

4.1 GENERAL

The purpose of this section of the Plan is to ensure a high standard of design, layout and function for all development for which planning permission is necessary under the Planning Acts and Regulations, to conserve what is good in the existing built and natural environment, and to protect the amenities of the county.

Development Control will be exercised by the Council generally in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Acts, and in accordance with the proper planning and development of the county, its amenities and the Council's policy and objectives for the county. The Council, in exercising its development control functions, will have particular regard to the requirements of environmental sustainability, and the national policy on this topic, as set out in the Government's Policy Document - "Sustainable Development - A Strategy for Ireland".

4.2 PRESERVATION OF AMENITY

In dealing with applications for development, the Council will have regard to the effect of such development on items or sites of amenity, archaeological, historic or scientific importance, and their environmental settings. New uses or structures which conflict with established amenity use will not be permitted.

It is Council policy to prevent, and to prohibit as far as possible, the use of PVC windows and doors. It is considered by the Council that PVC is an unsuitable building material which will pose major problems with regard to its safe disposal. It is also Council policy to encourage the use of traditional materials and to encourage re-use of building and other materials where appropriate. In relation to the use of timber, it will be Council policy to encourage the use of timber from renewable resources, and to prevent, and prohibit where possible, the use of tropical hardwoods from non renewable sources.

Applicants will be required to indicate the relationship of a development to any item or its environs which the Council considers may be affected by a proposed development.

4.3 UNAUTHORISED DEVELOPMENT

In cases in which a development is not being carried out in compliance with a permission, the Council may seek modifications, cessation or completion of work, and will seek prosecution in the courts where necessary. The Council will also seek to prosecute in the case of unauthorised developments, whether in the form of illegal structures or uses.

4.4 SITE COVERAGE AND PLOT RATIO

Site coverage standards are designed to both ensure a proper level of development on a site and to avoid the adverse effects of over-development. It also ensures that adequate space is available for circulation, car parking, etc., and to safeguard sunlight and daylight within the proposed layout of buildings.

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Table 4.1 Site Coverage Standards⁷

USE CLASSES	MAX. SITE COVERAGE PERMISSIBLE
Residential	50%
Industrial/Warehousing	50% ✓
Industrial/High Technology Business Park (see section 3.5.1)	25%
Retail/Commercial (where permitted)	50%
Agricultural	50%

A particular site coverage may be accepted only where it is consistent with other factors such as open space requirements, parking, height, fire safety standards, plot ratio and protection of amenities of adjoining dwellings.

Plot ratio standards express the relationship between the gross area of a site, and the total gross floor area of a building. The purpose of plot ratio is firstly to prevent the adverse effects of over-development on the layout and amenity of buildings, and secondly to ensure a proper sense of enclosure with buildings on their sites.

Table 4.5 Plot Ratio Standards⁸

USE CLASSES	MAX. PLOT RATIO PERMISSIBLE
Residential	1
Industrial/Wholesale	1
Industrial/High Technology Business Park (see section 3.5.1)	0.5
Retail/Commercial	1

$$^7 \text{ Site Coverage} = \frac{\text{Total Area of Site Covered By Buildings}}{\text{Total Site Area}}$$

$$^8 \text{ Plot Ratio} = \frac{\text{Gross Floor Area of Building}}{\text{Gross Site Area}}$$

4.5 WESTON AERODROME SAFETY STANDARDS

It is the policy of the Council to safeguard public safety in the vicinity of Weston Aerodrome, Backweston Park, south of Leixlip, and to prevent encroachment of development around the Aerodrome which may interfere with its safe operation.

This Section of the Plan sets out the general restrictions on development in the vicinity of the aerodrome. The restricted areas are shown on Map 1.2. These are taken from Drawing no EDAX9702/CO7/Rev 1, prepared by Aer Rianta Technical Consultants in conjunction with the Irish Aviation Authority. Applications for development in the vicinity of the Aerodrome will be notified to the Irish Aviation Authority (IAA). It is the duty of the IAA to evaluate planning applications and to advise the Council of potential hazards to air navigation.

The Safeguarding Policy in respect of the aerodrome is as follows:-

1. Approach Zone.

(a) Inner Approach Area.

Generally, no buildings, overhead lines or structures are to be erected. Permission may be granted for small individual buildings, or structures or additions to existing buildings providing their highest point does not penetrate the approach surface as defined below.

(b) Outer Approach Area

The maximum elevation of any building, overhead line or structure should not penetrate the approach surface as defined below.

NOTE:- the approach surface is a plane commencing at ground level at the runway ends as detailed on Drawing EDAX97002/CO7/Rev. 1, and rising upwards and outwards within the Approach Zone boundaries at a gradient of 2.5 %

Within the Approach Zone, all planning applications for buildings, overhead lines or structures with the potential to infringe the approach surface will be referred to the Irish Aviation Authority.

2. Inner Zone

Restricted Area excluding the Approach Zone.

Variable restrictions on height of buildings, overhead lines or structures depending on location within the Inner Zone (shown as Inner Radius on Map 1.2). The highest point of any structure should not penetrate the transitional surface as defined below.

NOTE:- The transitional surface is a plane surface commencing at ground level at the runway side boundaries and rising upwards and outwards at a gradient of 20 per cent, terminating at the outer edge of the zone.

Within the Inner Zone all planning applications for buildings, overhead lines or structures exceeding 25 metres in height (as measured on site) will be referred to the Irish Aviation Authority.

3. Noise

The approximate boundary of the zone in which aircraft noise may be significant is indicated by the diamond shaped dotted line on Map 1.2, and by a blue solid line on Drawing EDAX9702/CO7/Rev. 1. Noise is not uniform throughout the zone. It is more significant in the vicinity of the runway thresholds

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and in the line of runways. Buildings likely to be most affected by noise include residences, schools, hospitals and conference centres. The noise contour indicated represents a level of 57 dB(A) Leq 16.

4. Siting of Industrial Development/Refuse Dumps

Industrial development in the vicinity of the aerodrome should not involve processes which produce atmospheric obscuration, or attract bird concentrations, which might interfere with aircraft operations.

Proposed refuse dumps within a radius of 8 km of the centre of the aerodrome should be notified to the Irish Aviation Authority.

5. Criteria for the Prof Radio Facilities and Radio Nav aids from Interference.

(1) Industrial processes which involve radio frequency energy, for example induction furnaces, radio frequency heating, radio frequency welding, transmission masts, etc should not cause interference to radio nav aids.

(2) ESB or Telecom overhead lines serving the Aerodrome or Nav aid sites should be buried underground for a minimum distance of 100 metres, from the edge of the runway strip or from the radio installations NDB/DME facility, VHF Communications Antennae etc., - at the aerodrome, whichever is the greater. Overhead lines beyond 100 m should approach from a direction perpendicular to the runway centre line and be referred to the Irish Aviation Authority.

6. General

Detailed criteria relating to the subject of Obstacle Limitation Surfaces appropriate to various classifications of airport runways are contained in the "International Civil Aviation Organisation Annex 14, Volume 1 - Aerodromes".

4.6 RESIDENTIAL DESIGN STANDARDS

Where residential development is permitted, such as in the villages and settlements covered by this Plan, it is a major policy aim of the Council to improve the quality of residential areas through the implementation of new residential design guidelines and standards, and in particular to ensure the integration of social and affordable housing into private development in a way that promotes good design and layout and prevents social segregation. This section of the Plan sets out these new guidelines and standards.

Residential Density

Density of residential development within villages and settlements will generally follow that already established within the immediate vicinity. However, where there are servicing difficulties, the density may have to be restricted to that which is acceptable to meet the health and operational requirements of individual septic tank or treatment systems. In addition, the impact of a residential development on the existing size and fabric of a village or settlement will be an important factor in deciding the scale and density of development to be permitted.

(Residential densities in respect of which there are statutory Town or Village Plans are contained in those Plans)

Minimum Rear Garden Size

In order to provide for an adequate amount of private open space in new residential developments the following minimum rear garden size will be required:-

Table 4.4. Minimum Rear Garden Size

HOUSE TYPE	SIZE OF REAR GARDEN
Terraced House	90 square metres
Semi-detached House	120 square metres
Detached House	150 square metres

In general, back gardens should have a minimum depth of 11 metres and a minimum distance of 3.0 metres shall be provided between dwellings for the full length of the dwellings. The space should be equally divided between dwellings.

Road Layout

Residential estates may be laid out in the traditional 'conventional' manner, with roads, cul-de-sacs, footpaths and verges - or in more innovative layouts with clustered layouts of housing. In all cases within residential estates, (i.e. excluding distributor roads), the safety of pedestrians will be given precedence over vehicular traffic and the road layout should be designed to reduce traffic speeds through the use of curves, reduced visibility at junctions and other traffic calming measures.

Housing schemes which are designed in accordance with An Foras Forbartha's manual '*Streets for Living*' 1976 shall be particularly encouraged, as shall those based on the principles of the 'Essex' and 'Cheshire' Design Guides. The Council will give advice to estate designers, and builders on the use of these innovative schemes

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The following standards of road layout design will apply to conventional layouts only. These are, however, merely guidelines and the Council reserves the right to alter the requirements having regard to each particular development.

