

# Naas Town Development Plan 2011-2017 2 Year Progress Report

Plean Forbartha an Nás



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## Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Overall Strategy</b>	<b>1</b>
<b>3.0</b>	<b>Economic Development</b>	<b>4</b>
<b>4.0</b>	<b>Housing</b>	<b>7</b>
<b>5.0</b>	<b>Town Centre</b>	<b>9</b>
<b>6.0</b>	<b>Retail</b>	<b>9</b>
<b>7.0</b>	<b>Movement and Transport</b>	<b>10</b>
<b>8.0</b>	<b>Water, Drainage and Environmental Services</b>	<b>13</b>
<b>9.0</b>	<b>Energy and Communications</b>	<b>14</b>
<b>10.0</b>	<b>Social, Community, Recreation and Amenity</b>	<b>15</b>
<b>11.0</b>	<b>Architectural, Archaeological, Natural Heritage and Biodiversity</b>	<b>18</b>
<b>12.0</b>	<b>Urban Design and Opportunity Areas</b>	<b>20</b>
<b>13.0</b>	<b>Development Management</b>	<b>21</b>
<b>Appendix I</b>	<b>Kildare County Council Housing Strategy Update</b>	

## 1.0 INTRODUCTION

The Naas Town Development Plan 2011-2017 (Naas TDP) was adopted by the Council Members on 9<sup>th</sup> May 2011 and became effective on 6<sup>th</sup> June 2011. Section 15(2) of the Planning and Development Act 2000 (as amended) requires the Manager to give a report to the Elected Members, not more than two years after the making of a Development Plan, on the progress achieved in securing the objectives of the Development Plan. In addition, under Section 95(3) of the Act, the Manager is also required to include in his Report, a review of the progress achieved in implementing the Housing Strategy. The last two years have been part of the 6 year life cycle of the Development Plan. Some of the strategic policies and objectives of the Plan relating to the future strategic development of the town have a much longer time horizon than the six year period of the Plan itself.

In 2012, a number of administrative functions, including Planning were transferred from Naas and Athy Town Councils to Kildare County Council.

### 1.1 Structure of Report

This report contains a summary of the overall strategy for Naas and how it is being implemented over the past 2 years of the new Development Plan. It also outlines some of the key trends arising from the 2011 Census, which have implications for land use planning. This is followed by a review of progress made in relation to policies and objectives of the Plan. Given the number of policies and objectives, it is not practical to indicate progress on each individual one.

Notwithstanding this, the Report seeks to give an overview on the progress made in relation to relevant topics over the two year period.

## 2.0 OVERALL STRATEGY

The strategy for Naas is framed within the context of the core strategy of the Plan, which sets out the Town Council's approach to the management of development in the town. This is followed through in the infrastructure chapters and environmental topics which comprise important components of the Development Plan. It is clear that the implementation of the Town Council's objectives is dependent in some measure on the Council's funding position which has deteriorated significantly, in line with trends in the national exchequer position. However, the fundamental sustainability agenda of the Plan remains robust.

Key principles of the core strategy are to:

- (i) Promote population growth in Naas in line with the Regional Planning Guidelines population projections and the settlement strategy of the County Development Plan 2011-2017;
- (ii) Promote sustainable economic development and support investment in physical and social infrastructure;
- (iii) Protect local assets by preserving the quality of the architectural, archaeological and cultural heritage, the landscape, canal, open spaces and material assets of the town;
- (iv) Promote social inclusion and facilitate the delivery of objectives contained in the Kildare County Development Board Strategy "Kildare 2012,

An Economic, Social and Cultural Strategy for the Development of Kildare” and subsequent reviews of same.

- (v) Promote a series of policies that will reduce the effects of climate change.

The implementation of many of the objectives of the plan has been materially affected by the economic downturn of recent years. In addition, the implementation of critical publicly-funded projects such as wastewater and drainage infrastructure has been delayed. Capacity constraints in the Osberstown Wastewater Treatment Plant have restricted the delivery of housing within the town. Whilst the overall strategies and objectives contained in the plan remain robust and sustainable, the projected timeline for their implementation is uncertain.

Table 1 below sets out details in relation to planning applications received by Naas Town Council between 6<sup>th</sup> June 2011 and 28<sup>th</sup> February 2013. Of the total decisions made in the period, 89% were granted, with 11% refused.

**Table 1: Planning Applications Status 6<sup>th</sup> June 2011 – 28<sup>th</sup> February 2013**

Decision	No. of Applications
Total Applications	163
Invalid	22
Withdrawn	1
Additional Information	7
Grant permission	105 (89%)
Refuse Permission	12 (11%)
No decision yet made	16

Of the 163 applications, 18 were for extension of duration (11%). In total 6 decisions of the Council were subject of an appeal to An Bord Pleanala, two of which were appealed on

financial contributions only. Of the 6 decisions subject of an appeal, 3 await decision, 2 were confirmed and 1 was modified by An Bord.

## 2.1 Recent Trends arising from Census 2011<sup>1</sup>

Since the adoption of the Naas TDP, the 2011 Census results have been published. The following section outlines some of the key highlights from the Census which have implications for land use planning. Census data is considered in more detail in the subsequent sections of this report where appropriate.

### Population

The 2011 Census indicates an increase of 669 persons in Naas to a population of 20,713 persons, which represents a 3.4% increase over the 5 year inter-censal period, 2006-2011. The previous inter-censal period (4 years) from 2002 to 2006, saw the population of the town increase by 9.6%. The rate of population increase in the town, based on the Census figures, would appear to be slowing down. This is largely attributable to the capacity constraints in Osberstown Waste Water Treatment Plant which has restricted new residential development in the town. The target population for the town is 27,933 persons by 2017.

### Households

Census 2011 recorded 6,952 private households in Naas, an increase of 446 households over the period since 2006. Of the private households, the majority (35.8%) are occupied by husband, wife and children, followed by one person (18.1%), husband and wife (13.9%) and mother and children (8.6%). The table below shows the total private

<sup>1</sup> CSO Statistics relate to Naas Legal Town

households by type and proportion of total households in Naas.

**Table 2: Private Households by Type**

Type of Household Households	Persons	% of Total
One person	1,257	18.1%
Husband and wife	969	13.9%
Cohabiting couple	322	4.6%
Husband, wife and children	2,490	35.8%
Cohabiting couple and children	209	3%
Father and children	82	1.2%
Mother and children	597	8.6%
Couple and others	157	2.3%
Couple, children and others	183	2.6%
Father, children and others	19	0.3%
Mother, children and others	49	0.7%
Two or more family units	112	1.6%
Non-family households and relations	145	2.1%
Two or more non-related persons	361	5.2%
<b>Total</b>	<b>6,952</b>	<b>100</b>

Source: CSO 2011 SAPS Naas Legal Town

The average persons per household in Naas is now 2.94 persons, down from 3.06 recorded in 2006. The RPGs forecast a further reduction of household sizes to 2.66 in 2016 and 2.39 in 2022.

