

CHAPTER 11

Architectural, Archaeological, Natural Heritage & Biodiversity



Architectural, Archaeological, Natural Heritage & Biodiversity

PART A - ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE

Aim: To conserve, protect and enhance the built heritage of Naas. To strike a reasonable balance between conservation and development objectives and to continue to protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

11.1 BACKGROUND

Naas is the county town of Kildare and was the county's principal town during the Middle Ages. Architectural and archaeological heritage is an intrinsic part of its heritage and it provides us with an opportunity to learn about the past, reinforce our sense of place and act as guardians for future generations.

Architectural heritage refers to all manmade features in the environment including buildings and other structures such as bridges, wells, archaeological sites, fields, boundaries and

street furniture. Naas boasts a rich architectural heritage centred around a wide main street and narrow side streets comprising a mixture of building types including houses, banks, civic buildings, ecclesiastical structures, traditional shopfronts, vernacular buildings and stone bridges spanning the Grand Canal. Archaeological heritage includes structures, constructions, groups of buildings, developed sites and all recorded monuments. There is an abundant and diverse range of archaeological interests found throughout the town with representative monuments and artefacts of all periods.

11.2 POLICY CONTEXT – NATIONAL/LOCAL

The unprecedented level of development over recent years has brought many changes to the built environment. Architectural and archaeological conservation has become an increasingly important element of land-use planning.

11.2.1 National Heritage Plan (2002)

The National Heritage Plan sets out a clear and coherent strategy and framework for the protection and enhancement of Ireland's national heritage. The core objective of the Plan is to protect the national heritage as well as promoting it as a resource to be enjoyed by all.



11.2.2 County Kildare Heritage Plan (2005-2009)

Following on from the National Heritage Plan Kildare County Council prepared a County Heritage Plan which comprises a five-year action plan for the conservation, preservation and enhancement of Kildare's heritage including built heritage. The County Heritage Plan will be reviewed in 2011.

11.2.3 National Inventory of Architectural Heritage NIAH (2003)

The Department of Environment, Heritage and Local Government (DoEHLG) produced an inventory of structures of architectural heritage for Kildare in 2003 as part of the National Inventory of Architectural Heritage (NIAH). Naas Town was included in this survey. The Minister for the Environment, Heritage and Local Government made recommendations that structures identified as being of Regional importance or above be added to the Council's Record of Protected Structures.

11.2.4 National Monuments Acts

The archaeological heritage of Naas is protected by the National Monuments Acts 1930-2004 and includes structures, constructions, groups of buildings, developed sites, all recorded monuments and their contexts.

11.2.5 Framework and Principles for the Protection of Archaeological Heritage (1999)

This document sets out guiding policies for the protection of the archaeological heritage of Ireland. Under section 12.3 of the National Monuments (Amendment) Act 1994, a person proposing to carry out works at or close to a Recorded Monument is obliged to give notice of such intention to the Minister. The Council must ensure that development, either above or below ground in the vicinity of a site of archaeological interest, will not be detrimental to the character of the archaeological site or its setting.

11.2.6 Architectural Heritage Protection Guidelines (2004)

The Architectural Heritage Protection Guidelines, published by the DoEHLG in 2004 provided guidance to Planning Authorities on the application of Part IV of the Planning and Development Act 2000. These guidelines also deal with Protected Structures and Architectural Conservation Areas in considerable detail.

11.3 STRATEGY

The strategy for the architectural and archaeological heritage has been informed by national, regional and local policy and guidance. The Development Plan strategy seeks to protect and promote the built heritage of Naas and is underpinned by the following principles:

- To protect and conserve buildings, structures and sites of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.
- To protect and conserve the archaeological heritage of the town and to secure the preservation, in-situ or by record, of all sites and features of historical and archaeological interest.
- To protect and conserve areas that have particular environmental qualities that derive from their overall layout, design and character.
- To encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate.

11.4 ARCHITECTURAL HERITAGE

Naas has a wealth of buildings of Architectural merit. The general arrangement of buildings and civic spaces remains as indicated on the 1840's Ordnance Survey Map below. Despite the significant growth of Naas in recent years, the town centre has generally retained its compact form and essential architectural qualities. The historic buildings structures and plots have generally been retained. There are a number of areas of dereliction in the town centre area, especially in the backlands behind the principal streets, which are a source of concern and require policy initiatives in this Plan and subsequent action.

Figure 11.1: OS Map of Naas c.1840



Individual developments, which may involve the demolition of buildings of architectural and historic interest can have a negative visual impact as can the cumulative impact of a number of small-scale developments. Inappropriate alterations such as the removal of historic sash windows, traditional gutters, down pipes and render, the addition of inappropriate signage and lighting, or the unsympathetic extension of structures can detract from the character of individual buildings and have a cumulative negative impact on the streetscape.

11.4.1 Protected Structures

Naas has an abundance of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such features are contained in the Record of Protected Structures (RPS). The Record of Protected Structures is contained in Appendix II of this Plan together with the associated Maps 11.1(a) and 11.1(b) identifying their location in the town.

The placing of a structure on the RPS seeks to ensure that the character of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance this character. Works to a protected structure, that would materially affect the character of the structure, require planning permission.

A protected structure, unless otherwise stated includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within the curtilage and their interiors, all fixtures and features which form part of the interior or exterior of that structure. Protection extends not only to the protected structure itself but also to relevant structures within the curtilage and to specified features in the attendant grounds of such structures.