Table 4.5 Road Layout Standards

Type of Road	Overall Carriageway Width	Road Width	Grass Verge Width	Footpath Width
Through Road	15.3m.	7.3m	2.0m. x 2 no.	2 m. x 2 no.
Main Access Road	15.3m.	7.3m.	2.0m. x 2 no.	2 m. x 2 no.
Cul-de-sac over 60m long	12.0m	6.0m	1.0m. x 2 no.	2 m. x 2 no.
Cul-de-sac under 60m long	1.5m.	5.5m.	1.0m x 2 no.	2 m. x 2 no.

The number of access points onto a through road in housing areas must be minimised. The recommendations for roads in the Foras Forbartha report *'Recommendations for Site Development Works for Housing Areas'* will be the guidelines for conventional housing layouts. Each residential dwelling should have a minimum of one off-street car parking space. Parking on site shall be provided at the rate of one car space for dwellings of three bedrooms or less and two spaces for larger dwellings.

Variations and reductions of these standards may arise in the case of layouts designed to segregate pedestrian and vehicular traffic and having no frontage access on certain roads, as indicated above.

A pedestrian system separate from the road layout is considered by the Planning Authority to be desirable, where leading through to places of worship, schools, shops centres and public transport. It is Council policy to encourage the linkage of adjoining housing estates by pedestrian ways. Where possible links should run through public open space and be properly lit. The use of long narrow alleys should be avoided.

Footpaths should be dished at road junctions to allow easy crossing and access for people with disabilities. Where grass verges are provided between the concrete footpath and the road, these shall be bridged at intervals by a concrete pathway.

Boundaries

In general, front boundaries shall be provided - either walls or fences of at least 0.5m high in all new housing estates. Vehicular access gateways to residential buildings shall be between 3.0 -3.7m. in width. Gateways for pedestrian use shall not exceed 1.5m in width. All gates shall be arranged so that they do not open outwards. The Planning Authority will only accept open plan front gardens in innovative layouts and where it is satisfied that the layout is one which will result in a high level of safety. Open plan gardens will not be allowed on main access roads in housing estates.

Services

All services, including E.S.B., public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the siting in unobtrusive positions of transformer stations, pumping stations and other necessary service buildings, all of which must be located at ground level or underground. Pole mounted equipment (such as transformers) will not be permitted. To protect services, developers will be required to place them with minimum cover of

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300mm in gardens and verges, and 600mm in roads, footpaths and other paved areas, with the exception of water services, which should be provided with 600mm cover in all cases.

Street Lighting

Street lighting shall be at least to the standards set out in the E.S.B. publication entitled '*Public Lighting in Residential Estates*'. Additional lighting will be required for pedestrian links.

Road Names

Bilingual nameplates of the Council standard type shall be provided and erected on all housing estate roads. It is the policy of the Council that names of residential developments should reflect local and Irish placenames. The naming of residential developments shall be approved by the Planning Authority in order to avoid confusion in regard to similar names in other locations. In order to assist the general public and the postal authorities, all houses shall be provided with numbers which shall be visible from the adjoining roadway.

Standard of Construction

The standard of construction of roads and footpaths within residential estates, as well as of sewers, surface water drains and watermains shall be as set out in An Foras Forbartha publication '*Recommendations for Site Development Works for Housing Areas*', 1984. Arrangements shall be made during the development of residential estates to allow monitoring by the Councils staff. This will facilitate the taking-in-charge of estates upon completion.

Open Space and Landscaping

The primary functions of public open space in housing areas are aesthetic and recreational. Open space provides a visual break and visual variety. Open space should be integrated into the overall design concept of the housing layout and should be overlooked by as many houses as possible. Ideally, public open space should be provided in a hierarchical system distributed around the housing area, ranging from small areas where small children can play within sight of their homes to larger areas where older children can engage in casual ball playing and adults can exercise. Open space abutting main access roads should be provided with some form of barrier fencing or walling.

A landscaping scheme should be designed as an integral part of the development. Existing trees and hedges should be retained where possible, and such trees should be carefully marked on the site for preservation before any development commences. Those features should also be indicated on the application for permission.

Public and communal open space in new residential developments, in excess of the private space attached to dwellings, shall be provided at the rate of 1 hectare per 150 dwellings/flats or 10% of the total area of the site, whichever is the greater. The Planning Authority will not accept backlands, lands on steep slopes, marshland, etc., as qualifying for open space assessment, nor shall open space incidental to roads, (i.e. grass margins, roundabouts, etc.) be considered as open space. The minimum unit of open space acceptable is 200 square metres with 10m as a minimum dimension of any side.

Provided, where in the opinion of the Planning Authority, it would not be in the interests of the proper planning and development of the area to require the provision of open space at the above standards, the Planning Authority may, by condition attached to a planning permission, require a developer to pay a stated sum of money towards the cost of providing open spaces elsewhere, as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963, as amended.

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It is desirable that public open space should be located adjacent to existing public open space and community facilities in order to facilitate multi-purpose use.

The developers of residential estates shall be required at their expense to vest all open spaces in the Council's ownership as public open space upon the taking-in-charge of the estates.

4.7 INDIVIDUAL (ONE-OFF) HOUSING

In assessing the siting and design of individual (one-off) houses in the countryside, as provided for under Section 2.9.1 of this Plan, the Council will have as its objective the sympathetic siting of these buildings in the landscape so that they can be properly integrated over time, and also considerations of proper planning and development and environmental sustainability. It is an objective of the Council to prepare detailed Guidelines on the siting and design of such houses, and to publish and disseminate these Guidelines.

4.8 BONDING TO SECURE COMPLETION OF DEVELOPMENT

The Council will require all developers of housing estates to produce satisfactory bonds for the completion of estates to the standard required by the Council for taking-in-charge. In determining the amount of bond, the previous record of a developer in completing estates satisfactorily will be taken into consideration. Similar bonding will be required in appropriate cases such as private industrial estates, as the Council considers necessary.

It is the Council's policy that all private housing developments will be taken in charge when satisfactorily completed.

4.9 CONTRIBUTIONS

Having regard to the capital expenditure necessary for the provision of services which facilitate development, the Council will require contributions towards the provision of such services as are provided for under the terms of the Local Government (Planning and Development) Acts, 1963 -1993. It is Council policy that the rate of contribution in respect of development will be assessed on an individual basis, except where overall contributions are warranted (e.g. for mains water supply over the town area as a whole). The Council may update on an annual basis the amount of contribution having regard to the rise in the building cost index or in the consumer price index, as appropriate.

4.10 INDUSTRIAL AND COMMERCIAL DEVELOPMENT

All industrial development shall be of a high standard of design. Location, layout, access, landscaping, tree planting, architectural treatment, water supply, drainage and effluent disposal are the principle factors that will be considered by the planning authority in examining planning applications for such development. In addition, sufficient car parking space shall be provided to serve all employees and visitors as well as loading and off loading purposes.

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4.11 PARKING

Where the development types described below are permitted in settlements or villages, they must provide the following car parking spaces:-

Table 4.6 Car Parking Standards

LAND USE	UNIT	PARKING SPACES PER UNIT
Auditorium, Theatre, Cinema, Stadium.	Seat	0.33
Church.	Seat	0.33
Bank/Financial Institution.	100sq.m. gross floor area	7.00
Library.	100sq.m. gross floor area	3.00
Offices.	100sq.m. gross floor area	5.00
Offices (above ground floor).	100sq.m. gross floor area	4.00
Shops	100sq.m.gross floor area	4.00
College Vocational Schools.	Students Seats	0.50
Schools.	Per Classroom	1.00
Dwellinghouse - 3 bedroom or less	Dwelling	1.00
Dwellinghouse - 4 bedroom or more.	Dwelling	2.00
Flat/Apartment.	Unit	1.25
Hospital.	Per Bed	1.50
Nursing Homes	Per Bed	0.5
Clinics and Group Medical Practices	Per Consultant	2.00
Hotel, Motel, Motor Inn, etc. (excluding function room, etc.).	Bedroom	1.00
Manufacturing.	100sqm. gross floor area	3.00
Warehousing.	100sqm. gross floor area	1.00
Ballroom Private Dance Clubs.	10sqm. dance floor and sitting down space	3.00
Restaurant.	10sqm. dining room	2.00
Bars, Lounges, Function Rooms.	8sqm. net public space	3.00
Take-aways.	100sqm. gross floor area	6.00

NOTE: Any proposal for an extension to an existing small shop (i.e. less than 50 square metres) will have two parking spaces deducted from the number needed, calculated on the gross floor area.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

Where the provision of car-parking is required by this Plan in relation to a development, such provision may be met by providing the required spaces within the development or, where the Council require, by a contribution in accordance with the powers contained in the Local Government (Planning and Development) Acts, 1963 to 1993.

Table 4.7 Car Parking Bay Dimensions

BAY	DIMENSIONS
Car-parking Bays	5.0m x 2.5m
Loading Bays	6.0m x 3.0m
Circulation Aisles	6.0m in width

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NOTE: Credit will be given for existing authorised use in calculating the above standards.

4.12 BUILDING LINES

Applications for development will be dealt with on their merits in relation to established building lines or proposed improvement lines as follows:

- a) Local Roads outside villages and settlements - 18.5 metres from road fence;
- b) Regional Roads - 31.0 metres from road fence;
- c) Motorways/National Primary/Secondary Route - 91.0 metres from road fence; ✓

In the case of the existing villages and settlements, there will be no defined building lines, and the existing grain of the development will be the governing factor, subject to the retention of building lines at street corners.

