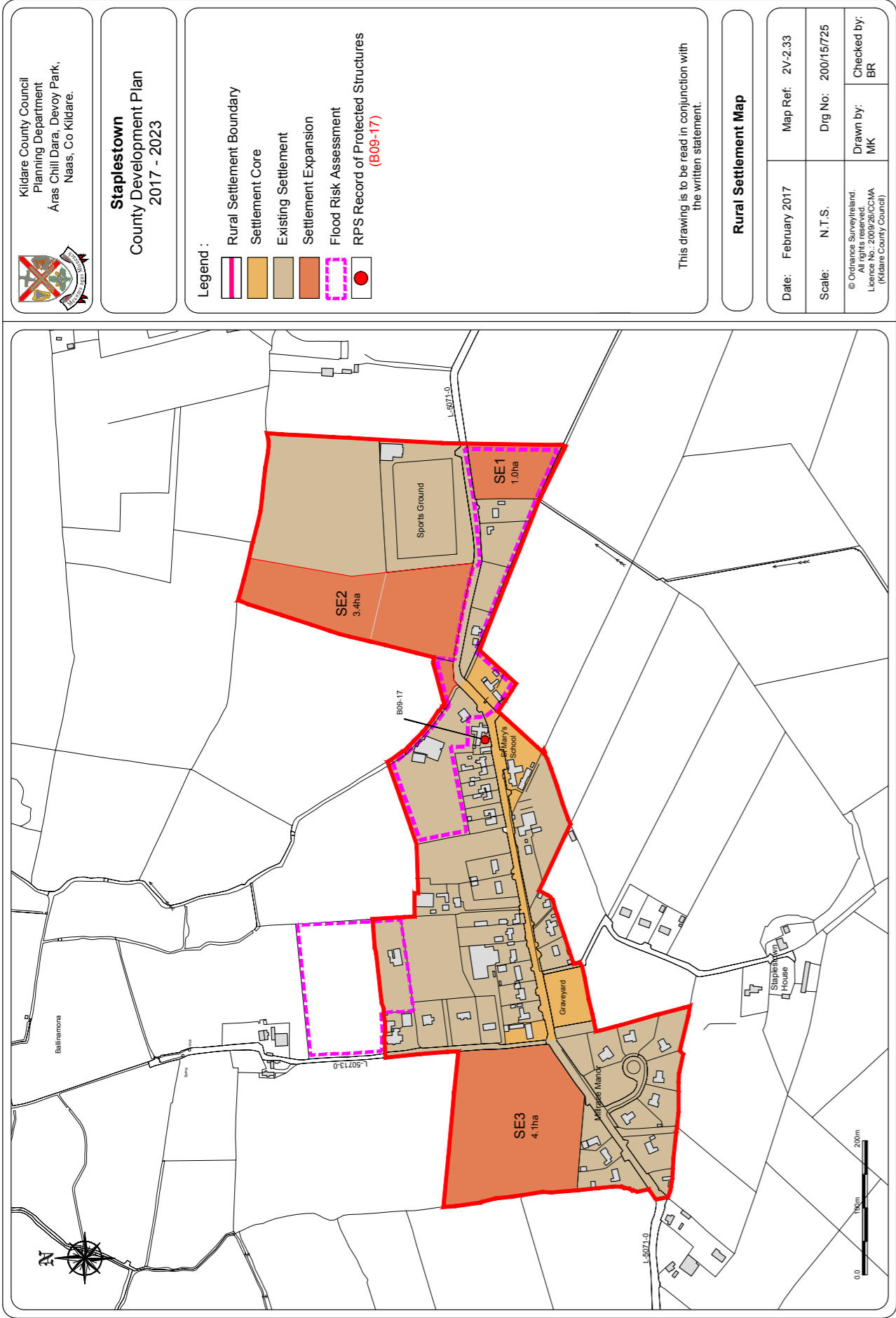
Rathcoffey
County Development Plan
2017 - 2023