### Dwellings

The housing stock in Naas in 2011 is recorded at 7,665 permanent dwellings of which 690 units are recorded as unoccupied. This suggests a vacancy rate of 9% in the town – this is slightly higher than the County rate of 8% and the Dublin Region of 8% but less than the national average of 14.5%.

**Table 3: Private Households by Type of Accommodation**

Type of accommodation	Households	Persons
House/Bungalow	6,133	18,718
Flat/Apartment	747	1,537
Bed-sit	14	26
Caravan/Mobile Home	2	3
Not stated	56	166
<b>Total</b>	<b>6,952</b>	<b>20,450</b>

Source: CSO 2011 SAPS Naas Legal Town

The 2011 Census also shows that 88% of the private households comprise house/bungalow and 11% flat/apartment. The remainder comprise bed-sits (0.2%), caravan/mobile homes (0.03%) and the not stated category (0.8%).

**Table 4: Permanent Private Households by Year Built**

Year Built	Households	Persons
Pre 1919	121	286
1919 to 1945	131	295
1946 to 1960	296	739
1961 to 1970	377	996
1971 to 1980	1,028	2,812
1981 to 1990	1,083	3,073
1991 to 2000	2,369	7,703
2001 to 2005	937	2,772
2006 or later	305	793
Not stated	303	978
<b>Total</b>	<b>6,950</b>	<b>20,447</b>

Source: CSO 2011 SAPS Naas Legal Town

Looking at the private households by year built, reveals that 34% of houses in Naas were built in the period 1991 to 2000 followed by 16% in the period 1981 to 1990 and 15% in period 1971 to 1980. In the period 2001 to 2005, which coincided with the economic boom, 13% of Naas housing units were

constructed, with only 4% constructed post 2006.

### Commencement Notices

Between 6th June 2011 and 28<sup>th</sup> February 2013, 37 commencement notices were received by the Council. Of this, 54% were for extensions, 27% for retail/commercial developments, 11 % for industrial developments, 5% community (Education/Health) developments and the remainder (3%) for minor infrastructural alterations.

### 2.3 Development Contribution Scheme

The current Development Contribution Scheme was adopted by Naas Town Council on 13<sup>th</sup> September 2011 for the period 2011-2018.

The total receipts in Development Contributions between 6<sup>th</sup> June 2011 and March 2013 amount to approximately €628,420. Development Contributions are collected to fund projects identified in the Capital Programme adopted by the elected members each year. The charges relate to six elements – roads, water, waste water, surface water, recreation / amenity and community.

The Minister for the Environment, Community and Local Government has recently issued *Development Contribution Scheme Guidelines for Planning Authorities* (Jan 2013) under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to have regard to these guidelines in the performance of their duties.

### 2.4 Naas and the County Settlement Strategy

Naas is identified in the County Settlement Strategy as a Large Growth Town I. It is designated to act as an important self sustaining regional economic driver,

accommodating new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality transport links. The County Development Plan allocates 12.9% of the projected allocated growth in County Kildare to Naas. The most significant constraint to the short term development of Naas relates to the wastewater infrastructural constraints at Osberstown.

**Table 5: Population of Naas**

Year	Population	Increase	% Increase in Intercensal Period
1991	11,141		
1996	14,074	+2933	26.3%
2002	18,288	+4214	29.9%
2006	20,044	+1756	9.6%
2011	20,713	+669	3.3%

Source: CSO 2011 SAPS Naas Legal Town

The table above shows population growth in Naas since 1991. Following significant population increases from 1991 to 2002, there has been a notable reduction in growth. The limited population growth over the period 2006-2011, is largely attributed to capacity restrictions in the Osberstown wastewater treatment plant.

Within Naas, 143ha of residential zoned land remain undeveloped.

### 3.0 ECONOMIC DEVELOPMENT

It remains the primary aim of the Town Council to provide for the future economic wellbeing of the residents of Naas by facilitating economic development. Key objectives include promoting the growth of employment opportunities in all sectors in accordance with the principles of sustainable development; achieving a reduction in the levels of commuting from Naas and the county and providing a greater focus on

community building and improving quality of life.

In 2012, the Town Council provided a fund of €100,000 in its 2012 budget towards enterprise and innovation projects. The fund facilitates projects which help, promote and develop the town. The Council in conjunction with North Kildare Chamber of Commerce is in the process of developing a marketing plan for the town.

### 3.1 Census 2011

In the period between 2006 and 2011, there was an increase in the number of people in the Labour Force (i.e. population over 15 and under 65). However, there was a reduction in the numbers of people registered as “At Work”. In 2006, 67% of the population over 15 and under 65 was at work, however this declined to 58% in 2011.

**Table 6: Persons over 15 at Work**

	2002	2006	2011
Persons at work	8,953	10,521	9,253
Total Labour Force	13,906	15,705	16,037
% Labour Force at work	64%	67%	58%

Source: CSO 2011 SAPS Naas Legal Town

In terms of commuting, the Small Area Population Statistics for Naas in 2011, indicate that, of the population over the age of 5, journey time to work, school or college is short with 32%, travelling for under 15 minutes. 31% of the population travel for between 15 and 30 minutes. Some 17% of the population over the age of 5 travel over 45 minutes to school, work or college which is indicative of commuting from the town to other locations.

**Table 7: Population aged 5 years and over by Journey time to Work, School or College**

Time	Persons over 5 yrs
Under 15 mins	4,364
1/4 hour - under 1/2 hour	4,130
1/2 hour - under 3/4 hour	2,186
3/4 hour - under 1 hour	876
1 hour - under 1 1/2 hours	1,196
1 1/2 hours and over	276
Not stated	489
<b>Total</b>	<b>13,517</b>

Source: CSO 2011 SAPS Naas Legal Town

**Table 8 Persons at Work by Industry and Sex**

Industry	Males	Females
Agriculture, forestry and fishing	64	34
Building and construction	342	51
Manufacturing industries	911	360
Commerce and trade	1,457	1,245
Transport and communications	674	197
Public administration	423	272
Professional services	599	1,569
Other	484	571
<b>Total</b>	<b>4,954</b>	<b>4,299</b>

In terms of employment, the Census shows that of the population at work, some 29% are employed in Commerce and Trade, 23% in Professional Services and within that category, 72% of those are women. Manufacturing industries comprise 14%. Employment in construction is low with only 4% of those at work, employed in this industry. Public administration is also relatively low, with 7.5% working in this sector. The category with the smallest representation is Agriculture, forestry and

fishing, with 98 persons or 1% of the population employed in the sector.

### 3.2 Significant Enterprise and Employment Announcements Since 2011

The Town Council supports commercial and business development directly by the provision of serviced and zoned land and indirectly by providing essential services and infrastructure. The role of local authorities in economic development will increase significantly with the establishment of the Local Enterprise Offices. During the two years since June 2011, the Kerry Group made a significant announcement (October 2012) of its intention to set up a global technology and innovation centre in Millennium Park, Naas. It is anticipated that this investment will see the creation of up to 800 jobs on site by 2015, with a further 100 by 2016. It is also anticipated that there will be c. 400 construction jobs during the build. Planning permission to facilitate this development has been granted by the planning authority (24<sup>th</sup> April 2013).