A declaration under Section 57 of the Planning and Development Act 2000, as amended, can be sought from the Council to list the type of works that do not affect the character of a specified protected structure and therefore do not require planning permission. Any works that would materially affect the character of a structure require planning permission.

The Council will favourably consider the change of use of buildings listed on the RPS provided such a change of use does not seriously impact on its intrinsic character. Proposals for change of use must, however demonstrate the following:

- How the new use will respect the historic fabric of the building;
- How specific features of importance will be retained (e.g. historic shop fronts, plasterwork and original timber sash windows);
- The extent to which the new use will require structural or other modification of the building – e.g. in the case of upper floor offices in historic structures, additional floor loadings may require strengthening of floors and ceilings below;
- In the case of buildings with particular ecclesiastical or civic functions, the new use should involve minimal alteration to the exterior of the structure. In the case of churches and graveyards, burials, graves and other monuments should not be removed and should be protected in the course of works.

There is a presumption against the demolition of Protected Structures in Naas and of other structures within the historic core of Naas which may not be included on the RPS. Permission for the total or substantial demolition of an historic building which is not a protected structure will only be granted where it can be shown that it would be economically unfeasible or unviable to repair the structure, and that reasonable effort has been made to investigate proposals to refurbish or re-use the building.

The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the town. Naas contains many older buildings and the Council recognises the contribution made by these buildings, both individually and collectively, to the unique character, heritage and identity of the town.

11.4.2 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a protected structure. An Architectural Conservation Area may or may not include Protected Structures. The designation of a conservation area does not preclude new development occurring within its boundaries. However, new development will only be granted planning permission if it can be demonstrated that it will not degrade the character or appearance of the ACA. This designation allows the evolution and development of an area, while maintaining its essential character and distinctiveness.

11.4.3 Naas Architectural Conservation Area (ACA)

An area in Naas town centre was identified as an Architectural Conservation Area in the Naas Town Development Plan 2005-2011. This Plan seeks to marginally extend the ACA boundary to the north-east of the town centre. The extent of the Architectural Conservation Area is as shown on Map 11.2 and 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 (Map 11.3 Refers).

The following factors were considered in the designation of the town centre as an ACA:

- Distinctive physical form – most of the original 19th and 20th century street buildings remain intact.
- Civic spaces- Poplar Square, North and South Main Street are of high quality and have potential for further improvement.
- Historical areas e.g. St David's Church, Castle and ancillary grounds, Canal, Harbour and Moat.
- Buildings of architectural character and importance, e.g. St David's, Naas Courthouse, Town Hall and Banks.

In assessing future development proposals within the ACA, the Council will have regard to the following factors:

- Impact of proposed development on the immediate environs of the streetscape in terms of compatibility of character, design, and finishes, massing of built form and intensity of site use;
- Impact of proposed development on the existing amenities, character and heritage of the area.
- Likely impact of the proposed use on the character of the area.

Survey work has been carried out within the ACA since the adoption of the 2005 Naas Development Plan. 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. The survey also makes a number of recommendations. A booklet will be issued within the lifetime of the Development Plan, giving more detailed guidance in relation to the Architectural Conservation Area.

11.4.4 Vernacular Heritage

Vernacular Architecture is generally classified as the homes and workplaces of the general population built by local people using local materials. This is in contrast to formal architecture, such as the grand estate houses of the gentry, churches and public buildings, which were often designed by architects or engineers. The majority of vernacular buildings are domestic dwellings. Examples of other structures that may fall into this category include shops, outbuildings, mills, gates and gate piers.

The loss of vernacular architecture is seen not only in the loss of whole buildings but also in the gradual erosion of details such as the replacement of roof coverings and windows with modern materials, removal of external render, inappropriate re-pointing and the addition of inappropriate extensions. Alterations to individual buildings can have a significant and cumulative effect on streetscapes and landscapes. By the very nature of vernacular architectural heritage, it is normally the case that they are the most sustainable forms of construction, built with local materials in a style responding to local conditions, with a low energy use. Any changes to vernacular architecture need to be sympathetic to the special features and character of the building.

11.4.5 Features of Interest

Features of interest can be important elements in establishing the character of an area. Such items include lamp standards, cast-iron features, railings, water pumps, street signs, freestanding or wall mounted post-boxes, kerbstones, plaques and monuments. Other features of interest may include old stone walls, gate piers, gates and wrought iron features.

11.4.6 Industrial Heritage

Naas has a rich industrial and engineering heritage from the early-medieval period onwards through the Industrial Revolution and indeed right up to present times. The archaeological sites, engineering projects, artefacts and records resulting from the evolution of the town's heritage are evident throughout the town and include passenger and goods transportation systems such as the canal, manufacturing industries such as carpet making, milling and printing and the provision of utilities like water. All of these elements are significant as they contributed to the social, historical, technical, archaeological, engineering and architectural development of the town.

11.4.7 Heritage Gardens and Demesne Landscapes

The National Inventory of Architectural Heritage carried out a survey of all the historic gardens and designed landscapes in Ireland. The Council will have regard to this survey when considering proposed impacts on protected structures, their curtilage, demesnes and settings. Oldtown Demesne in Naas is highlighted in this survey. Much of the original demesne lands have been developed in recent years, however there remains extensive well maintained gardens around Oldtown House. These gardens provide a valuable amenity and green infrastructural asset to Naas.