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, then a financial contribution to cover the cost of such facilities will be levied by the Council. This contribution will be in addition to the other contributions normally levied.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development.

Entrances to new or improved buildings must be designed and sited so as not to interfere with the free flow of traffic or cause unnecessary obstruction to road users or pedestrians.

All footpath crossings must be properly dished and constructed to the Council's satisfaction.

4.13 BUILDING HEIGHT CONTROL

A building which is significantly higher than neighbouring buildings within the existing village or settlement streetscape will not normally be permitted.

4.14 CARE FOR PEOPLE WITH DISABILITIES

All new public buildings (i.e. all buildings ordinarily used in whole or in part as a shopping centre, cinema, bank, health centre, theatre, hall, library, hospital, school, college, community centre, public institution, or place of worship) must provide access for people with disabilities. In this regard, the Council will expect developers of such buildings to comply with the standards set out in the Building Regulations.

In the case of community centres and buildings which are generally used by people with disabilities or aged people for social activities, the Council will require that at least one WC compartment in the building be designed to meet their needs. Access to such provision internally must be such as to enable its use by people with disabilities. The relevant guidelines are contained in the National Rehabilitation Board's publications.

The needs of people with disabilities must also be taken into account in the design and construction of footpaths and parking areas. All footpaths in commercial and housing developments must be dished at junctions. All parking areas must make provision for spaces for drivers with disabilities, and such spaces should be located in the most convenient locations for ease of use.

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The Housing Strategy 2001-2005 set out in Appendix A of this plan outlines a number of actions and initiatives in relation to meeting the needs of people with disabilities.

4.15 TOURIST CARAVAN PARKS

It is Council policy to co-operate with Bord Fáilte and other tourism bodies to consider suitable sites for tourist caravanning and camping. The development of such sites will be subject to the Council's and Bord Fáilte's guidelines. In all applications for such sites, the provision of extensive landscaping and the creation of high quality layouts will be essential requirements.

4.16 GAMING AND AMUSEMENT ARCADES

The Council considers that gaming and amusement arcades are an undesirable use in planning terms, and potentially detrimental to the business and commercial environment of the county. Any proposals for such arcades will, accordingly, be refused.

It should be noted that the placing of amusement machines in business premises used primarily for other purposes (e.g. take-away outlets, licensed premises, etc.) requires planning permission and is not considered by the Council to constitute exempted development.

4.17 ENVIRONMENTAL IMPACT ASSESSMENT

The Council will operate the provisions of the European Communities (Environmental Impact Assessment), Regulations No. 349 of 1989, and of the Local Government (Planning and Development) Regulations No. 86 of 1994, as may be amended from time to time. All developments to which these Regulations apply, including projects of public authorities, will be required to submit detailed Environmental Impact Statements as part of the approval process.

4.18 ADVERTISING AND SHOPFRONT DESIGN STANDARDS

It is the policy of the Council to encourage a high standard of shop-front design and in the provision of advertising. This section sets out the Council's guidelines and requirements in this area.

The need to retain the character of the county's villages and settlements is the main priority of the Council. In general, where amenity and civic design considerations conflict with the needs of commercial interests, the Council will require that amenity and civic design considerations will predominate.

The principles of good shop-front design will be the essential guidelines used by the Council in assessing proposals for new shop-fronts and replacement facades. The Council will provide design advice to developers wishing to carry out such work, and currently provide financial assistance for certain shopfront improvements, under the Urban and Village Improvement Programme.

Shop-Fronts

The Council will seek to retain the remaining traditional shop-fronts of townscape importance. It should be noted that the replacement of an existing shop-front requires planning permission, and is not considered by the Council as constituting exempted development.

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The Council will encourage good shop-front design and the development of fully detailed new shop-fronts of traditional style, using appropriate materials and properly proportioned. New shop-fronts of modern design will be accepted, providing that they are built using traditional materials and are designed to traditional principles of scale, proportion and detailing.

It is Council policy to actively pursue the replacement of existing poor quality shop-fronts through the provision of advice and guidance, through promotion and publicity campaigns and award schemes, and through the use of legal powers where necessary.

In the re-development of shop-fronts, and in the provision of new shop-fronts on existing buildings, the following considerations shall apply:-

- a) the appearance and proportions of the original shop-front shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias;
- b) traditional materials shall be used for all visible parts of the work;
- c) the twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shop-front boundary) shall be provided in all cases;
- d) the design must be approached in an integrated way, including advertising, lighting and other features;
- e) colour schemes should co-ordinate with adjoining buildings and shop-fronts, and should be chosen to enhance the proportions and detailing of the whole building;
- f) vertical emphasis and proportions should be kept, and plot divisions should be expressed externally (even if the shop crosses them internally).

The Council will actively discourage, through its advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:-

- a) the removal of features or alterations to existing shop-fronts where they are considered by the Council to be of historical or architectural interest, or of townscape value;
- b) the enlargement, or remodelling to a horizontal emphasis of existing windows above ground floor level;
- c) the construction of fascias linking two or more buildings/plots which have different architectural identities;
- d) the use of standardised brand names or corporate designs as part of shop-front fascia advertising;
- e) the use of roller shutters and their boxes on the exterior of shop-fronts;
- f) the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- g) the permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out.

It should be clearly noted that proposals for new or replacement shop-fronts which exhibit the above characteristics will not be acceptable, and if not amended or altered will be refused. Unauthorised

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alterations or developments exhibiting these characteristics will be the subject of legal proceedings to ensure their removal.

Advertising

Outdoor advertising structures in the countryside will not be permitted. Local advertising, of the finger-post type, and relating to tourist outlets which are located away from main routes, may be permitted provided that they use the standardised format for such signs, and contain only the names of establishments and no advertising matter nor brand advertising material.

In respect of shops and other business premises, advertising should be designed as an integral part of the shop-front and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade nor interfere with windows or other features or detailing on the building.

The following types of advertising will be encouraged by the Council:-

- a) the use of traditional painted sign writing on fascia boards, using appropriate colour schemes;
- b) the use of solid block individual lettering, affixed directly to fascia boards or facades;
- c) the use of spotlighting or floodlighting of fasciaboards, shop-fronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- d) the painting of stallrisers and other features to enhance the design of the shop-front, using appropriate colour schemes;
- e) the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs must be of a limited size and projection, and shall be limited to a maximum of one sign for each building facade.

The following types of advertising will not be permitted by the Council, and will be actively discouraged:-

- a) the use of plastic, PVC, perspex and neon signs or lettering or detailing on any exterior;
- b) internally illuminated box fascia signs;
- c) internally illuminated projecting signs, whether fixed or hanging;
- d) flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior.
- e) the erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;
- f) the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape of a village or settlement;
- g) the use of standardised brand name or corporate designs.

Canopies

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The erection of plastic or fabric canopies or the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shop-front detail and neighbouring advertising and are in general not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

The Council will use its enforcement powers, as well as persuasion, to ensure the removal of unauthorised canopies.

Roller Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night, and thereby detract from the environment of villages and the county generally. It is the policy of the Council to discourage the use of such shutters, and to ensure the removal of unauthorised ones. The erection of a roller shutter, and its associated housing, requires planning permission.

Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:-

- a) they must be of the open-grille type (not perforated or solid);
- b) they must be painted to match the shop-front colour scheme;
- c) they must be located, together with their associated housings, behind the window display or behind the glazing.

Roller shutters which are located on the exterior of the shop-front will not be permitted. It is Council policy to encourage the removal of all such unauthorised shutters as occasion arises.

Alternatives to roller shutters, such as the use of toughened glass, traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved. Some alternatives require planning permission, but will be favourably considered in place of roller shutters.

The use of roller shutters and their housings for advertising purposes is considered to be objectionable in principle and will not be permitted.

Brand and Corporate Advertising

The use of standardised brand or corporate advertising will be discouraged by the Council. It is considered that advertising should relate to the names or local proprietors and their establishments, as this will tend to reinforce a local identity and community. Corporate or brand advertising which relates to a national or international identity is not considered appropriate to the external appearance of commercial buildings or to the streetscape of the village. Internal brand advertising within premises is acceptable provided that it is not so designed as to be intended to be viewed from the exterior.

Where corporate advertising is permitted, it will be expected to be in a form and design which is compatible with the elements or the streetscape, and with the requirements of this Development Plan. Compatibility with individual buildings and with the streetscape will be considered to be more important than uniformity between the branches of a company.

The provision of projecting brand signs, of whatever type or design, will not be permitted.

Outdoor Advertising Structures

Outdoor advertising structures will not generally be permitted within the town, whether free-standing or attached to buildings. However, in cases where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

Outdoor advertising structures will not be permitted in the open countryside, or where they would conflict with the visual amenity of residential areas and open spaces, or where they would restrict a view or prospect of special amenity or special interest.

Roadside advertising will not be permitted, nor at any location away from the roadside where it could cause the creation of traffic hazard. Direction signs of a tourist nature, for local advertising and without any advertising matter, may be permitted in certain circumstances.