Investments of this nature show confidence in the marketplace and in the ability of Naas and County Kildare to service the investments. There will be an increased demand for services in the vicinity of Naas, particularly housing, transportation, community, social and other commercial facilities arising from the Kerry development.

Millennium Park and its surrounding area is also home to a number of other businesses, including the Head Office of the HSE, located at Oak House. A number of the purpose built offices within Millennium Park are occupied by smaller businesses. To the north of the Millennium Link Road, adjacent to the Kerry site is the Irish Commercials and Vehicle Testing Centre.

A number of strategic projects of national and regional importance are likely to benefit the economic development of the town in the longer term and include the following:

- Greater Dublin Drainage Project which aims to provide the drainage infrastructure needed to allow the Greater Dublin Area to continue to develop, both socially and economically. The initiative involves the provision of a new wastewater treatment works, a marine outfall and new drainage network in the northern part of the Greater Dublin Area.
- Water Supply Project Dublin Region which aims to meet the projected long-term water supply needs of the Greater Dublin Area, up to 2050 and beyond. The Project proposes to make a proportion of the treated water available to Kildare en route between the likely new source (River Shannon) and Dublin.
- Eirgrid – East/West Interconnector project which is Ireland’s first electricity link with the United Kingdom and will bring benefits such as increased competition, secure supplies of energy and the opportunity to export indigenous renewable energy.
- The Grid 25 project which plans to develop and upgrade the electricity transmission network from now until 2025.
- Leinster Outer Orbital Route project will strengthen the links between key development centres such as Naas, assist the economic development of these centres and improve the overall regional transport network.



- Upgrade of the M7 to three lanes in both directions from the existing M7/M9 intersection at Greatconnell up to and including the Maudlins Interchange at Naas.
- Interchange upgrades at Newhall and new interchange at Osberstown.

### 3.3 Tourism

Naas is in a prime position to capitalise on the tourism potential/revenue generated within the county, through its physical attributes and through its supporting infrastructure. There are a number of quality hotels and restaurants within the town boundary which can cater for the demands of the tourism industry. Naas and Punchestown Racecourses are used regularly, with Punchestown Racecourse also used for music/other festivals and exhibitions/expos, all of which create added demands on the service industry within Naas.

County Kildare Failte published its Tourism Development Strategy 2013 to 2016 titled *“Focus on the Future”*. This sets out a sustainable growth strategy for the tourism industry to 2016. One of the targeted actions outlined in the strategy is Canals Development for recreational purposes, which will include cyclepaths, walkways and navigational improvements. Naas is well placed to capitalise on this initiative.

County Kildare Failte has also produced a booklet entitled *“25 Free Things to do in County Kildare”*, the first in a series of brochures designed to attract visitors to the county.

As well as County Kildare Failte, the Town Council acknowledges and supports the work of Failte Ireland, the Midlands and East Regional Tourism Authority and Tourism Ireland in promoting tourism internationally

and at a national, regional and local level. The Town Council is supporting “The Gathering 2013”, the national initiative aimed at encouraging individuals, groups, organisations to create an event in 2013 to attract visitors from abroad.

There is an opportunity to further enhance the economic benefit for the town through tourism. This can be achieved through participation and support for future initiatives/events and by providing for appropriate tourism infrastructure/facilities in a manner consistent with proper planning and sustainable development.

## 4.0 HOUSING

The decline of the property market and infrastructural constraints has had a profound effect on the delivery of the residential objectives of the Naas Town Development Plan 2011-2017. The overarching policies which seek to ensure the implementation of the Regional Planning Guidelines in terms of prioritising new population growth are unlikely to be delivered in the short to medium term.

### 4.1 Housing Construction

There are extant planning permissions for approximately 658 dwelling units in Naas.

### 4.2 Residential Density and Housing Mix

There has been a discernable shift towards proposals for more traditional low-density housing, as opposed to apartment schemes.

The Census 2011 recorded 6,950 permanent private households within Naas. This represents an increase of almost 7% on the 6,502 permanent private households in 2006.

Table 2, outlined earlier in this report, indicates the types of household within Naas. The husband, wife and children category

accounts for 35.8% of the total, which is slightly lower than the average for the County which stands at 37.7% of all households.

The Kerry Group development is likely to create a demand for housing within Naas and surrounding areas.

#### 4.3 Social and Affordable Housing

The Department of Environment, Community and Local Government published a Housing Policy Statement in June 2011 outlining the vision for the future of the housing sector in Ireland to be based on choice, fairness and equity across tenures and on delivering quality outcomes for the resources invested. The overall strategic objective of the Housing Policy will be to enable all households access good quality housing appropriate to household circumstances and in their particular community of choice. Much of this is centred on a balanced housing sector that requires a strong, vibrant and well regulated rented sector and the social housing leasing initiative will be a key delivery mechanism. In addition responsibility for housing support for those with long term housing needs will transfer to Local Authorities.

Kildare County Council is working to increase the supply of permanent new social housing including options to purchase in lease agreements; build to lease; assisting approved housing bodies in the sourcing of loan financing for construction / acquisition; consulting with the Housing Agency; the National Assets Residential Property Services realising Social Dividend. Housing Assistance Payment (HAP) which is likely to be piloted this year with national introduction in 2014, will effectively replace rent supplement administered by local housing authorities where housing applicants will enter into standard leases with landlords and the council will pay the lease rent. The tenant will pay a

differential rent to the housing authority appropriate to their means.

**Table 9: Naas Town Council Housing List**

Areas	2008	2009	2010	2011	2012
Number of applicants on Housing List	316	409	468	563	536
Allocations from Housing List	9	12	29	12	8
RAS Allocations	3	1	3	3	9
Transfer	2	2	6	4	4

Approximately 20% of applicants on the Council's housing list are in excess of 18 months in receipt of a social housing support in the form of rent supplement living in a home of their choice in an area of their choice while a significant portion of the rest of the applicants are in receipt of rent supplement for a shorter period of time.

70 social houses have been allocated since January 2008 with 8 additional units delivered through the voluntary housing sector. In addition, 19 allocations have been made under the Rental Accommodation Scheme (RAS) scheme over the same period.

The Town Council continues to support the actions and initiatives of the Naas Na Riogh Housing Association in its provision of sheltered housing accommodation for senior citizens at McAuley Place, Naas, site of the former Convent of Mercy.

#### 4.4 Traveller Accommodation Programme

Kildare County Council is responsible for the adoption of the Traveller Accommodation Programme 2009-2013 for all of County

Kildare. Under the Plan, Naas Town Council has responsibility for the implementation of the Programme within its functional area.

As per the Naas TDP, a need has been identified in Naas for a Group Housing scheme for 2 families. As both families in question are also considering standard housing, the need for Traveller Specific Accommodation for Naas has not been included as a specific implementation measure in the Programme.

The Traveller Accommodation Programme 2009-2013 was reviewed in 2011. The review did not identify any significant changes that would require an amendment of the Traveller Accommodation Programme before the preparation of the next Programme in 2014.

## 5.0 TOWN CENTRE

The Town Council continues to support, protect and reinforce the role of Naas Town Centre as the primary retail and service area of the town.