11.5 ARCHAEOLOGICAL HERITAGE

11.5.1 Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP), was established under Section 12 of the National Monuments (Amendment) Act 1994. Structures, features, objects or sites listed in this record are known as Recorded Monuments. The relevant structures in the RMP are listed in the Table 11.1 below. Archaeological structures may, in some situations also be considered as architectural heritage items and may therefore appear on both the Record of Monuments and Places (RMP) and on the Record of Protected Structures (RPS). Accordingly, these structures are protected by both the National Monuments Acts and the Planning and Development Acts 2000 - 2010.

Table 11.1 Recorded Monuments and Places

Ref. No.	Townland/ Location	Classification
KD019-016	Osberstown	Earthwork
KD019-019	Oldtown Demesne	Enclosure Site
KD019-020	Oldtown Demesne	Holy Well
KD019-021	Maudlins	Graveyard Site
KD019-029	Jigginstown	Church
KD019-031	Naas East	Holy Well
KD019-032	Jigginstown	Tower
KD019-033	Jigginstown	Landscape Feature
KD019-034	Jigginstown	Tower House
KD019-037	Tipper South	Ringfort (rath/cashel)
KD019-038	Tipper South	Cist Site

11.5.2 Zone of Archaeological Potential or Significance

The historic core of Naas was identified by the Department of the Environment, Heritage and Local Government through the Urban Archaeological Survey of County Kildare and designated as a Zone of Archaeological Potential. This is an area where archaeology may be present and is outlined on Map 11.3 of this Plan.

11.5.3 Graveyards/Burial Grounds

Burial grounds are an important part of local heritage, often containing the standing remains of sites of earlier structures and also a great diversity of animal and plant life. Burial grounds, which are included in the RMP are afforded protection under Section 12 of the National Monuments (Amendment) Act 1994.

11.5.4 Naas Town Wall

There is a degree of uncertainty surrounding the location of the Naas town walls. While the exact location of the town walls is uncertain they could be expected to be found within the historic core of Naas (Zone of Archaeological Potential) and therefore benefit from the protection that this affords.

11.6 ARCHITECTURAL AND ARCHAEOLOGICAL POLICIES

11.6.1 Architectural Heritage

It is the policy of the Council:

- ATH1:** To conserve and protect the town's built environment and heritage in terms of streetscapes, individual buildings and features of historical, architectural, artistic, cultural, scientific, social and technical interest using the powers vested in it by the Planning and Development Acts 2000-2010.
- ATH2:** To ensure the protection, conservation and, where necessary, appropriate restoration of the architectural heritage of the town for future generations, and to protect structures on the Record of Protected Structures (RPS). Any conservation and restoration works must positively contribute to the streetscape of the area.
- ATH3:** To encourage the rehabilitation, renovation and re-use of older structures, where appropriate. Such rehabilitation, renovation and re-use works to existing vernacular structures must positively contribute to the streetscape of the area and shall have regard to bats and their roosts.
- ATH4:** To ensure that planning applications in relation to structures of architectural merit, including protected structures, are assessed in accordance with the advice contained in the DoEHLG Architectural Heritage Protection, Guidelines for Planning Authorities (2004).
- ATH5:** To promote and encourage the sensitive alteration/extension to Protected Structures so that they are in keeping with the character of the building and adjoining buildings.
- ATH6:** To require a method statement for the conservation of and any works to protected structures. Method statements should make reference to the DoEHLGs Advice Series in how best to repair and maintain historic buildings.
- ATH7:** To assist owners of Protected Structures in the maintenance and repair of their properties through the Building Conservation Grant Scheme funded by the DoEHLG.
- ATH8:** To refuse planning permission for the demolition of any protected structure unless the Council is satisfied that exceptional circumstances exist.
- ATH9:** To protect the curtilage of protected structures or proposed protected structures from any works which would cause loss of or damage to the special character of the protected structure.
- ATH10:** To protect structures and features that are considered to be of heritage value which lie within the attendant grounds of a protected structure.
- ATH11:** To have regard to architectural heritage when considering proposed infrastructure developments (including transport, telecommunications, sewerage and water) located in close proximity to Protected Structures or the Architectural Conservation Area.
- ATH12:** To ensure that any development, modifications, alterations, or extensions within an Architectural Conservation Area are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.
- ATH13:** To encourage uses compatible with the character of protected structures. In certain cases, the planning authority may relax its requirements in order to secure the protection and restoration of the structure. These requirements including site development standards, zoning etc, may be relaxed if the protected structure, its special interest, character and setting is protected and its use and development is consistent with conservation policies and the proper planning and sustainable development of the area.
- ATH14:** To protect and conserve important heritage items such as historic gardens, stone walls, bridges, street furniture, post boxes and other significant historic features of interest.
- ATH15:** To endeavour to strategically target conservation funding for specific priority projects.

11.6.2 Archaeological Heritage

It is the policy of the Council:

- ALH1:** To protect and preserve those items of archaeological interest as listed in Table 11.1 and shown on Map 11.4 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.
- ALH2:** To ensure full consideration is given to the protection of archaeological heritage when undertaking or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage.
- ALH3:** To have regard to the Zone of Archaeological Potential shown on Map 11.3 and ensure that planning applications are referred to the appropriate prescribed bodies and to have regard to the advice and recommendations of the prescribed bodies.
- ALH4:** To protect and preserve archaeological sites which have been identified subsequent to the publication of the Record of Monuments and Places (RMP).
- ALH5:** To protect the historical burial grounds within Naas town and encourage their maintenance in accordance with conservation principles.