In industrial areas, advertising may be permitted where it is of a modest scale, where it would not interfere with the visual amenities of the area and would not lead to the creation of traffic hazard. The provision of grouped advertisements will be encouraged so as to avoid clutter.

Advertising structures (such as sandwich boards) placed on public footpaths shall be restricted having regard to visual amenity and pedestrian and traffic safety. Licences may be required for their erection and/or maintenance.

4.19 AGRICULTURAL DEVELOPMENT

General

This Section of the Plan outlines the Council's standards in respect of agricultural development

Pollution Control

The Council will exercise its powers under the Planning Acts and under the Water Pollution Act to ensure that agricultural development will not cause pollution to watercourses. All new and existing agricultural developments will be required to ensure that all effluent, including yard run-off, is collected and stored within the confines of the development.

Design

In the construction and layout of agricultural buildings, the Council will have as its objective the sympathetic siting of these buildings in the landscape so that they can be properly integrated over time. In this regard, the provision of tree planting, including shelter belts and screening, will be required.

The finishes of agricultural buildings will be required to meet high standards of maintenance, and must have colours and textures which will be unobtrusive. This is particularly necessary for larger buildings. Generally, cladding of dark-brown, dark-green or grey colours will be preferred to lighter colours, and roof areas should be darker in shade than side panels or walls.

The Council will encourage the grouping of agricultural buildings so as to minimise obtrusion on the landscape, while having regard to pollution control and traffic safety consideration.

Tree Planting/Hedgerows

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The Council will encourage tree planting on agricultural holdings, using native deciduous species. Where new farm developments or extensions to existing facilities are proposed, the Council will require the provision of tree planting including shelter belts.

It is Council policy to retain existing stands of trees, individual trees and hedgerows of visual amenity or ecological importance. In any proposals for tree felling, the Council will consider the making of Tree Preservation Orders where appropriate.

4.20 AGRICULTURAL-RELATED INDUSTRY

Agricultural-related industrial development may be permitted within the agricultural zone where it does not conflict with the amenity or the viable use of farm holdings for agriculture, forestry or bloodstock purposes. Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape will be governing factors in the acceptability or otherwise of such development.

As indicated in Section 2.9.2, the Council will permit the use of redundant farm buildings for micro-enterprise, which may not be agriculturally-related, but which can be demonstrated will contribute to increased income for existing agricultural enterprises, and/or will supplement existing farm income.

4.21 DRAINAGE AND INDIVIDUAL HOUSES

Sites for houses in rural areas without mains drainage shall in general be at least half an acre in extent. In all cases, the provision of septic tanks and their associated percolation systems must comply in full with the standards set out in SR6:1991, as published by EOLAS under the title '*Septic Tank Systems - Recommendations for Domestic Effluent Treatment and Disposal for a Single Dwelling House*'. The Council may permit the use of proprietary treatment systems such as "Puraflo" or "Biocycle", where the site conditions warrant. In all cases, site suitability tests results will be required to be submitted as part of the planning application for such developments.

4.22 SAND AND GRAVEL EXTRACTION

In assessing planning applications for permission for sand or gravel deposits, the following will be the development control considerations:-

1. Duration of Permissions

The Council will require that all such permissions be for a temporary period, so that the impact of the development may be assessed over time, and so as to ensure that rehabilitation takes place in an orderly and phased manner. This period will generally be of five year's duration, but may be for a shorter or longer duration. No permission will be given for a period in excess of ten years.

2. Rehabilitation

The Council will require that all extractive sites shall be rehabilitated and landscaped, in phase with the extraction. The after-use following rehabilitation, shall be stated, and the rehabilitation materials and layout shall be such as to permit of such after-use.

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The Council will not generally permit the after-use of the site for the processing of materials which have to be imported to the site.

3. Bonding

The Council will generally require that operators of extractive sites submit bonds, in an appropriate form acceptable to the Council, to secure the proper rehabilitation of the sites. In assessing the amount of the bond, the past record of an operator will be taken into account.

4. Submission Details

Applications for permission for sand or gravel extraction should provide the following details:-

a) Site Layout

1. Full details of the type of sand and/or gravel to be extracted.
2. full details of the location and layout of the plant, including plans, elevations and sections.
3. Full details of forecourt planning, including entrances and exits.
4. Full details for provision on site for parking of cars and trucks
5. Accurate boundaries of the proposed area of extraction.

b) Work Programme

A comprehensive programme for work will have to be presented by operators covering:-

1. the intended phasing of the operation of the pit in terms of excavation and rehabilitation. An operational plan with maps should be submitted.
2. The water supply available on site and details of minimum flow.
3. if there is to be washing of aggregates on site, proportions of silt present, and proposals to deal with silt (e.g. location and size of silt beds), and protection of adjoining watercourses.
4. arrangements for the washing of trucks before leaving the site.

c) Landscape

1. details of existing landscape features such as contours, trees, hedgerows, boundary walls, buildings and other items, existing on site, and within 0.5 kilometres of the outer boundaries of the site.
2. details of all items of archaeological, historical and scientific interest present on the site or which would be affected by the proposed development.
3. details of overground and underground services existing on the site.
4. details of the proposed screening of the site during extraction and prior to rehabilitation.

d) Working of the Site

1. the estimated maximum final excavation depth and its relationship to the water table on the site.
2. details of the produce to be processed on site.
3. details of the daily and hourly throughput of the plant.

e) Transport

If materials are to be transported by road, the following details will be required:-

1. the roads to be used for the transport of materials from the plant and for trucks returning light. A map showing such routes should be submitted.
2. details of the daily average number of trucks.
3. details of the types of trucks to be used in the final rehabilitation and a specification detailing how the work is to be carried out.

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If materials are to be transported by other methods, details of such will be required.

f) Rehabilitation

1. details of the proposed storage of top soil, subsoil and overburden.
2. details of proposals for rehabilitation and details of land use suitability after rehabilitation. details should include:-
 - (i) report on the existing and finished landform, both of each phase and the overall excavation.
 - (ii) detailed report on quality and condition of topsoil, subsoil and the overburden
 - (iii) plans and section through the workings showing proposed finished gradients and their landscape treatment.
 - (iv) plans showing all plants and materials to be used in the final rehabilitation and a specification detailing how the work is to be carried out.

4.23 CLONAGH AREA

Rural Detail Map No. 1.6 shows the area containing the "Irish Industrial Explosives" factory and explosives storage magazines at Clonagh. It should be noted that a licence under the 1875 Explosives Act prevents the construction of a wide variety of buildings and uses, including residential dwellings within the area shown on the map, subject to the exemption procedure specified in the licence.

4.24 EAST KILDARE UPLANDS PLAN

4.24.1 Introduction

The East Kildare Uplands is a unique area of High Amenity in the county, ranging from 600 ft Ordnance datum to over 1,000 ft Ordnance Datum.

The Area performs a dual role:-

- (a) It offers the local community a pleasant place to live, work and bring up their children.
- (b) It supplies the country with some of its water, sand, gravel, food and wool.

The above roles are not new ones; what is new, however, are the pressures on these roles and the growing need for co-ordination. the area is under intense pressure from:-

- (1) Residential Development for Dublin commuters
- (2) Sand and gravel Extraction
- (3) Recreational Use.

The Table set out on the following pages indicates the number and complexity of the pressures and interactions that the Planning Authority is attempting to plan and manage for the future improvement of this Area. there are interactions between the main activities of the Area - agriculture, housing and extractive industry, and the resources of the soil, minerals and landscape.

4.24.2 Policy

The provisions of all the sections of the County Development Plan shall, where appropriate, apply to the East Kildare Uplands Area. However, it is the policy of the Planning Authority to take particular cognisance of the likely effects that any proposed extractive industry or residential development may

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have on the existing landscape and amenities of the Area. Reference should also be made to the Development Plans for the villages of Kilteel and Ballymore Eustace, in respect of development within their development boundaries.

In essence, it is the policy of the Planning Authority to implement a detailed management procedure which aims to maximize overall opportunities within the Area for development and conservation. The above strategy provides a more positive and flexible means of achieving the overall development objectives for the area of which the preservation and improvement of amenity is of major importance. The strategy also incorporates detailed measures to promote and control sand and gravel operations and residential development in particular.

The essential features of the rural Detail Strategy are contained on Map No. 1.3 and Schedule 1 and in Schedules relating to specific topics.

In general no expenditure is proposed which might not occur in the ordinary course of events during the period of the Plan, and objectives and proposals are subject to the availability of financial resources and the approval, where necessary, of Government Departments.