The Town Council in conjunction with Naas Chamber of Commerce supported the Naas Christmas 2012 Programme in the town centre, which was aimed at bringing increased spending into the town during the festive period.

As regards physical improvements in the town centre, the Town Council has carried out improvements on Corbans Lane, Dublin Road and Sallins Road. The Town Council has also engaged with the National Transport Authority with a view to securing funding for works to improve pedestrian movement and the public realm in the town centre including the provision of a bus hub at Market Square.

Road resurfacing works from Murtagh's Corner to the junction of Sallins Road/Poplar Square took place in April 2013.

In October 2011, the Town Council engaged in consultation on Draft Casual Trading Bye Laws and following a period of consultation, decided to allow casual trading in special circumstances only.

The Town Council will continue to seek adherence to the principles and objectives outlined in the Naas Town Plan regarding development affecting the Town Centre.

## 6.0 RETAIL

On the 1<sup>st</sup> May 2012, the Department of Environment, Community and Local Government, issued the Retail Planning Guidelines 2012. The Guidelines are designed to ensure that the planning system plays a key role in ensuring competitiveness in the retail sector, advancing choice for the consumer while promoting and supporting the vitality and viability of town centres. The Guidelines acknowledge that apart from the direct and indirect employment generated by the retail sector, shops play a major role in attracting people to cities, towns and villages, thus contributing to the overall economic vitality of those centres and supporting their role as centres of social and business interaction in the community.

The Guidelines are accompanied by a *Retail Design Manual – A companion document to the Retail Planning Guidelines for Planning Authorities (April 2012)*. Together, the Guidelines and Design Manual provide a planning framework for the future development of the retail sector, taking into consideration the needs of modern shopping while at the same time, contributing to protecting, supporting and promoting the attractiveness and competitiveness of town centres as places to live, work, shop and visit.

The 2012 Guidelines revised the retail floorspace caps set down in the 2005 Retail Planning Guidelines by introducing a

floorspace cap of 3,000sq m in County Kildare and other areas outside of Dublin, (Cork, Limerick/Shannon, Galway and Waterford). This is a reduction from 3,500 sq m which applied nationally in the 2005 Retail Planning Guidelines and will result in smaller stores should they be developed in the town in the future. The distinction between ‘discount stores’ and other convenience stores which was contained in the 2005 Retail Planning Guidelines no longer applies.

The Council is committed to supporting the implementation of the Retail Planning Guidelines 2012.

### 6.1 Retail Context

The results of Census 2011 showed that 15.97% of the population of County Kildare over 15 years of age at work are employed in the “*wholesale, retail trade and motor repair*”. Whilst the same category is not provided for in the statistics for Naas Legal town, Census 2011 indicates that 29% of the population of Naas over 15 who are at work, are employed in “*commerce and trade*”. Although not all of these persons would be working within the town or even the county, it shows that the retail/commerce and trade sector is a significant employer for residents of Kildare and Naas.

Naas continues to maintain a strong retail presence, particularly, given its status as a Level 2 Town Centre in the Naas Town Development Plan.

Additional retail floorspace provided in Naas since the adoption of the Plan includes:

- Supermarket (Tesco) and shops, District Centre, Monread
- Supermarket (Aldi), Monread
- Electrical (Power City), Southern Link Business Park

The Town Council continues to support the provision of retail in appropriate locations within the Town and has permitted a number of schemes including:

- Penneys – redevelopment of Superquinn, North Main Street;
- Superquinn – redevelopment of Naas VEC, Limerick Road, Naas;
- Swan Dowlings redevelopment – supermarket and shops;
- Extension of Duration Corban’s Lane Town Centre development;
- Extension of Duration Mixed Use development, Monread;
- Petrol Station, Retail Units and Drive Thru Restaurant, Monread.

Unfortunately however, Naas is not immune to the effects of the economic downturn and schemes have not commenced or have stalled e.g. the town centre scheme at Corban’s Lane. In addition, the town has witnessed the closure of a number of retail facilities, including units in and around Main Street.

A number of new businesses have, however, also opened in the town centre.

The Town Council remains committed to supporting the core retail area of the town to ensure that retail needs are met insofar as possible within the town. To this end, adherence to the principles set down in the recent 2012 Retail Planning Guidelines as well as to the existing objectives set out in the Naas Town Plan are key tools for the Council in seeking to sustain and improve the retail profile and competitiveness of the town.

### 7.0 MOVEMENT AND TRANSPORT

The Council’s strategy seeks to improve levels of sustainable travel in the town as well as the continued improvement, protection and development of the local, regional and national road network. The promotion of an

integrated approach to the delivery of transportation infrastructure with particular emphasis on the use of public transport is a key element of sustainable transport. Reduced congestion, public realm improvements and healthier lifestyles are the product of greater levels of sustainable transportation. Walking and cycling will continue to be promoted as an alternative mode of transport that also fosters a healthy lifestyle.

In March 2013, the Department of Transport, Tourism and Sport launched The Design Manual for Roads and Streets (DMURS) which provides guidance relating to the design of urban roads and streets and complements previous Traffic/Travel /Planning advice issued. One of the main aims of the Manual is to put well designed streets at the heart of sustainable communities. The Town Council embraces the Manual and will consult it where necessary.

### 7.1 Public Transport

The proportion of the population of Naas using public transport to get to work, school or college in 2011 stood at 9%, a decrease of 2% on the 11% recorded in the 2006 Census. Iarnrod Eireann has carried out improvements to facilities at Sallins railway station, the closest railway station to Naas.

Improvements have also been made at the nearby Newbridge railway station. The Council in association with the National Transport Authority is working on the completion of designs for bus stop improvements at Main Street Naas.

The Town Council will continue to work with the relevant authorities to facilitate the improvement of services and facilities where necessary.

### 7.2 Walking and Cycling

Naas Town Council in association with the National Transport Authority (NTA) is involved in a number of projects to improve access for cyclists and pedestrians. These projects will provide improved access to local facilities and encourage people to walk and cycle. The NTA is currently finalising its strategic cycle network study which will inform the provision of cycle routes within the County as a whole. The design of cycle facilities on a number of routes is under way for the following locations within Naas:

- Dublin Road
- Sallins Road

With regard to pedestrian facilities, the NTA has funded the construction of new footpaths at Corban's Lane.

The Council is committed to providing bicycle parking at locations throughout the town in order to promote cycling and also to provide facilities for existing users. The locations chosen for these facilities include town centre locations, retail, community and educational premises and public transport interchanges. Public cycle parking facilities were provided in Naas in 2012 and an application for funding to continue the rollout of cycle parking in 2013 has been made to the NTA.

### 7.3 Car Ownership

Car ownership has continued to increase over the past few years. The 2011 Census shows a reduction in the proportion of households without a car in Naas from 15% in 2006 to 11% in 2011. The proportion of households with one car has increased from 36% to 38%, households with two cars has remained relatively steady at 40% in 2006 and 41% in 2011. The proportion with three or more cars remains the same at 8.5% in 2006 and 2011.