11.7 ARCHITECTURAL AND ARCHAEOLOGICAL OBJECTIVES

It is an objective of the Council:

- AHO1:** To review on an ongoing basis the Record of Protected Structures and make additions as appropriate over the period of this Plan.
- AHO2:** To seek the protection of all structures listed on the Record of Protected Structures and to protect the town's vernacular architectural heritage.
- AHO3:** To publish an information booklet outlining the specific recommendations for development within the Architectural Conservation Area.
- AHO4:** To secure the preservation (in-situ or by record) of all sites and features of historical and archaeological interest.
- AHO5:** To seek the preservation of the National Monument at Jigginstown and to facilitate public access to it.
- AHO6:** To have regard to the Record of Monuments and Places (RMP), and the Urban Archaeological Survey when considering planning applications for development. No development shall be permitted in the vicinity of a recorded feature, where it detracts from the setting of the feature or which is injurious to its cultural or educational value.
- AHO7:** To record and protect heritage items such as walls, bridges and street furniture, within Naas.
- AHO8:** To encourage the sensitive re-use of Leinster Mills and to broaden its potential to include possible tourist based uses. Any re-development proposals must ensure that uses are compatible with the character of the protected structure.

PART B - NATURAL HERITAGE AND BIODIVERSITY

Aim: To protect, conserve and manage natural heritage in a sustainable manner ensuring that the future economic growth and development of Naas complements its natural setting.

11.8 Background

Natural heritage or biodiversity of an area refers to the variety of all living things in that area including plants, animals and their habitats as well as the physical and geological foundation that forms the landscape. Biodiversity is vital for the supply of clean air and water, healthy soils, food, building materials, and medicines.

There is a great diversity of natural and semi- natural habitats in Naas including grassland, woodland, stream and canal habitats and riparian habitats. A sustainable approach is proposed to protect, conserve and enhance this natural heritage resource.

11.9 STRATEGY

The following principles will guide the Council's natural heritage and bio-diversity policies and objectives set out in this Plan:

- To promote a reasonable balance between conservation measures and development objectives in the interests of promoting the orderly and sustainable development of Naas.
- To protect national important sites including the proposed Natural Heritage Area.
- To mitigate the impacts to natural heritage, where it cannot be avoided.
- To promote appropriate habitat enhancement as an integral part of any development.
- To avoid undue negative effects upon the natural environment.

11.9.1 Policy Context- National/ Local

While legislative provision exists governing the protection of important habitats and species, there are also a number of policy documents, which seek to protect and enhance Natural heritage and promote the enhancement of biodiversity.

11.9.2 National Biodiversity Plan (2010)

The *National Biodiversity Plan* recognises that conservation and enhancement of biological diversity is essential for sustainable development and for maintaining and enhancing quality of life. The National Biodiversity Plan reflects the recommendations of the Convention on Biological Diversity. Ireland's economic development and the health and wellbeing of our society will be linked with the success of the actions taken to maintain and restore biodiversity.

11.9.3 County Biodiversity Plan (2009- 2013)

The National Biodiversity Plan recognised the key role of local authorities in promoting and delivering the conservation of biodiversity and recommends the preparation of local biodiversity plans. The *County Biodiversity Plan* provides a framework for conserving biodiversity and natural heritage at a local level. The Biodiversity Plan focuses on gathering information on and managing the biodiversity resource, education/awareness raising and the promotion of effective cooperation between stakeholders. The Biodiversity Plan complements the *Heritage Plan* by including detailed actions to deliver positive outcomes focused on species and habitats. Key actions which have been achieved include the publication of guidance documents:

- *Good Practice Guidelines for Developers - Biodiversity and Development in Co. Kildare (2009).*
- *Good Practice for Householders - Biodiversity and Development in Co. Kildare (2009).*

11.9.4 Legislative Context

Ireland has signed and ratified a number of international conventions and agreements including the Convention on Biological Diversity, the Convention on the Conservation of European Wildlife and Natural Habitats (Bern) and the Convention on Wetlands of International Importance (Ramsar). These various obligations are given legal effect through both European and national legislation.

11.9.5 Designated Sites

European and national legislation protect the most valuable of our natural heritage areas. The EU Habitats Directive specifies the Habitats for which sites should be designated (Annex I) and the animal and plant species for which sites should be designated.

At European level, Natura 2000 sites form a network of protected areas throughout the European Union and comprise Special Areas of Conservation (SAC) and Special Protection Areas (SPAs).

At a National level, Natural Heritage Areas and Nature Reserves are designated to conserve species and habitats of national importance.



At present there is one nationally important site within the Naas area. The Grand Canal is designated as a proposed Natural Heritage Area. At a national level, the Wildlife Act 1976 and the Wildlife (Amendment) Act 2000 are the principal statutory provisions for the protection of wildlife (both flora and fauna) and the control of activities, which may impact adversely on the conservation of wildlife. A number of different habitats are found within the canal boundaries - hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland. The aquatic flora of the Corbally extension of the Naas Branch of the canal is also very diverse. Millbrook stream feeds into the Grand Canal. It is important that the water quality of the Grand Canal and Millbrook stream is protected.