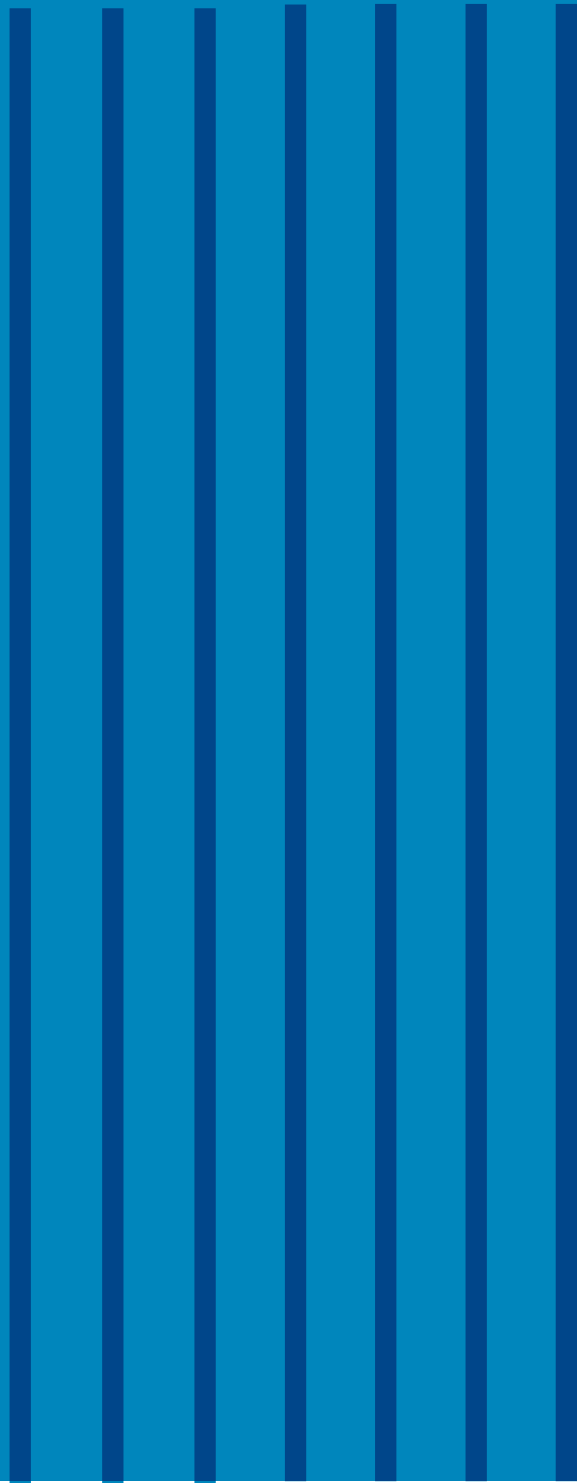
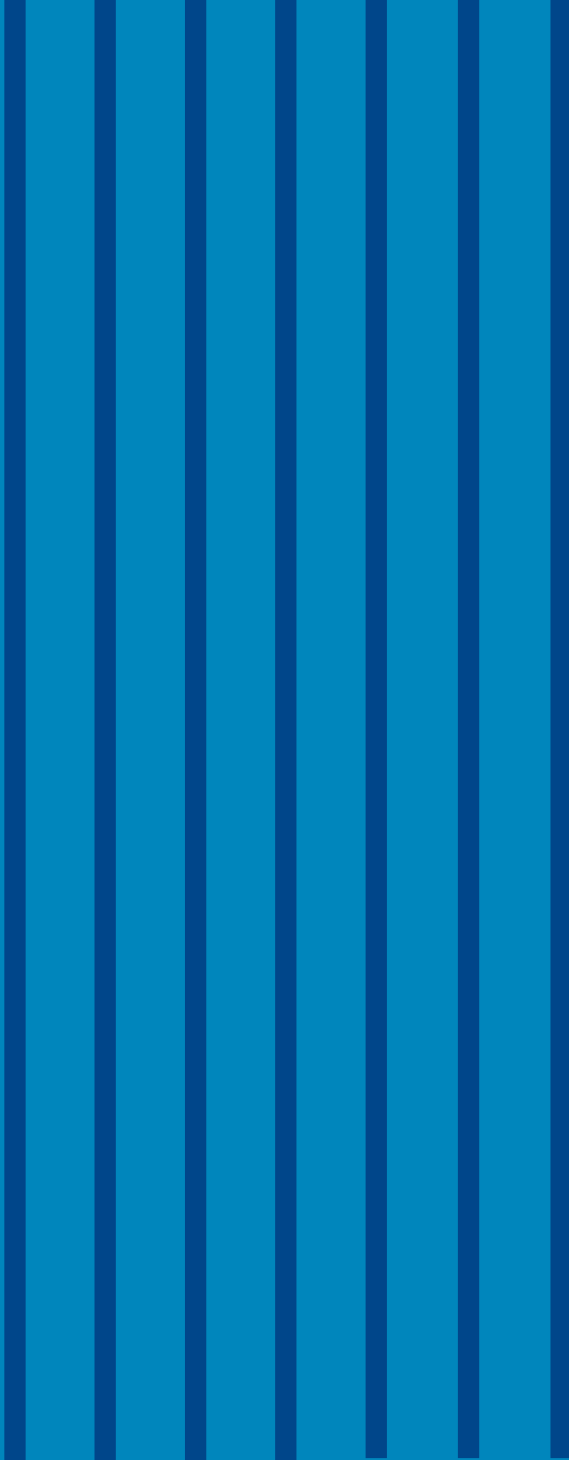
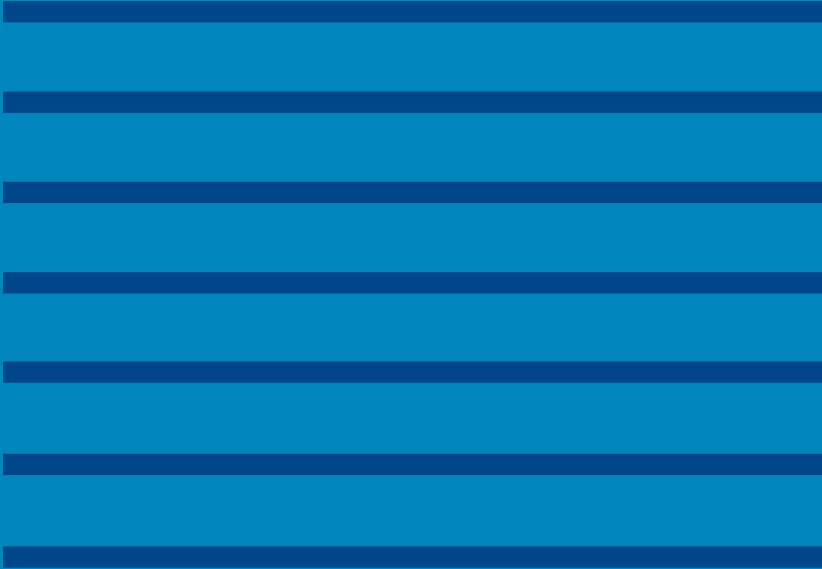
- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B10-09)

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

Rural Settlement Map

Date: February 2017	Map Ref: V2-2.32
Scale: N.T.S.	Dwg No: 200/15/722
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