#### 7.4 Roads Programme

The Naas TDP contains a number of objectives for the provision of new roads and for the improvement of others, including the provision of an additional motorway interchange along the M7.

The economic downturn has however reduced the short term capability of providing further large scale road developments.

The Kildare Local Authorities Road Safety Plan 2012-2015 was adopted in 2012 to ensure a coordinated, collaborative and consistent approach to improving road safety for all road users and focuses on the four E's of Road Safety i.e. Education, Engineering, Enforcement and Evaluation. The committed support of key services is necessary for the success of this plan.

#### 7.5 National Roads

The development of the National route network has been critical to the development of Naas and the County as a whole. The M7 to the north of the town provides an excellent link to the larger towns in Kildare making them accessible for business and commerce. The available road infrastructure has made Naas and its surrounding region attractive for commuters to the Greater Dublin Area. Further major road infrastructure development has stalled due to the economic downturn, however a number of projects are under construction or planned over the period of the plan with consequent impacts on the flow of traffic around Naas. These include:

- Construction of a third lane on the M7 in each direction between Maudlins and Greatconnell.
- Interchange upgrade at Newhall
- Osberstown / Sallins Interchange and bypass

- Improved merge lane from the M9 to the M7 to improve flows.

#### 7.6 Regional Roads /Local Roads

The upgrade and maintenance of regional roads is necessary for efficient local trips and the safety of road users. Improvements to the Main Street have recently been completed in April 2013.

Each year since the adoption of the Naas TDP, the Council has carried out a number of improvement works, mainly surfacing works, traffic calming and footpath improvements. Local improvement works have been undertaken at Sarto Road, Fishery lane and Pacelli Road.

The Council will continue to carry out improvements works throughout the lifetime of the plan as funding allows.

#### 7.7 Car parking

The provision of adequately sized and appropriately located car parking in Naas is vital for the service provision function of the Town. It is anticipated that there will be a revision of parking standards in Naas, following future guidance from the National Transport Authority on more restrictive car parking standards appropriate for specific locations as outlined in its Greater Dublin Area – Draft Transport Strategy 2011-2030.

Parking arrangements in Naas are currently updated and revised as part of the ongoing review of parking bye laws. Revised pay parking Byelaws were adopted on the 15th June 2010.

The Town Council provides a total of 640 spaces in the town, 366 are on-street, with a further 274 spaces in adjacent carparks. A further 1993 privately owned car parking spaces are available proximate to the main

street and within 1km of the town centre. The Town Centre development at Corban’s Lane is expected to provide 747 spaces. A 2012 survey of car parking carried out by the Town Council revealed high usage at the Abbey Street Car Park, with less high usage at Heddermans and Fair Green.

**8.0 WATER DRAINAGE AND ENVIRONMENTAL SERVICES**

Under Section 83 of the Local Government Act 2001, the water functions of the Town Council transferred to the County Council. The County Council and the Town Council agreed that the Town Council would continue to provide those functions under a Section 85 agreement. This agreement has been renewed on an annual basis and the current agreement is in place until the 31<sup>st</sup> December 2013. It is the aim of the Council to develop, protect, improve and extend water, waste water and flood alleviation measures throughout the town. Furthermore the Council is seeking to prioritise the provision of water services infrastructure to complement the overall strategy for economic and population growth within the town.

**8.1 Water**

Since the adoption of the Naas Town Plan, a number of water infrastructure projects are being implemented including:

*Castlewarden to Ballygoran Pipeline and Reservoir Scheme*

This project comprises a new water main between Bishopstown (Blue Door) and Ballygoran Reservoir, and additional storage at Ballygoran Reservoir. The Scheme will facilitate a new supply of potable water from the Ballymore Eustace Water Treatment Plant to North East Kildare. Works started in late December 2012 and are to be completed by December 2013 (pipelines) / December 2014

(reservoir).

*Barrow Abstraction Scheme*

As part of the Barrow Abstraction Scheme the Srowland Water Treatment Plant is currently at the construction stage. The new water treatment plant is scheduled to be commissioned in Q3 of 2013. This will result in the production of a maximum of 38.4ML of drinking water per day.

The above projects, while not specific to Naas, will facilitate Kildare County Council’s ability to supply the town with potable water into the future.

**8.2 Wastewater**

The following wastewater infrastructure projects are being implemented which are relevant to Naas:

- The pre-qualification for tenderers for the Upper Liffey Valley Sewerage Scheme - Osberstown upgrade was advertised in December 2012. The table below indicated the anticipated completion dates for the stages of capacity extension:

**Table 10 Scheduled Completion Dates – Osberstown WWTP**

PE Capacity	Date
88,000	03/10/14
100,000	26/06/15
130,000	30/05/16

- The network contract for the Upper Liffey Valley Regional Sewerage Scheme is still under design. A Part 8 will be required for 4 of the pumping stations (Q3 of 2013). Advertisements for tenderers will follow by the end of this year, 2013.

### 8.3 Surface Water and Flooding

Kildare County Council is part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study which is being funded and managed by the OPW which is tasked with producing flood maps for the relevant catchments by the end of 2013 and a Flood Risk Management Plan by the end of 2015.

Kildare County Council has carried out works in a number of locations that were prone to flooding. General flood alleviation works have been carried out along the Morrell River, Annagal and Hartwell rivers which are substantially complete. Work on the bridge at the Morrell River on Fishery Lane has also been undertaken. Further flood alleviation works are also proposed for the Morrell Stream close to the N7.

In 2011 the Town Council undertook dredging at the man-made lakes on the Ballymore Eustace Road. The lakes perform an important attenuation function for the town's drainage system and the works comprised of the removal and disposal of the deposits within the upper lake and the construction of a silt trap to the inlet. The Council constructed an island within the lake to provide a safe haven for local wildlife.

€150,000 was set aside to carry out additional sediment removal works on the middle and lower lakes in 2012. This work has been completed and the lakes have been restored to their former state in terms of capacity, attenuation, wildlife and as an amenity area.

### 8.4 Environmental Services

The Council contracts its domestic waste collection obligations to private waste collectors. Commercial waste is also collected by private operators.

Naas Town Council manages five recycling centres at the following locations in the town:

- Aras Chill Dara
- Fairgreen
- Ballycane Church Car Park
- Tesco Shopping Centre
- Monread District Centre

The Town Council has produced a Litter Management Plan which sets out its objectives to prevent and control litter as well as measures to encourage public awareness of the litter problem.

The Council continues to actively work with the Tidy Towns Group and Residents Associations in tackling litter in the town and in presenting the town in its best appearance by providing a range of equipment including refuse bags, litter pickers, graffiti removal kits etc. Naas received a silver medal in the National Tidy Towns Competition in 2011 and again in 2012.

Naas has two Community Wardens who operate a Litter Education and Awareness Programme in the schools. The Community Wardens also provide an essential link between the Town Council and the Community. While one of their key roles is the enforcement of the Town's pay parking system and the Litter Pollution Act, they also liaise with Residents Associations, the Tidy Towns Group, the local Gardai and businesses.

### 9.0 ENERGY AND COMMUNICATIONS

The Naas Town Plan aims to support the development of indigenous renewable energy resources, the maximisation of electricity production and to promote environmentally sensitive sources as an alternative to existing resources.