11.9.6 Nature/ Biodiversity Conservation Outside Designated Sites

There are habitats and features which are of particular importance for biodiversity throughout Naas. These include woodlands, hedgerows, field boundaries, rivers, streams and associated riparian zones, canals, freshwater wetlands, urban parks and gardens. The Council has provided a series of wildlife boards and these are located at key water-based sites throughout the town. These information boards serve to highlight the importance of these biodiversity areas.

A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies, to encourage the management of features which constitute such ecological networks and which are of major importance for wild fauna and flora.

11.9.7 European and National Designated Protected Species

Certain plant, animal and bird species are also protected by law. This protection applies wherever the plant, animal or bird species are found and is not confined to sites designated by law and their habitats. This includes plant species listed in the Flora Protection Order 1999 and animals and birds listed in the Wildlife Act 1976 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive and those listed in Annex I of the Birds Directive.

11.9.8 Invasive Non-Native Species

Non native species, both invertebrate and plants, can represent a major threat to local, regional, and national biodiversity. Terrestrial and aquatic habitats can be negatively affected, resulting in significant damage to conservation and economic interests, such as agriculture, forestry and civil infrastructure.

11.9.9 Conservation within Natura 2000 Designated Sites - Appropriate Assessment

Articles 6 (3) and 6 (4) of the Habitats Directive require an Appropriate Assessment of any plan or project whether within or outside a designated Natura 2000 site, which does not directly relate to the management of the site but may impact upon its conservation objectives.

The assessment should be based on best scientific knowledge and carried out by a person with ecological expertise. It addresses the potential impacts of the plan or project on the conservation objectives of any Natura 2000 site. The impact assessed must include the indirect and cumulative impacts of approving the plan or project, together with any current or proposed activities, developments or policies impacting on the site. The potential impacts of policies outside Natura 2000 sites but potentially impacting upon them (known as 'ex situ' impacts) must also be included in the assessment. Guidelines issued by the DoEHLG in 2009 entitled *Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities*, or any amendments of these guidelines, should be referenced in this regard.

A project or plan may only proceed if it can be concluded on the basis of Appropriate Assessment that there will be no adverse effects on the integrity of a Natura 2000 site. If adverse effects are likely, or in cases of doubt, then derogation under Article 6 (4) shall apply, but only in cases of imperative reasons of over-riding public interest.

11.9.10 Views and Prospects

It is the policy of the Council to protect the Views and Prospects that have been identified in the Plan. These are shown on Map 11.4 and are listed in Table 11.2 below.

Table 11.2 Protected Views and Prospects

Ref.	
VP1	Protect and preserve views and prospects of the canal from all locations.
VP2	Protect and preserve, as an amenity, the Watering Place at Naas General Hospital.
VP3	Preserve views and prospects of the North Moat from Abbey Street, Abbey Road and the Canal.
VP4	Preserve views of the lakes at the Ballymore Road from the Fair Green.
VP5	Preserve views of the East Kildare Uplands from the Fair green and the lakes at Ballymore Road.
VP6	Preserve views of St. David's Castle from Church Lane.
VP7	Preserve views to and from Tandy, Ploopluck, Abbey and Limerick Bridges.

11.9.11 Trees, Hedgerows and Woodlands

Trees and hedgerows constitute an important natural and historic resource, given their contribution to landscape quality, their ecological importance as wildlife habitats and historical significance as townland and field boundaries. In urban settings, trees and groups of trees can contribute significantly to the local landscape/townscape and in the successful integration of new buildings into the landscape.

Naas contains many large trees and groups of trees of considerable heritage value, which enhance the urban fabric of the town. The most notable trees are those found at Oldtown Demesne. These are considered visually important to the landscape, as well as providing significant recreational capacity and important wildlife habitats. The planting or retention of mature trees can contribute to amenity and more attractive developments as well as important wildlife habitats. The retention of trees should be considered at the design stage of any development.

When planting hedgerows, species indigenous to the area should be used. *The County Kildare Hedgerow Survey* (2006) identified the predominant hedgerow species in Kildare. These species are listed in Chapter 13, Development Management. The Council will undertake a tree survey of all trees in Naas over the period of the Plan with a view to the protection of specific trees and groups of trees of special amenity value.

11.9.12 Canals, Rivers and Streams

The canal, rivers and streams occurring within Naas provide a network which are home to a variety of habitats and species. The banks (riparian zones) of rivers and streams are particularly important as they contain a range of habitats and species, which are different from the surrounding landscape.

In many cases the maintenance of rivers and streams in an open, semi-natural condition, will be encouraged to protect and maintain biodiversity, landscape and for flood protection control value wherever possible. This will be achieved by regulating development in river and stream corridors by implementing sustainable drainage systems for commercial and residential developments.

11.9.13 Local Biodiversity Important Areas

Contained within the Plan area are areas which are of local biodiversity significance which should be protected, enhanced and restored. These areas, such as wetland areas, can contribute significant ecological functions to the Plan area such as the use of natural wetland areas to reduce flooding.

11.9.14 Green Infrastructure

The term 'Green Infrastructure' is increasingly being used to describe the interconnected network of environmental features all around us. This strategically planned and delivered network should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands and farmland.

Green Infrastructure provides space for nature and ecosystems to work, it regulates our temperature, provides us with clean water and air and many other benefits humans gain from the environment. High quality and accessible parks, open spaces, playing fields, woodlands, allotments and other recreational areas provide health benefits for all, including play areas for children and walking and cycling routes. A high quality environment with an extensive green infrastructure network helps to attract and hold on to high tech industries, entrepreneurs and workers required to underpin the knowledge economy.