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Schedule 1 - Rural Planning Strategy

Rural Detail Map as on Map 1.3					
Zone	Extractive Industry	Residential			
Map Ref.	E	R1	R2	R3	R4
Planning Policy of Zone	To provide for extractive industry and secure subsequent restoration to suitable uses.	To provide for the integrated development of a rural hamlet	To provide for the development of a low density residential area	To provide for the development of a rural community	To provide for the development of a low density residential area
Specified Land Use(s) and Activities	Solely extractive but not including the manufacture of concrete products	Primarily Residential	Solely Residential	Solely Residential	Solely Residential
Specific Objectives	Secure Restoration of specified sites in accordance with procedures outlined in Schedule 2	Prepare detailed Action Area Plan where necessary	As for R1	As for R1	To permit low density residential area (maximum density of area - 12 dwelling units.)
Broad Planning Concept/Policy	In the immediate term, to reserve land for Extractive Industry and avoid conflict with other uses. In the long term to restore extractive sites to various uses such as Agriculture, Forestry, Recreation, Woodlands and Urban Development. Of particular importance is the area to the north of Blessington which is to be transformed into part of an Upland Park	To create rural hamlets of specified size and distinctive character at Killeel, Rathmore and Tipperkevin	To create a low density residential area, at a density of no more than one dwelling per acre, to the south of Ballymore Eustace in the longer term, within the context of the Town Development Plan. In the meantime, this area is to be subject to the rural policies outlined in section 2.9.1 of this Plan	To create portion of a planned residential neighbourhood unit within the context of the future expansion of Blessington, in co-operation with Wicklow County Council.. (Maximum Density:- 8 dwelling units per acre)	To create a low density residential area to the east of Punchestown Racecourse. Substantial landscaping will be required, and boundary screening to the south east.

Rural Detail Map as on Map 1.3					
Zone	Distinctive Agricultural Character	High Visual Amenity	Liffey Valley and Reservoir Edge	Open Space Amenity	General Agriculture
Map Ref.	A1	A2	A3	A4	Not lettered
Planning Policy of Zone	To preserve an area of distinctive agricultural character associated with a unique landscape heritage. Preservation of trees and woodlands is of particular importance	To preserve an Area of High Amenity	To preserve an Area of high scientific and recreational amenity	To preserve open space amenity	To provide for the further development of agriculture and to protect the rural character of the Area
Specified Land Use(s) and Activities	Solely agricultural but not including farm factory units which may be regarded as Special Industry. Outdoor recreational uses excluding any associated buildings are open for consideration	As for A1	As for A1 together with additional restoration due to presence of ESB power complex and the Dublin Corporation Water Supply Treatment Works	As for A1	Primarily Agricultural
Specific objectives	As outlined in Schedule 3:- (a) General amenity objectives including protection of sites of historic, archaeological, architectural and geological interest; (b) Wildlife Refuges; (c) Bridle trails and pedestrian paths (d) Look-out points, (e) Preservation of Views; (f) Other objectives including roads with restricted access, Special Objectives. (see Map 1.2 for symbols)				

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<p>Broad Planning Concept/Policy</p>	<p>To preserve the agricultural and amenity value of demesnes and other areas with a unique landscape heritage. Preservation of trees and woodlands under appropriate statutory measures is of particular importance.</p>	<p>To preserve the high visual amenity of exposed landscape areas which are sensitive to development</p>	<p>To preserve the unique scientific and other amenity features of the Liffey Valley and reservoir edge. Protect Power Station complex and Water Supply Treatment Works.</p>	<p>To maintain a clean line between town and country in areas adjacent to expanding urban settlement and subject to high development pressure.</p>	<p>To protect the agricultural resources and rural character of the remaining portions of the area by restricting development, particular that of a residential nature</p>
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Schedule 2 - List of Specific Objectives for Sand and Gravel Pits

Map No	1	2	3
Pit Area	Cromwellstown Hill Pit	Kill Pits	Hempstown Commons Pit
Specific Objectives	Investigate the purchase of a small section of the pit for a car park and picnic site	(a) Limited extension to extraction*. Rehabilitation to agriculture, amenity woodlands, agreed recreational uses and limited light industry, without cost to Council (b) Limited extension to extraction* - now complete. Rehabilitation is underway as part of permitted development as a landfill for bailed waste (c) Screen planting with trees on roads nos. 198 and 200	Extension of extraction* area allowed. Rehabilitation of this area and existing pit without cost to Council. After-use should be private or public recreation with some amenity woodland
Detailed Interpretation	These items are seen as amenity objectives along a proposed Ridge Line Park	Limited area of further extraction* should be allowed. In the planning permission for this new work that both the new work and the existing pits at (a) be satisfactorily rehabilitated within a specific period of time and without cost to Council. This screen planting is to be part of the planning permission for rehabilitation of pits (a) and (c).	With any planning permission for any further extension should be coupled a rehabilitation programme for both the new work and the existing pit, without cost to Council. The type of recreation to be allowed to be agreed with Council on grounds of feasibility and maintenance, at the time of the rehabilitation

Map No	4	5	6
Pit Area	Red Bog Pits (east of Red Bog Lake)	Red Bog Pit (south of red Bog Lake)	Philipstown-Athgarret Area
Specific Objectives	Very Limited extension to existing extraction* allowed. No excavation below level of adjoining Red Bog Lake. Rehabilitation of pit without cost to Council. After use to public or private recreation, or amenity woodland	Extension of extraction* area may be allowed. Rehabilitation of this area and the existing pit without cost to Council. After use to private or public recreation or amenity woodland.	New extraction of sand and gravel was allowed here but coupled with very important restrictions and commitments. After use to be forestry, amenity woodland, agriculture and some limited recreational use..
Detailed Interpretation	Rehabilitation of this pit may possibly be achievable only through disallowing any further extraction work by the owners of the pit in adjacent deposits until pit is rehabilitated satisfactorily to Council. The type of recreation to be agreed with Council.	With any planning permission for a further extension should be coupled a rehabilitation programme for both the new work and the existing pit, without cost to Council. The type of recreation to be agreed with Council	With any planning permission for this pit will be a comprehensive programme of rehabilitation for both the new pit extension and for the existing pits, whether active or inactive, that are owned by the same developer. It is suggested that an agreed joint management programme of the Red Bog Lake between the developer and some appropriate Government or Local Government Agency be formulated.

**Note:- in all cases this means such additional /extension of extraction shall not be greater than 3 acres in area.*

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Schedule 2 - List of Specific Objectives for Sand and Gravel Pits (continued)

Map No	7	8	9
Pit Area	Wolfestown Pit	Newtown Great - Athgarret Area	Walshestown pits
Specific Objectives	Limited extension to extraction* allowed. Rehabilitation of this area and existing pit without cost to Council. After use to be agriculture, forestry or amenity woodland. No extraction below water table	New extraction has been allowed here. After use to be agriculture and amenity woodland. Need to complete this rehabilitation.	Limited extension to extraction* area allowed. Right of way across existing pit during rehabilitation programme to be investigated. Screening of adjoining lands essential on visual grounds.
Detailed Interpretation	With any permission for any new extension should be coupled a rehabilitation programme for both the new work and the existing pit, without cost to Council	With any planning permission for any further extraction*, a detailed rehabilitation programme will be required for both new work and the existing pit.	Planning permission and a very weak rehabilitation clause applies to this large pit. Rehabilitation clauses are essential in any further planning permissions. Right of way across large pit is important in order to link Punchestown Race Course with future bridle path along road 211.

Map No	10	11	12
Pit Area	Dowdenstown Great Pit	Sillagh Pit	Donode Big Pit
Specific Objectives	New extension of extraction here to be permitted, subject to rehabilitation of this area and existing small pit. After use to be agriculture and/or forestry or amenity woodlands.	The Council will investigate measures to rehabilitate this small pit.	The Council will investigate measures to rehabilitate this small pit.
Detailed Interpretation	Any permission for new extractive use here will require phased rehabilitation, at no cost to Council, with the rehabilitation of existing pit in first phase.	This pit is undermining the adjoining national monument "The Ring", and it is not acceptable to have further extraction here, due to its exposed nature. Possible rehabilitation may be arranged with owners of pit no 10.	

Map No	13	14
Pit Area	Briencan-Lugadown Area	Ballymore Eustace Pits
Specific Objectives	New extraction of sand and gravel here*. After use could be agriculture and amenity woodland.	Extraction has taken place here without permission for many years. Need for rehabilitation is evident. Limited extension of extraction* may be permitted if existing pits can be rehabilitated, at no cost to Council. After use could be partial amenity woodland and the remainder investigated as an urban recreational use associated with the town.
Detailed Interpretation	With planning permission for any further extension* should be coupled a rehabilitation programme for both the new work and the existing pits, without cost to Council	With any planning permission for any further extraction* should be coupled a detailed rehabilitation programme to both the new work and the existing extensive pit, without cost to Council. The type of recreation to be agreed with the Council as part of the planning permission.

**Note:- in all cases this means such additional /extension of extraction shall not be greater than 3 acres in area.*

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Specific Objectives for Housing

In order to implement the policy of encouraging residential development in specific hamlets and villages, it is an objective of the Council to investigate the provision or improvement of services and community facilities in selected centres such as Killeel, Rathmore, Tipperkevin and Ballymore Eustace. (Separate Development Plans have been prepared for Killeel and Ballymore Eustace).

A specific area has been zoned immediately to the south of Blessington, to allow for the future growth of this town, and road line reservation has also been provided here. It is an objective of the Council to co-operate with Wicklow County Council in the development of this area. All piped services for the development of these lands will have to be provided by Wicklow County Council, at no cost to Kildare County Council.

Appendix A

Kildare Housing Strategy 2001-2005

KILDARE COUNTY COUNCIL

**KILDARE
COUNTY HOUSING STRATEGY**

2001 – 2005

Published in accordance with Part V of the Planning and Development
Act 2000

Adopted July 2001

INTRODUCTION

THIS PURPOSE OF THIS DOCUMENT IS TO CHART A COURSE FOR THE DEVELOPMENT OF HOUSING IN COUNTY KILDARE FOR THE PERIOD 2001-2005. IT ASSESSES THE NEED FOR HOUSING AND PUTS FORWARD STRATEGIES FOR MEETING IT.