### 9.1 Energy Infrastructure

Energy supply to Naas is provided from the National Grid and the natural gas pipeline that runs through County Kildare from Cork to Dublin. The majority of Kildare's electricity is sourced from non renewable sources but renewable sources are increasing. Eirgrid recently completed its second stage of public consultation associated with the Grid Link project. This project is necessary to ensure that the future needs of the south and east of Ireland are met. The development will consist of a high voltage power line linking Munster and Leinster, its benefits will include:

- Securing future electricity supply for homes, businesses, farms, factories and communities;
- Empowering growth in the south and east of Ireland;
- Helping Ireland to meet its 40% renewable energy targets.

The project is relevant to Kildare as it is proposed that the link will join the National Grid at Dunstown near Naas. Once the consultation phase is completed work will begin on the detailed design of the project.

### 9.2 Wind Energy

There are no commercial wind energy generating plants in Naas. No planning applications have been made for commercial windfarms to-date in the Naas area.

### 9.3 Telecommunications

The availability of high quality telecommunications infrastructure throughout the county is critical for economic development. The roll out of telecommunications and broadband infrastructure is being carried out in line with the objectives of the Naas Town

Development Plan. Permission was recently granted to ESB Telecoms Ltd for the continuance of use of existing antennae and communication dishes at Naas Industrial Estate and on the Kilcullen Road. The permissions also included additional antennae and dishes to allow for future third party co-location.

## 10.0 SOCIAL, COMMUNITY, RECREATION AND AMENITY

The overall aim of the Town Council is to seek to ensure that Naas is an attractive place to live and work by building strong inclusive communities that have a sense of place and belonging, with the provision of accessible social and community facilities.

### 10.1 Older People

Naas is set to become the first Age Friendly Town in Co. Kildare. The project is an initiative of the Ageing Well Network and the Kildare Age Friendly County Programme and is recognised by the World Health Organisation. The goal of the initiative is to ensure that the town will be a great place in which to grow old. The Age Friendly Programme works from the premise that older people are a valuable resource to their communities and to our society in general. The voice of the older person is at the heart of the Age Friendly Counties Programme.

The Town Council facilitated an open evening in the Town Hall in March 2013 inviting views and experiences from the public and will continue to support the initiative.

### 10.2 Childcare

The Kildare County Childcare Committee has continued to provide advice, support and training to the Registered Childcare Services in Naas.

There are a total of 32 childcare services in Naas, with approximately 104 full time and 50 part time persons employed. There are a total of 472 children participating in the Early Childhood Care and Education scheme in Naas. It is well documented that participation in Quality Early Childhood Care and Education has significant and long-last benefits for all children and particularly those from disadvantaged backgrounds.

Some 8 childcare services are currently participating in the Childcare Education Training Scheme for the School Age Childcare Programme (CETS) and a further two services have expressed an interest in participating in the next Programme to commence in September 2013.

The Community Childcare Subvention Scheme is subsidised childcare open to children of parents in receipt of different bands of social welfare ranging from Employment Benefit to Family Income Support and Medical Cards. The Scheme is only open to Community “not for profit” Childcare services. There is one such facility in Naas.

Since the Plan was adopted there have been no changes to the Childcare Facilities Guidelines 2001. The Town Council strives to achieve the aims and objectives of these Guidelines in its assessment of planning applications where the provision of appropriate childcare facilities is required.

### 10.3 Education

The Department of Education and Skills, together with the City and County Managers’ Association, drafted a Memorandum of Understanding during 2011 on the acquisition of sites for school planning purposes. The Memorandum was officially incorporated in 2012. In essence, the Memorandum of

Understanding puts in place a process whereby the local authority assists the Department in the site identification and acquisition process on behalf of the Minister.

An official request was made to Kildare County Council in late 2011 for a site in Naas for the provision of a new second level school. The process of site identification commenced in March 2012. It is envisaged that a site will be acquired by the Minister in 2013, with a planning application to follow thereafter. In the interim, the Town Council granted permission to the Minister for Education and Skills for a school on the Craddockstown Road to be used temporarily as a Secondary School, reverting thereafter to a Primary School, however, it is currently on appeal to An Bord Pleanála.

Other significant developments in Naas include completion of school extension at CBS Secondary School and permission for basketball courts on site. An Extension of Duration permission for an integrated tourism and educational, commercial and residential development at Pipers Hill was granted in 2012.

The Town Council remains committed to the provision of high quality education facilities for the residents of Naas and its surrounding hinterland.

### 10.4 Arts and Cultural Facilities

The Arts Development Plan “Making inroads: An Arts Development Plan for Kildare County Council 2006 -2011” has been reviewed and a new Plan “Continue to make inroads: An Arts Development Plan for Kildare County Council 2012 – 2016” has been prepared. The Plan sets out the role of the service to ‘curate, mentor, broker, respond and inspire’ artists, arts organisations and community groups.

Key initiatives achieved since the adoption of the plan include:

- Culture Night, an annual national event, encouraging museums, galleries, arts and cultural facilities countywide to open their doors, free of charge of the evening of the third Friday in September.
- Animating Architecture - a pilot project, (initially based on buildings in Leixlip), to be rolled out countywide.

The Arts Service will sustain the arts infrastructure in the county including Naas, by providing financial and other supports to key professional arts organisations in the County. Examples of groups grant aided to date include, the Moat Theatre, Naas.

#### *Library Service*

The Library Service in Naas is administered by the County Library Service. The Library Service Development Plan 2006 – 2011 is currently in the process of being reviewed. A number of initiatives achieved since the Naas Town Plan came into effect include:

- Library self-service facility provided in a number of locations including Naas;
- Cultural, arts, educational and information provision based events hosted throughout the library network in 2011.
- Libraries Secondary School Educational programme pilot run in a number of locations including Naas targeting early school leavers.
- Accessibility Building Programme, works completed in a number of locations including Naas Community Library;
- Extension of popular 'Toys, Technology and Training' series of lectures and workshops, linking with

parents, teachers and occupational therapists.

- TTRS - Touch Type Read and Spell - tutoring provided for young people with Dyslexia in library setting.

A library service review was also undertaken to reflect modern usages of library services to encompass a three pillar service delivery approach:

- (i) Open Door Time - Traditional Library Services
- (ii) Scheduled Time - Programme delivery allowing cultural inclusion and co-operative networking
- (iii) 24 Hour Time - e service provision.

### **10.5 Recreation and Amenity**

The Town Council continues to encourage, develop and support initiatives for active and passive recreation. The K-Leisure Sports and Leisure Facility on the Caragh Road continues to provide state of the art facilities at its sports and leisure complex. In 2012, planning permission was granted to K-Leisure for an extension to the facility, comprising an aerobics room and store, a weight training room and a staff room.

Kildare Sports partnership has prepared a Strategic Plan for Kildare 2012-2016 which aims to coordinate and promote the participation in sport and physical activity in the County over the next five years. The Strategic Plan was developed by the Kildare Sports Partnership in consultation with the many sporting bodies and other parties interested in promoting physical activity in the county, including Naas. During 2012, agreement was reached between Kildare Sports Partnership and the Irish Heart Foundation on the development of three *Sli na Slainte* routes around Naas.