Kildare County Council intends to prepare a Green Infrastructure Strategy for the County, including Naas during the lifetime of this Plan. It will focus on the appropriate treatment of biodiversity, parks, open space and recreational areas, water management, archaeological and architectural heritage, climate change and landscape. An objective of the strategy in relation to the management and provision of green infrastructure will be to provide guidance for the various statutory plans prepared by the Council.

All proposals for new development in the town must have regard to the County's green infrastructure resources and ensure that they are protected, managed, and enhanced as new development takes place. In practical terms this means that development proposals should be integrated, to the maximum extent, with green infrastructure in the locality.

11.10 NATURAL HERITAGE AND BIODIVERSITY POLICIES

It is the policy of the Council:

- NH1:** To facilitate, maintain and enhance as far as is practicable the natural heritage and amenity of Naas by seeking to encourage the preservation and retention of woodlands, hedgerows, stone walls, rivers, streams and wetlands. Where the removal of such features is unavoidable appropriate measures to replace like with like should be considered, subject to safety considerations.
- NH2:** To have regard to the guidance of the National Parks and Wildlife Service and other government departments in respect of proposed development where there is a possibility that such development may have an impact on sites with nature conservation designations.
- NH3:** To protect and enhance the visual, recreational, environmental (flora/fauna/biodiversity) and amenity value of the Canal (pNHA) its towpaths, adjacent wetlands and associated habitats.
- NH4:** To preserve and enhance the scenic amenity of the canal and continue to protect the vistas available from designated views.
- NH5:** To maintain, protect and where possible enhance, the conservation value of the Grand Canal (pNHA) and any additional sites that are designated during the lifetime of this Plan, while encouraging appropriate access to the Canal.
- NH6:** To protect and enhance the built, natural and recreational potential of the Grand Canal Corridor within Naas and to encourage and promote access to and enjoyment of the Grand Canal. The development of such should be considered in conjunction with Policy NH8.
- NH7:** To preserve views listed in Table 11.2 and to ensure that development does not disrupt available vistas or impact on the landscape quality and scenic value of the Canal corridor.

NH8: To require the submission of an Ecological Impact Assessment for all development which may have a significant impact on the Canal, river and riparian habitats. This assessment should where appropriate suggest a minimum buffer of undisturbed vegetation to be retained to mitigate against pollution risks, reduce flooding potential, maintain habitats and provide an ecological corridor. The buffer zone shall, where possible be maintained free of development and hard surfaces. The assessment shall address the following issues:

- Protected species i.e. bats and otters including the requirement for derogation licences;
- Potential cumulative/ in combination effects of other development likely to have potentially negative environmental effects adjacent to the area proposed for development.

NH9: To ensure that existing biodiversity features such as watercourses, streams, hedgerows, trees, ecological corridors and linkages are incorporated appropriately into the design of new developments.

NH10: To protect, conserve and enhance the town's biodiversity and natural heritage including wildlife (flora and fauna), habitats, landscapes and/or landscape features of importance to wildlife, e.g. stone walls especially along the Canal.

NH11: To have regard to the actions contained in the County Biodiversity Plan and to recognise the importance of hedgerows, floodplains and wetlands and promote their protection and retention.

NH12: To protect existing streams and watercourses and wetlands located on land zoned for development and incorporate them within the overall design for the area, thereby contributing to and connecting into an overall green network for the town

NH13: To promote the protection and preservation of existing hedgerows where appropriate and encourage planting of native hedgerow species.

NH14: To promote the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees.

NH15: To discourage the felling of mature trees and encourage tree surgery rather than felling where appropriate.

NH16: To restrict the cutting of hedges during the bird-nesting season (1st March until 31st August), except in certain legally defined circumstances, in accordance with the provisions of the Wildlife (Amendment) Act 2000.

NH17: To seek compliance with Article 10 of the Habitats Directive with regard to encouraging the management of features in the landscape which are of major importance for wild flora and fauna. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones which are of major importance for wild flora and fauna (are essential for the migration, dispersal and genetic exchange of wild species.

NH18: To maintain a suitable buffer zone between the Grand Canal and any development. The extent and composition of this buffer zone should be determined in consultation with a qualified ecologist. In all instances however a buffer of 2.5 metres of vegetation shall be retained along the canal bank to mitigate against pollution risks, reduce flooding potential and maintain habitat.

In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in the Habitats Regulations, a derogation license may be required.

Applications for a derogation license should be made in writing, including survey results and proposed mitigation measures, to the Species and Regulations Unit at the National Parks and Wildlife Service.

NH19: To consult as appropriate, with the relevant Inland Fisheries in relation to developments that could potentially impact on the aquatic ecosystems and associated riparian habitats.

NH20: To support measures for the prevention and/or eradication of invasive species as appropriate, as opportunities and resources allow.



NH21: To seek during redevelopment the creation of a riparian buffer strip along either side of all watercourses where practicable.

NH22: To protect rivers, streams and other water courses and, wherever possible, maintain them in an open state capable of providing suitable habitats for flora and fauna discouraging culverting or realignment.

NH23: To ensure that any project with the potential to impact upon a Natura 2000 site(s) shall be subject to Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the Habitats Directive.