THIS STRATEGY IS DRAWN UP FOR THE ENTIRE COUNTY OF KILDARE INCLUDING THE URBAN DISTRICTS OF NAAS AND ATHY. IT IS INTENDED TO SERVE THE NEEDS OF ALL WHO ARE CONCERNED IN DEALING WITH HOUSING ISSUES, INCLUDING INDIVIDUAL CITIZENS, HOUSING ASSOCIATIONS AND OTHER VOLUNTARY ORGANISATIONS WORKING IN THIS AREA, HOUSE BUILDERS, LANDOWNERS, ELECTED REPRESENTATIVES, HOUSE DESIGNERS AND LOCAL AUTHORITY STAFF. IT HAS BEEN DRAWN UP FOLLOWING PUBLIC CONSULTATION, THE DETAILS OF WHICH ARE PUBLISHED IN A SEPARATE REPORT.

THIS STRATEGY WILL BE REVIEWED TWO YEARS AFTER ITS ADOPTION.

PART 1

HOUSING REQUIREMENTS

1 BACKGROUND

1.1 *Objectives*

The Planning and Development Act 2000 stipulates that planning authorities, in formulating the County Housing Strategy should have regard to the following points:

- ensuring a range of housing for residents with different income levels: ref. Section 94(3)b;
- making provision for social and affordable housing: ref. Section 94(4)c;
- defining affordability in terms of capacity of eligible persons to service a mortgage based on a defined level of income and loan to value ratio: ref. Section 93(1)

1.2 *Assumptions*

Throughout the following calculations and subsequent analysis a number of reasonable assumptions have been made. Where possible data at county level has been used, for example by surveying local auctioneers and valuers. If this has not been possible data has been accessed at the regional level, i.e. in terms of income information. If necessary, adjustments have been made to the higher-level data in order to make it more appropriate to the County-level situation.

1.3 *Approach*

This analysis sets out to determine housing affordability by analysing county-level estimates of population, household size, household income, and house prices.

1.4 *Method & Sources*

Data has been collated from a number of sources including the Census of Population, the Central Statistics Office (CSO), the Department of the Environment and Local Government, ESRI, and auctioneers and valuers within the County.

1.5 *National Context*

After a recent period of significant economic growth and house price increases commentators are now reporting a slow down in both the booming Irish economy and the residential housing market.

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The Central Bank, in its Autumn Report said there was "compelling evidence" of overheating in the housing market which, it was speculated, would fuel wage expectations. At the same time as that report, the construction sector was building houses at a rate of 45,000 a year, which for a population of 3.7 million compares with 400,000 starts in Germany for a population of 80 million, yet house prices were continuing to rise. However, according to both the Institute of Professional Auctioneers and Valuers (IPAV) and the Irish Auctioneers and Valuers Institute (IAVI) while prices are still rising there has been a definite slowdown in many areas of the housing market with percentage increases recorded in the year to 1st November 2000 being the lowest recorded in 5 years.

In terms of the economy, the Central Bank, in its Spring quarterly economic commentary has predicted that the Gross National Product will grow by around 7% in 2001, after a growth rate of 9.75% in 2000. A separate statement also warned of the deflating impact of both the foot and mouth crisis and the US slowdown.

PART 2

HOUSING REQUIREMENTS ANALYSIS

2.1 *Population Projections & Household Data*

The projections of county population and households have been grafted onto an inter-regional population projection model developed for the National Spatial Strategy, (NSS). This provides projections at the regional level - in the case of County Kildare, the relevant region is the Mid East Region.

The method used is the cohort survival population projection, with headship rates applied in order to determine the number of households. Projections of headship rates were made firstly at national level, then adjusted regionally. A full description of the NSS methodology is available in a working paper prepared for the housing strategy work.

County projections have been attached to the inter-regional population model developed for the NSS in the following way:

- obtaining an up-to-date estimate of the population and households within the county - April 2001;
- interpolating the NSS model results to obtain outcomes for five year periods beginning April 2001;
- examining the historical relationship between the number of persons in the county and the number in the region; and
- using the data at step (3) above to determine the population in the county at the end of each five-year period, then working through headship rates to calculate the number of households.

Headship rates have been separately calculated for the county, for 1996. Methodology for the projection of headship rates follows that used at the regional level. In essence, the county rates are assumed to follow the national trend, but the differential between national and county rates is left unchanged. For example, if the age-sex specific headship rate for any cohort is 103% of the equivalent rate, it remains at 103% of the projected national rate in any year.

The starting point of the county projections is the latest available data for population and households at County level - the 1996 Census of Population.

This was then updated to April 2001 using the following method:

- the CSO has published regional population and household estimates for April 2000. These are regarded as the most reliable estimate of households at this date;
- housing completion data are available by region and county for the period 1996Q2 to 2000Q1. This is a record of the number of houses constructed in the period between these two dates; and
- the share of housing completions accounted for by the County within the region is applied to the increase in households observed between April

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1996 and April 2000. This estimates the number of households in the county at this date, and is preferable to adding housing completions to the 1996 Census household count, since it eliminates the impacts of dwellings constructed as second homes, holiday homes for let, and dwellings constructed to replace obsolescent dwellings. It also eliminates the impact of dwellings that are vacant. In other words it is based on the net household change over the period, rather than houses constructed.

The increase in the number of households added between April 2000 and April 2001 is calculated by looking at housing completions within the county, making an allowance for the factors which inflate these figures, specified at step (3) above. Actual completion figures are available for the period to the end of December 2000. The first quarter of 2001 must be estimated.

Thus an estimate of 51,536 households is derived for April 2001, an increase of 12,607 since 1996. Working backwards through estimated headship rates, this implies a baseline population for the County of 159,824, compared to 134,992 in 1996. This is an annual increase of 4,966 persons or 3.4%. In the period 1991 to 1996, the increase was 2,467 persons annually, or 1.9%. From 2001 onwards, the population growth is predicated on the assumption that the County continues to have the share of regional household growth that it enjoyed in the period 1996 to 2001.

Results are as set out below.

	Household Numbers	Additional Households	Average Household Size	Population
1995	37,458			
1996	38,929	1,472	3.47	134,992
1997	41,051	2,122	3.39	139,341
1998	43,390	2,340	3.32	144,103
1999	46,192	2,802	3.25	150,023
2000	48,894	2,701	3.17	155,213
2001	51,536	2,642	3.10	159,824
2002	54,261	2,725	3.03	164,250
2003	56,985	2,724	2.96	168,675
2004	59,710	2,725	2.90	173,101
2005	62,434	2,724	2.84	177,526
2006	65,159	2,725	2.79	181,952

Table 2.1 shows that on this basis, the number of households is projected to increase from 51,536 in 2001 to 65,159 in 2006, and that the average household size will fall from 3.10 to 2.79 over the same period.

2.2 *Household Income Data Projections*

Now that the population and household base has been established it is necessary to forecast the county-specific household disposable income. This will be done for the period 2000 to 2006.

An essential element of the housing demand analysis is ensuring that the recommendations are based on an accurate assessment of household incomes. Material has been sourced from the 1994/95 Household Budget Survey and the February 2000 Household Incomes – Regions and Counties publication, both produced by the CSO. Furthermore, consideration was given to the recommendation (point 5) of a circular from the Department of the Environment and Local

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Government (DoELG) entitled Issues Arising With Respect To Preparing Housing Strategies. This circular suggested considering the possible use of regional income figures from the HBS, and accordingly contact was made with the CSO to source the necessary income decile figures at regional rather than national level, providing more reliable data on which to calculate county level income.

The following calculations are necessary to produce a picture of household disposable income.

Income Range	Weekly Disposable Income (IR£)	% of Households in each Category	Average Annual Disposable Household Income (National) (IR£)	County Kildare Inflator	Average Annual Disposable Household Income (County Kildare) (IR£)	No. of Households in County Kildare 1995
		1	2	3	4 (Col 2*Col3)	5 (Total*Col1/100)
1 st Decile	< 64.33	7.94	2,596.88	102.7%	2,667.00	2,974
2 nd Decile	106.84	8.41	4,324.84	102.7%	4,441.61	3,150
3 rd Decile	152.62	8.89	6,581.64	102.7%	6,759.34	3,330
4 th Decile	195.90	10.63	8,769.28	102.7%	9,006.05	3,982
5 th Decile	272.88	10.16	11,096.80	102.7%	11,396.41	3,806
6 th Decile	351.32	9.84	14,530.88	102.7%	14,923.21	3,686
7 th Decile	455.49	9.68	17,197.44	102.7%	17,661.77	3,626
8 th Decile	570.67	10.48	21,526.96	102.7%	22,108.19	3,926
9 th Decile	799.93	11.11	28,065.96	102.7%	28,823.74	4,162
10 th Decile	> 799.93	12.86	42,718.52	102.7%	43,871.92	4,817
TOTAL		100				37,458 *

* Totals may not sum due to rounding

Table 2.2 provides an indication of the level of income available to households in particular deciles. The calculation process was as follows.

Figures for weekly disposable income; percentage of households in each category and average annual disposable income, were supplied at a regional basis (i.e. Mid East Region) by the CSO.