Parks and Playgrounds in Naas are maintained by the Town Council. There are two childrens' playgrounds in the town at Ballycane and Monread. In 2013, the Town Council completed a Part 8 procedure for the provision of a skate park / playground area and parking facilities at Caragh Road.

A Play Day event organised in conjunction with The Department of Children and Youth Affairs, County Kildare Childcare Committee and Kildare Local Authorities (including Naas Town Council) was held at Aras Chill Dara in September 2012. In 2013, the Town Council completed a Part 8 process for the provision of a community building to the north of the Monread Road.

The Town Council continues to support the provision of appropriate recreational facilities throughout its area.

### **10.6 Fire Service**

The County Council continues to maintain the six fire stations in the County including Naas. It is also responsible for the operational 24 hour fire and emergency service and through its headquarters service, provides support to the stations as well as fire safety and emergency planning services. In 2011, a second hand fire appliance was purchased, refurbished and added to the stock of Fire Service vehicles. In 2011, the Fire Service also began the implementation of a suite of Standard Operational Guidance Documents issued by the National Directorate for Fire and Emergency Management which have been designed to ensure that fire services are guided by a common vision and understanding of the contribution that the service makes to society. These improvements have assisted in the improvement of fire service provision to the town.

### **10.7 Burial Grounds**

The Town Council continues to have responsibility for the provision of burial grounds and maintains the burial ground at St. Corban's Cemetery. A Caretaker is employed on a full-time basis to maintain the burial ground. Improvements have been undertaken including footpath upgrading, new parking bays, tree planting and works to the caretakers building. Based on current needs, there remains capacity in St Corban's cemetery for the next 20 years.

### **11.0 ARCHITECTURAL, ARCHAEOLOGICAL, NATURAL HERITAGE AND BIODIVERSITY**

Architectural and archaeological heritage is an intrinsic part of our heritage and provides our society with an opportunity to learn about the past, reinforce our sense of place and act as guardians for future generations. It is an objective of the council to protect, conserve and manage the archaeological and architectural heritage of the county and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.

#### **11.1 Record of Protected Structures (RPS)**

Historic buildings and their setting are protected through their addition to the RPS. A full review of all buildings on the RPS for Naas was conducted as part of the development plan review. Currently there are 131 structures on the RPS for Naas. In recognition of the costs associated with the reuse of these structures a 50% reduction from levies is available under the Development Contribution Scheme.

#### **11.2 Architectural Conservation Areas**

An area in Naas town centre was identified as an Architectural Conservation Area in the Naas Town Development Plan 2005-2011. The

Naas TDP extended the ACA boundary to the north-east of the town centre. The extent of the Architectural Conservation Area generally extends from the Dublin Road, Poplar Square through North Main Street, South Main Street, extending to the Moat, Abbey Street, the Canal Harbour, New Row, Corban's Lane, Mill Lane and John's Lane. The Architectural Conservation Area generally coincides with the Zone of Archaeological Potential. The preparation of the Naas TDP was informed by survey work carried out within the ACA. An inventory of buildings, providing a written and photographic analysis of the exterior of all protected and non-protected structures in the area has been completed for the ACA. A booklet will be issued within the lifetime of the TDP, giving more detailed guidance in relation to the Architectural Conservation Area.

### 11.3 Grants

The Department of Arts, Heritage and the Gaeltacht's Conservation Grants Scheme has been paused due to Government budgetary cut backs. As an interim measure the DAHG has centrally administered a Structures At Risk Fund (SARS), however, there have been no applications made for structures in Naas.

### 11.4 Archaeological Heritage

While additions to the Record of Monuments and Places are within the remit of the National Monuments Service, the policy to protect the archaeological heritage of the Naas is implemented through the development management process.

Planning permissions within a 'Zone of Archaeological Potential' of a National Monument are conditioned to carry out pre-development testing at the site and applicants are required to engage the services of a

suitably qualified archaeologist licensed under the National Monuments Acts.

Technical advice is provided by the Council to the Historic Monuments Advisory Committee on the ongoing maintenance and repair of medieval monuments and graveyards, in the care of Kildare Local Authorities, including Naas.

### 11.5 Natural Heritage/Biodiversity

The Town Council seeks to protect, conserve and manage natural heritage including sites designated at national and EU level and protected species and habitats outside of designated sites and to secure conservation objectives in the interests of the proper planning and sustainable development of the county.

#### *Designated Sites- Natura 2000 sites*

Due regard is taken of any updated boundaries of Natura 2000 and NHA sites and the GIS is updated to reflect any changes to boundaries. Appropriate Assessment screening for the impacts of proposed developments of plans/ projects on Natura 2000 sites are carried out and where required Natura Impact Reports and Statements are sought or prepared.

Ecological Impact Assessments are also required for proposed developments which may impact the Grand Canal NHA.

A tree survey was carried out for Naas Town in 2010.

#### *County Heritage Plan*

The actions of the first County Kildare Heritage Plan (2005-2009) continue to be implemented with support from the Heritage Council and Kildare Leader Partnership.

Drafting of the new County Kildare Heritage Plan 2014-2018 has commenced. The Plan will inter alia, promote the best practice in heritage conservation and management and will inform and provide advice to County Kildare Local Authorities, including Naas Town Council.

### **Biodiversity**

*Actions for biodiversity – Irelands National Biodiversity Plan 2011-2016 was adopted in 2011. The County Biodiversity Plan 2009-2014 provides a framework for conserving biodiversity and natural heritage at a local level. It complements the Heritage Plan by including detailed actions to deliver positive outcomes focused on species and habitats. A key focus of the plan is gathering information on and managing the biodiversity resource, education, awareness raising and the promotion of effective cooperation between stakeholders. In recent years there has been no dedicated funding stream to carry out the actions in the County Biodiversity Plan. These actions are carried out through the Heritage Plan.*

### **Landscape, Recreation and Amenities**

The Town Council aims to provide for the protection, management and enhancement of the landscape of the town and to ensure that development does not disproportionately impact on the landscape or protected views. This is achieved by implementing appropriate policies and objectives through the development management process.

## **12.0 URBAN DESIGN AND OPPORTUNITY AREAS**

Promoting good quality design has become an important element of development plans and local area plans. In this regard clearly defined policies give greater clarity and certainty to

developers and their design teams and provide an agenda for pre-application discussions and the subsequent development management process.

### **12.1 Opportunity Sites and Character Areas**

The Naas Plan identifies five Opportunity Sites and Character Areas throughout the town each of which was subject to an indicative urban design sketch. The Town Council, where relevant, has encouraged applicants to have regard to the design objectives outlined for the sites and has also had regard to them in its assessment of subsequent planning applications. The recent grant of permission for the redevelopment of Swan Dowlings, largely followed the Design Brief for Opportunity Site at Devoy Quarter.