11.10.1 Green Infrastructure

It is the policy of the Council:

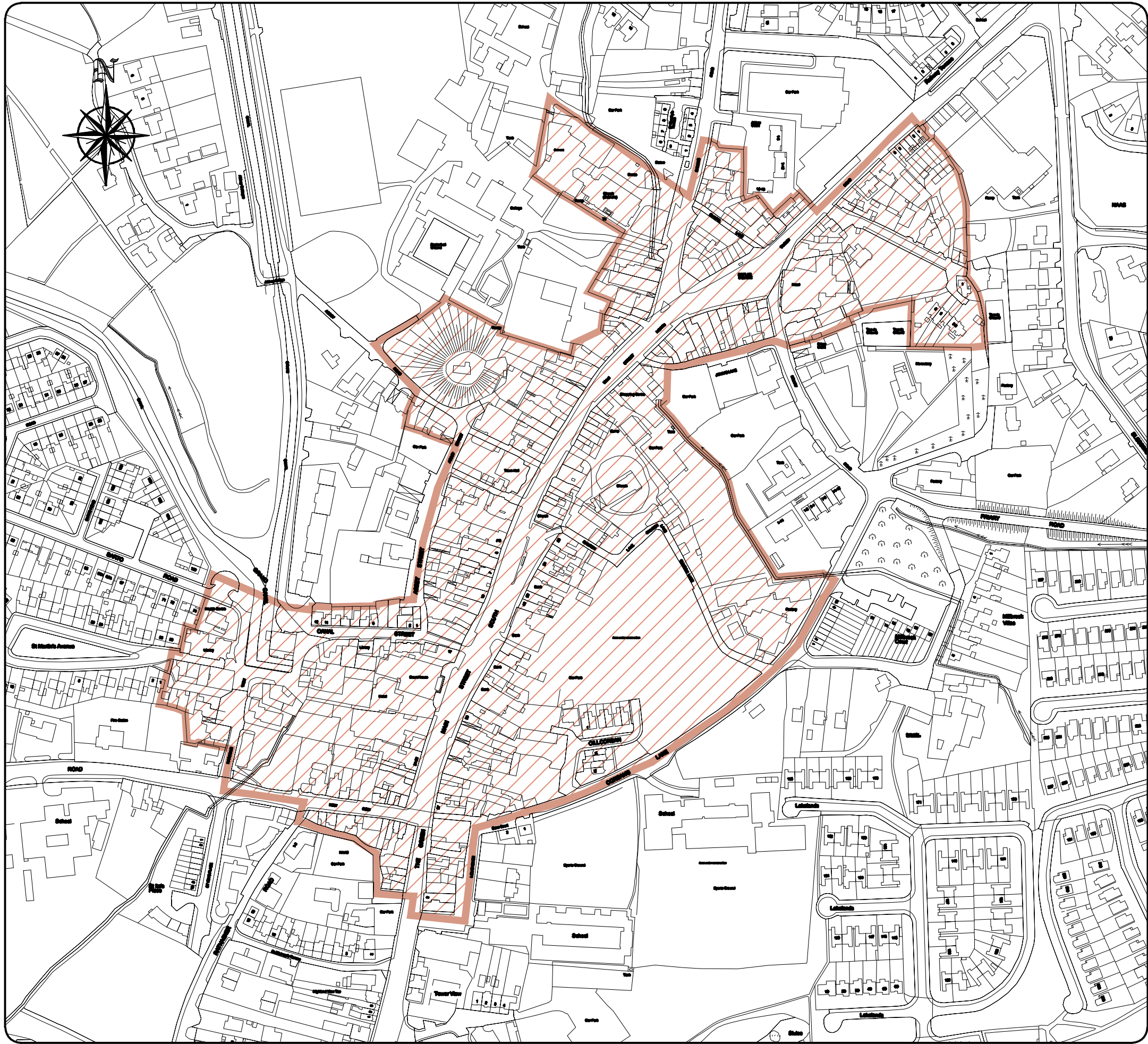
- G11:** To develop and implement a county based green infrastructure strategy as it relates to Naas, which will be implemented through Development Plans and the development management process.
- G12:** To require all new development to integrate with and contribute to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure as appropriate.
- G13:** To ensure that existing green infrastructure resources are identified, protected, managed and enhanced and that future green infrastructure resources are planned for and delivered having regard to the augmentation of biodiversity, recreation areas, sustainable water management, heritage and landscapes in order to provide a wide range of environmental, social, economic and physical benefits to communities.
- G14:** To make provision for habitat creation/maintenance and facilitate biodiversity by encouraging the development of linear parks, nature trails, wildlife corridors and urban woodlands.



11.11 NATURAL HERITAGE AND BIODIVERSITY OBJECTIVES

It is an objective of the Council:

- NHO1:** To conserve and protect national sites and to ensure that any new development proposal in the vicinity of, or affecting a national designated site, provides sufficient information to show how its proposals will impact on the habitat of the site, and the Council will consult with the DoEHLG in this regard.
- NHO2:** To encourage the development of proposals for new woodlands utilising funding available through schemes such as the Neighbour Wood and Native Woodland Schemes.
- NHO3:** To consult with the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development that may impact on the natural heritage of the lakes off the Ballymore Road.
- NHO4:** To have regard to the rural character and to encourage the protection of trees and hedgerows on the approach roads to Naas namely Tipper Road, Rathasker Road and the Craddockstown Road.
- NHO5:** To carry out a Tree Survey in the town with a view to protecting trees and groups of trees of special amenity value.
- NHO6:** To map the habitats contained within and adjacent to the Plan area and to identify the biodiversity areas and recommendations made for their protection and enhancement.
- NHO7:** To provide for the preservation of public rights of way which give access to lakeshore, riverbank or other places of natural beauty or recreational utility, where public rights of way shall be identified both by marking them on at least one of the maps forming part of this Plan and by indicating their location on a list appended to this Plan.