In order to establish the average annual disposable income for County Kildare it was necessary to investigate the differential between income for the county and region. This process is illustrated below in Table 2.2a, which produces an inflator figure of 102.7% for 1995.

	1991	1992	1993	1994	1995	1996	1997
Region	5,276	5,480	5,912	6,107	6,706	7,301	8,221
Kildare	5,281	5,475	6,000	6,224	6,887	7,576	8,668
Kildare as a % of Region	100.1	99.9	101.5	101.9	102.7	103.8	105.4

Source: CSO, Household Incomes Regions and Counties, 1991-1997.

It is now necessary to project forward the likely increase in disposable income for households within County Kildare. This is produced by applying the ESRI Medium Term Review projections for national disposable income growth up to 2006, to the 1995 estimates for household disposable income. As per the DoELG circular HS 3/01 Appendix 3, of the 26th of February, contact was made with ESRI to source the

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income inflators for 2000-2002 from the most recent quarterly economic commentary, released in the middle of March. These projections have been based on a benign scenario for the economy. Firstly it is assumed that the foot and mouth outbreak is contained and that no export ban is enforced as a result of the outbreak, and secondly the US economy experiences a soft landing.

Table 2.3 Household Income Distribution – County Kildare, 1995-2006
Average Annual Disposable Income 1996-2006 (IR£ at current prices)

Average Annual Disposable Income	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
% Growth		10.5	13.9	13.5	10.6	13.2	13.1	10.5	7.8	7.7	8.0	7.2
2,667	2,947	3,357	3,810	4,214	4,770	5,395	5,961	6,426	6,921	7,475	8,013	8,013
4,442	4,908	5,590	6,345	7,017	7,944	8,984	9,928	10,702	11,526	12,448	13,344	13,344
6,759	7,469	8,507	9,656	10,679	12,089	13,673	15,108	16,287	17,541	18,944	20,308	20,308
9,006	9,952	11,335	12,865	14,229	16,107	18,217	20,130	21,700	23,371	25,241	27,058	27,058
11,396	12,593	14,343	16,280	18,006	20,382	23,052	25,473	27,460	29,574	31,940	34,240	34,240
14,923	16,490	18,782	21,318	23,578	26,690	30,186	33,356	35,957	38,726	41,824	44,836	44,836
17,662	19,516	22,229	25,230	27,904	31,588	35,726	39,477	42,556	45,833	49,499	53,063	53,063
22,108	24,430	27,825	31,582	34,929	39,540	44,720	49,415	53,270	57,371	61,961	66,422	66,422
28,824	31,850	36,277	41,175	45,539	51,551	58,304	64,426	69,451	74,799	80,782	86,599	86,599
43,872	48,478	55,217	62,671	69,314	78,464	88,743	98,061	105,709	113,849	122,957	131,810	131,810

2.3 House Price Data Projections

The DoELG circular (HS 4/00) of the 13th of December 2000, recommended that *“planning authorities should construct their own forecasts of house price trends in the light of experience and local circumstances as potentially there will be significant variations in house price levels and trends between different areas of the country (and possibly within individual counties) and between different segments of the market..”*

In formulating the Housing Strategy for County Kildare a series of in-depth consultations were held with a representative selection of auctioneers and valuers throughout the County. Twelve companies were initially contacted, however one business was not involved in the residential market, and a further two contacts were the same business but in two different locations. Therefore 5 responses from 10 businesses represents a 50% response rate. Responses were received from businesses located within the towns of Kildare, Naas and Newbridge, offering a reasonable county-wide coverage.

A brief questionnaire was completed over the telephone, or via fax in a small number of cases. The questionnaire set-out to establish the following information:

- house price trends over the previous five years;
- profile of current demand and particular hotspots;
- level of demand for both social housing and rented accommodation;
- standard house price bands and distribution;
- forecast house price trends over the next 5 years;

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- relevancy of the house price projections in the Bacon report;
- nature of predicted increase in demand; and
- other issues of relevance to the Housing Strategy.

Average house prices were supplied by the DoELG and compared with responses provided by the auctioneers and valuers. The DoELG figures are reproduced in the table below.

Table 2.4a Average House Prices in County Kildare

YEAR	County Kildare	% change
1995	61,471	
1996	66,518	8.2 %
1997	82,540	24.1 %
1998	105,159	27.4 %
1999	131,720	25.3 %
2000	152,218	15.6 %

Source: Department of Environment and Local Government

Average house prices were supplied by the DoELG based on data compiled from returns made by house purchasers to the Department. These returns relate to all transactions on house purchase during the specified year, whether new or second-hand, where loan or mortgage finance is involved

From the comments supplied by the auctioneers and valuers it appears that there can be a reasonably high level of confidence in the official figures. The businesses consulted reported that prices had increased by approximately 20% over the last 5 years and that the average house price now lies around the £145,000 mark.

Three bedroomed semi-detached properties appear to be the most popular, and the new start market is also particularly buoyant as Kildare has a high proportion of its population in the 25-35 year old age range.

There is an active market for rented accommodation, with auctioneers reporting that levels of £750 per month for a 3-bed semi are being experienced, and it was pointed out that this equates to a £120,000 mortgage.

Naas, Newbridge and Kildare are the primary hotspots of housing demand. Demand is high in Naas, and is being further fuelled by a low supply of properties. In particular the Dublin side of Naas is popular. Newbridge was described as ideal for commuters and in general any locations close to the Arrow train line were likely to be hotspots.

Without exception, all of the auctioneers and valuers predicted a slow down in the rate of house price increases experienced recently. It was generally believed that although the projections detailed in the Bacon report were on the optimistic side and were skewed by Dublin that they could still hold true for Kildare. House prices in County

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Kildare were predicted to continue to rise but at a slower rate, and leading to an eventual levelling out. These projections are illustrated in Table 3.4b below.

Table 2.4b House Price Projections

YEAR	BACON	County Kildare (Auctioneers Projections)
2000	18 %	17 %
2001	16 %	10 %
2002	13 %	8 %
2003	10 %	7 %
2004	8.5 %	6 %
2005	7.5 %	6 %

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Demand is forecast to be led primarily by commuters from Dublin, reflecting the lack of affordable housing in the Greater Dublin area. In-migration, new employment opportunities and natural population increases were also regarded as impacting on future demand patterns.

Other comments related to the need to improve the public transport links and address current issues of congestion in and around the County Kildare hotspots.

Now that the year 2000 house price bands have been supplied by the local auctioneers and valuers it is necessary to deflate these back to 1995, in accordance with the guidance note from the DoELG detailing how to calculate the house price distribution. This provides all the house price bands for each year (1995 through to 1999) in year 2000 prices. This data was then supplied to the DoELG who provided the percentage distribution of houses by price band (Table 2.4c). In order to establish the distribution for the year 2000, an average was taken of all the distributions between 1995 and 2000. This is illustrated below in Table 2.4d. It should be noted that the price distributions used in Tables 2.4c and 2.4d are based on the shares in each band of all house transactions recorded in the year in question, rather than a valuation of the entire housing stock of the county.

Table 2.4c House Price Bands and Distributions 1995 - 2000

House Price Bands	% age distribution	House Price Bands	% age distribution	House Price Bands	age distribution
1995		1996		1997	
0 - 40,384	9.8	0 - 43,699	14.8	0 - 54,226	10.2
40,384 - 44,422	4.7	43,699 - 48,096	8.1	54,226 - 59,649	2.8
44,422 - 48,460	7.5	48,096 - 52,439	9.0	59,649 - 65,072	13.2
48,460 - 52,499	10.2	52,439 - 56,809	9.8	65,072 - 70,494	14.8
52,499 - 56,537	17.0	56,809 - 61,179	11.3	70,494 - 75,917	11.6
56,537 - 60,576	12.2	61,179 - 65,549	10.6	75,917 - 81,340	8.6
60,576 - 64,614	9.5	65,549 - 69,919	4.8	81,340 - 86,762	5.8
64,614 - 72,691	9.7	69,919 - 78,659	10.6	86,762 - 97,607	12.0
72,691 - 80,767	8.2	78,659 - 87,398	7.5	97,607 - 108,453	4.9
Over 80,767	11.3	Over 87,398	13.4	Over 108,453	16.0
1998		1999		2000	
0 - 69,084	13.0	0 - 86,535	12.8	0 - 100,000	15.8
69,084 - 75,993	7.7	86,535 - 95,189	9.9	100,000 - 110,000	6.2
75,993 - 82,901	9.9	95,189 - 103,842	11.1	110,000 - 120,000	11.3
82,901 - 89,810	9.6	103,842 - 112,496	9.1	120,000 - 130,000	10.8
89,810 - 96,718	12.7	112,496 - 121,149	9.7	130,000 - 140,000	9.3
96,718 - 103,627	8.9	121,149 - 129,803	6.2	140,000 - 150,000	10.8
103,627 - 110,535	7.2	129,803 - 138,456	7.5	150,000 - 160,000	6.8
110,535 - 124,352	9.0	138,456 - 155,763	12.3	160,000 - 180,000	11.3
124,352 - 138,169	6.5	155,763 - 173,070	5.6	180,000 - 200,000	7.0
Over 138,169	15.5	Over 173,070	15.7	Over 200,000	10.9