### **12.2 Urban Design Guidelines**

The urban design guidelines introduced as part of the Naas Town Plan support a key element of the core strategy to consolidate the urban centre. Since the Naas Town Plan was adopted, the Department of Arts, Heritage and the Gaeltacht produced a manual *“Shaping the Future – Case Studies in adaptation and reuse in historic urban environments”* (2012). The adaptation and reuse manual is at the centre of the Government Policy on Architecture 2009-2015, which provides the appropriate framework for architectural policy nationally.

The Plan recognises a return to the more traditional fabric of mixed uses with consolidated development formed by an urban structure assembled around streets. This can be achieved through consolidation and by promoting infill opportunities and brown field development.

The guidelines contained in the Naas Town Plan also outline key principles for urban

expansion where deemed appropriate and overall design considerations which should be taken into account.

### **13.0 DEVELOPMENT MANAGEMENT STANDARDS**

All development in Naas for which planning permission is required is subject to a series of Development Management Standards which are set out in the Naas Town Plan. These standards, known as General Development Standards relate to standards such as site coverage, plot ratio, overlooking, overshadowing, car parking, landscaping, minimum floor areas, open space etc and relate to most types of development from houses/apartments, to commercial developments, childcare facilities, agricultural buildings, telecommunications infrastructure, energy production etc. The Town Council, in its assessment of planning applications, applies the suite of development management standards insofar as they relate to the development being proposed and seeks to ensure that prospective applicants are mindful of the standards. The Council, in its pre-planning meetings service, is careful to advise prospective applicants of the requirements to comply with the relevant standards. In 2011, there were a total of 13 pre-planning consultations for the Naas area, decreasing to 9 in 2012. The figure for 2013 stands at 8 up to April 2013.

#### **13.1 Guidelines/Policy Documents**

The Town Council is committed to supporting and preparing Guidelines/Design Guides. Currently, Kildare County Council is in the process of preparing Guidelines on Shopfronts. The Guidelines, once formally adopted by each Local Authority, including Naas and Athy Town Councils, are intended to encourage and guide shop owners and designers to maintain the character and

appearance of traditional shopfronts and to improve the quality of new shopfront designs so that they respect and enhance their surroundings.

A Policy Document in relation to signage has been adopted by the Elected Members of Kildare County Council (April 2013). The purpose of the Policy Document is to set out Kildare Local Authorities policy on the effective management of signage. The types of signage considered in the policy statement are:

- Signage proposed for public roads,
- Signage that requires planning; permission or a Section 254 licence;
- Signage that is exempted development;
- Road signage, (excluding emergency signage).

The Shopfront Guidelines and the Signage Policy Document have been delivered by the Planning and Economic Development Strategic Policy Committee.

#### **13.2 Enforcement**

Planning legislation is enforced by the Town Council in relation to planning applications, breaches of planning permission and unauthorised development. Since June 2011, the Town Council, through its Enforcement Section has dealt with a large number of cases where there have been breaches of the planning code. The statistics below relate to the number of Enforcement Cases dealt with since 6th June 2011.

**Table 11: Enforcement Cases since 6th June 2011**

Description	Number of Cases
New Cases	44
Cases Dismissed	6
Cases Resolved through Negotiation	8
Warning Letters Served	12
Enforcement Notices Served	2
Number of Prosecutions	0

### 13.3 Material Contravention

As indicated in the Naas Town Plan, the Council has a statutory obligation to take the necessary steps to secure the objectives of the Development Plan. However, in appropriate circumstances, the Town Council may permit a Material Contravention of the Development Plan. The Material Contravention process is a Reserved Function of the Elected Members and is voted upon after a period of public consultation. Since 6th June 2011, the Members granted permission for one development by way of Material Contravention - Unit 5 Monread Commercial Park (Ref 12/500057).

### 13.4 Exempted Development Certification

The Council, when formally requested to do so, assesses applications for proposed works to determine whether there is a requirement to obtain planning permission. Certificates of Exemption are issued by the Council when it is satisfied that the works proposed would not require planning permission.

In 2011, a total of 6 Exempted Development Certificate applications were processed by Naas Town Council. The administration of processing Exempted Development Certificates passed over to Kildare County Council in January 2012.

### 13.5 Building Control

Kildare County Council is the Building Control Authority for the entire county. From 6th June 2011 to April 2013, 38 valid Commencement Notices were received for developments in the Naas Town Council area.

Naas Town Council has a number of existing housing estates in charge within Naas, however, there has been no estates Taken In Charge since the adoption of the Naas TDP in 2011. The administration and processing of estates for taking in charge is dealt with by Kildare County Council.

In relation to the Building Regulations, a new Technical Guidance Document - Part M Access and Use 2010 has been introduced. Applications for Disability Access Certificates can be assessed for compliance with the 2000 or 2010 Part M TGD and this will remain the case through 2013.

On 8<sup>th</sup> March 2013, the Minister for the Environment, Community and Local Government signed the Building Control (Amendment) Regulations 2013 which will strengthen the current arrangements in place for the control of building activity. The Regulations come into effect on 1<sup>st</sup> March 2014.



## APPENDIX 1 – Kildare County Council Housing Strategy Update

The 2011 Census indicated that the population of Kildare increase by 12.7% (an increase of 23,620 persons) since the census of 2006 giving a population of 209,955 persons. Kildare County Council is working to increase the supply of permanent new social housing including the Social Housing Leasing Initiative (in conjunction with Approved Housing Bodies), the Rental Accommodation Scheme (with private landlords); options to purchase in lease agreements and build to lease; assisting approved housing bodies in the sourcing of loan financing for construction / acquisition; in consultation with the Housing Agency and the National Assets Residential Property Services realising Social Dividend. The Housing Assistance Payment (HAP) is likely to be piloted this year with a national introduction in 2014, and will effectively replace rent supplement administered by local housing authorities where housing applicants will enter into standard leases with landlords and the council will pay the lease rent. The tenant will pay a differential rent to the housing authority appropriate to their means.

Areas	2008	2009	2010	2011	2012
Number of applicants on Housing List	2,392	4,016	5,052	6,542	7,865
Applicants in receipt of rent supplement	1,850	2,016	2,292	2,352	2,730
Social Housing Allocations	204	234	233	146	111
Social Leasing Initiative	0	0	57	31	24
CAS / CLSS	55	45	15	53	10
RAS Allocations	75	109	112	147	67

Source: Kildare County Council Housing List

Approximately 25% of applicants on the Council's housing list are in excess of 18 months in receipt of a social housing support in the form of rent supplement living in a home of their choice in an area of their choice while a significant portion of the rest of the list are in receipt of rent supplement for a shorter period of time.

1,040 social or leased houses have been allocated since January 2008 with 178 additional units delivered through the voluntary housing sector. In addition 510 RAS properties have been procure and over the same period.

Circular Housing 11 /2012 Review of Part V of the Planning and Development Act indicated that, in accordance with the Government's housing policy statement, a review was underway in the context of the radically different housing market that currently prevails compared to when Part V was first introduced. The review will consider how planning gain can still be captured while taking account of prevailing market conditions. The Council continues to work with house builders and developers to ensure

that compliance with Part V obligations is in accordance with the Housing Strategy and meets the needs of the Local Authority.