NAAS TOWN COUNCIL

**Naas Town Development Plan
2011 - 2017**

LEGEND

 **Architectural Conservation Area (ACA)**

Architectural Conservation Area

Scale: N.T.S.

Map Ref.: 11.2

Date: 6th June 2011

Drawing No: 200/11/535

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NAAS TOWN COUNCIL

Naas Town Development Plan
2011 - 2017

LEGEND

 Zone of Archaeological Potential



Zone of Archaeological Potential

Scale: N.T.S.

Map Ref.: 11.3

Date: 6th June 2011

Drawing No: 200/11/536





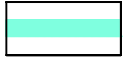
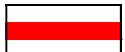
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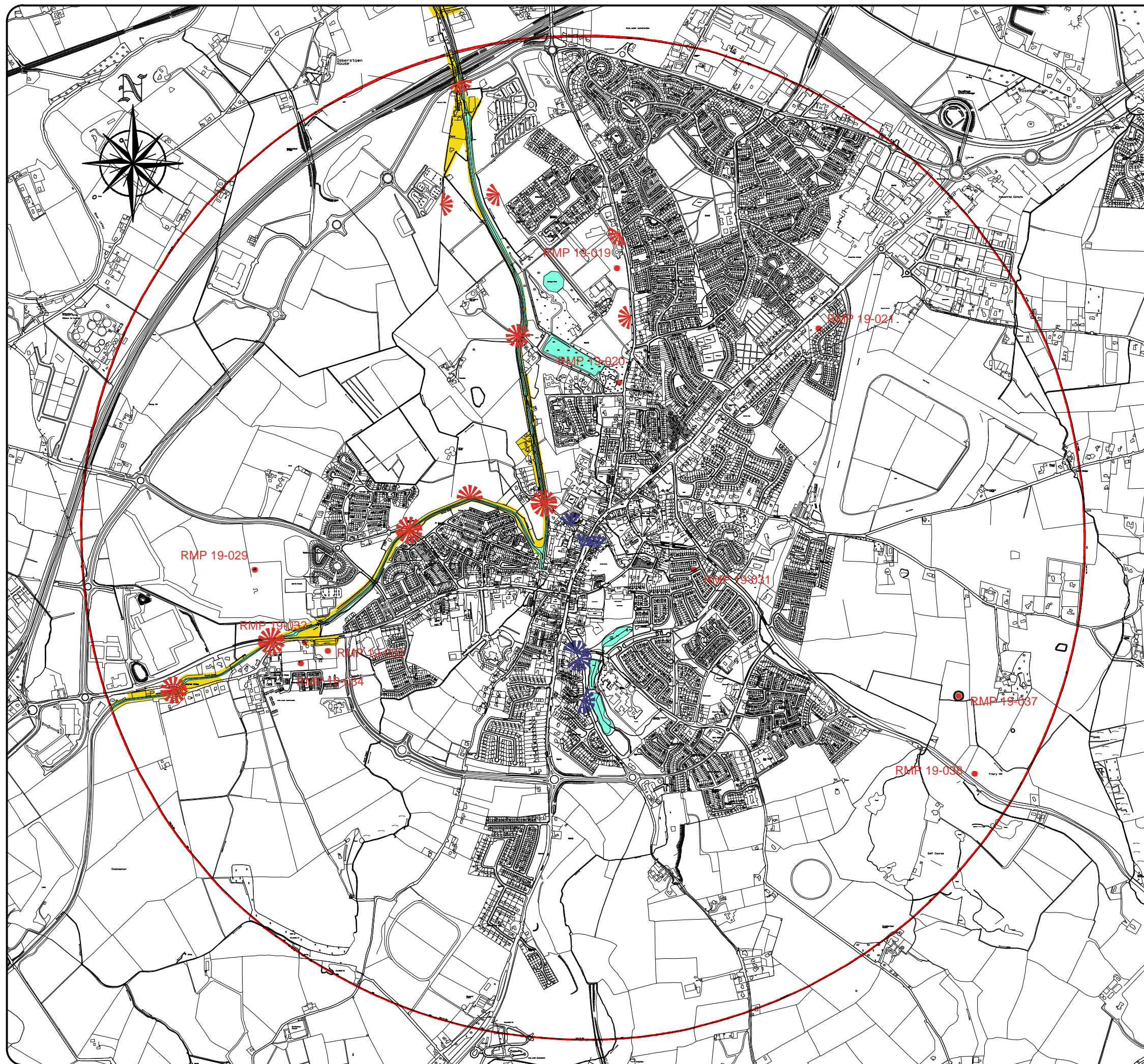
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Naas Town Development Plan
2011 - 2017

LEGEND

-  Views & Prospects to be Preserved (Related to Canal Corridor)
-  Views & Prospects to be Preserved
-  Record of Monuments and Places (See Table 11.1)
-  pNHA
-  Canal / Lakes
-  NaasTown Council Boundary



Natural Heritage Including Views and Prospects

Scale: N.T.S.

Map Ref.: 11.4

Date: 6th June 2011

Drawing No: 200/11/537

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