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Table 2.4d Estimated 2000 Housing Stock Value Distribution (based on transactions)

Range (IR£)	% of all Kildare Houses
0 to 100,000	12.7
100,000 to 110,000	6.6
110,000 to 120,000	10.3
120,000 to 130,000	10.7
130,000 to 140,000	11.9
140,000 to 150,000	9.6
150,000 to 160,000	6.9
160,000 to 180,000	10.8
180,000 to 200,000	6.6
Over 200,000	13.8
Total	100

Table 2.4e House Price Band Inflation

Year	Average price increase (%)	Price band (IR£)									
2000		Up to 100,000	100,000 to 110,000	110,000 to 120,000	120,000 to 130,000	130,000 to 140,000	140,000 to 150,000	150,000 to 160,000	160,000 to 180,000	180,000 to 200,000	Greater than 200,000
2001	10	Up to 110,000	110,000 to 121,000	121,000 to 132,000	132,000 to 143,000	143,000 to 154,000	154,000 to 165,000	165,000 to 176,000	176,000 to 198,000	198,000 to 220,000	Greater than 220,000
2002	8	Up to 118,000	118,000 to 130,68	130,68 to 142,56	142,56 to 154,44	154,44 to 166,32	166,32 to 178,20	178,20 to 190,08	190,08 to 213,84	213,84 to 237,60	Greater than 237,60
2003	7	Up to 127,16	127,16 to 139,82	139,82 to 152,53	152,53 to 165,25	165,25 to 177,96	177,96 to 190,67	190,67 to 203,38	203,38 to 228,80	228,80 to 254,23	Greater than 254,23
2004	6	Up to 134,74	134,74 to 148,21	148,21 to 161,69	161,69 to 175,16	175,16 to 188,64	188,64 to 202,11	202,11 to 215,58	215,58 to 242,53	242,53 to 269,48	Greater than 269,48
2005	6	Up to 142,82	142,82 to 157,11	157,11 to 171,39	171,39 to 185,67	185,67 to 199,95	199,95 to 214,24	214,24 to 228,52	228,52 to 257,09	257,09 to 285,65	Greater than 285,65
2006	6 *	Up to 151,39	151,39 to 166,53	166,53 to 181,67	181,67 to 196,81	196,81 to 211,95	211,95 to 227,09	227,09 to 242,23	242,23 to 272,51	272,51 to 302,79	Greater than 302,79
Percentage of County Kildare units within each band		12.7	6.6	10.3	10.7	11.9	9.6	6.9	10.8	6.6	13.8

* The percentage growth has assumed to remain at the previous year's level for 2006.

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2.4 *Identification of Affordability Thresholds*

In order to determine housing affordability it has been necessary in sections 2.1 through 2.3 to analyse county-level estimates of population, household size, household income, and house prices.

The purpose of the analysis is to identify the most expensive house that various households, of varying income, can afford to purchase, and the number of houses that are likely to be supplied in each price range or price band.

The Planning and Development Act (Section 93(1)) sets out the parameters that need to be applied. These are as follows:

- yearly loan repayment is less than or equal to 35% of annual income, net of income tax and pay related insurance; and
- the loan to value ratio should not exceed 90%.

A number of assumptions are also made, including a 25-year term, and an APR of 6%. This APR is recommended in the DoELG circular of 26th February (HS 3/01, Appendix 3).

These assumptions form the basis of the calculation to establish the size of mortgage that a given income can attract. Table 2.5 below illustrates how, for a fixed house price of £100,000, changes in two of the three variables (interest rate and loan to value ratio) can affect the income threshold at which affordability becomes an issue. Annual disposable income is calculated so that the annual repayment represents 35% of income.

Table 2.5 Mortgage Servicing Costs under Different Scenarios

House Price (IR£)	Loan to Value Ratio	Loan Size (IR£)	APR	Term (years)	Monthly Repayment (IR£)	Annual Repayment (IR£)	Annual Disposable Income
(a) Significance of different loan to value ratios							
100,000	0.90	90,000	0.05	25	526.13	6,314	18,039
100,000	0.85	85,000	0.05	25	496.90	5,963	17,036
100,000	0.80	80,000	0.05	25	467.67	5,612	16,034
(b) Significance of different interest rates							
100,000	0.90	90,000	0.06	25	579.87	6,958	19,881
100,000	0.90	90,000	0.07	25	636.10	7,633	21,809
100,000	0.90	90,000	0.08	25	694.60	8,335	23,815

Table 2.6 below shows the estimated yearly total household numbers for the period of the Strategy, derived from Table 2.1, and distributed in accordance with the income bands derived from Household Budget Survey (Table 2.2).

From this, the number of total additional households in each band is calculated by comparing the household numbers for each income band in consecutive years. This provides the total figure shown at the bottom of the table.

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Table 2.6 Income Distribution of Annual Additional Households

Year % of Households*	1999	2000	2001	2002	2003	2004	2005	2006
Total Households								
7.94 [1]	3,668	3,882	4,092	4,308	4,525	4,741	4,957	5,174
8.41 [2]	3,885	4,112	4,334	4,563	4,792	5,022	5,251	5,480
8.89 [3]	4,106	4,347	4,582	4,824	5,066	5,308	5,550	5,793
10.63 [4]	4,910	5,197	5,478	5,768	6,058	6,347	6,637	6,926
10.16 [5]	4,693	4,968	5,236	5,513	5,790	6,067	6,343	6,620
9.84 [6]	4,545	4,811	5,071	5,339	5,607	5,875	6,144	6,412
9.68 [7]	4,471	4,733	4,989	5,252	5,516	5,780	6,044	6,307
10.48 [8]	4,841	5,124	5,401	5,687	5,972	6,258	6,543	6,829
11.11 [9]	5,132	5,432	5,726	6,028	6,331	6,634	6,936	7,239
12.86 [10]	5,940	6,288	6,628	6,978	7,328	7,679	8,029	8,379
TOTAL **	46,192	48,894	51,536	54,261	56,985	59,710	62,434	65,159
Average Household Income (IR£)								
7.94 [1]	4,214	4,770	5,395	5,961	6,426	6,921	7,475	8,013
8.41 [2]	7,017	7,944	8,984	9,928	10,702	11,526	12,448	13,344
8.89 [3]	10,679	12,089	13,673	15,108	16,287	17,541	18,944	20,308
10.63 [4]	14,229	16,107	18,217	20,130	21,700	23,371	25,241	27,058
10.16 [5]	18,006	20,382	23,052	25,473	27,460	29,574	31,940	34,240
9.84 [6]	23,578	26,690	30,186	33,356	35,957	38,726	41,824	44,836
9.68 [7]	27,904	31,588	35,726	39,477	42,556	45,833	49,499	53,063
10.48 [8]	34,929	39,540	44,720	49,415	53,270	57,371	61,961	66,422
11.11 [9]	45,539	51,551	58,304	64,426	69,451	74,799	80,782	86,599
12.86 [10]	69,314	78,464	88,743	98,061	105,709	113,849	122,957	131,810
Total Additional Households per Year								
7.94 [1]	222	214	210	216	216	216	216	216
8.41 [2]	236	227	222	229	229	229	229	229
8.89 [3]	249	240	235	242	242	242	242	242
10.63 [4]	298	287	281	290	290	290	290	290
10.16 [5]	285	274	268	277	277	277	277	277
9.84 [6]	276	266	260	268	268	268	268	268
9.68 [7]	271	261	256	264	264	264	264	264
10.48 [8]	294	283	277	286	285	286	285	286
11.11 [9]	311	300	294	303	303	303	303	303
12.86 [10]	360	347	340	350	350	350	350	350
TOTAL	2,802	2,701	2,642	2,725	2,724	2,725	2,724	2,725

* Decile Nos. in brackets – ref Table 2.2

** Totals may not sum due to rounding

To assess the price of housing units that each household could afford, the annuity formula was applied to the household incomes shown in Table 2.6 above. A worked example of the annuity formula is shown below.

Assumptions:

Loan to Value Ratio = 90%

APR = 6%

Annual Income = 4,770

$$90\% \text{ of House Price} = 35\% * \text{Monthly Income} * \left[\frac{1 - (1 + \text{APR}/12)^{-25 \text{ years} * 12}}{\text{APR}/12} \right]$$

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[APR/12]

$$90\%HP = 0.35 * 4,770/12 * \left[\frac{1 - (1 + 0.06/12)^{-300}}{0.06/12} \right]$$

$$90\%HP = 0.35 * 397.50 * \left[\frac{1 - 0.224}{0.005} \right]$$

$$90\%HP = 21,592.20$$

$$21,592.20/0.9 = HP = \text{£}23,991.33$$

This calculation process has been repeated for all the average household incomes depicted in Table 2.6 and are reproduced in Table 2.7 (part 2).

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Table 2.7 Additional Households and House Price Affordability

Year	2000	2001	2002	2003	2004	2005	2006
Income	Additional Households per year based on Income Distribution						
≤ £ 64.33	214	210	216	216	216	216	216
£ 106.84	227	222	229	229	229	229	229
£ 152.62	240	235	242	242	242	242	242
£ 195.90	287	281	290	290	290	290	290
£ 272.88	274	268	277	277	277	277	277
£ 351.32	266	260	268	268	268	268	268
£ 455.49	261	256	264	264	264	264	264
£ 570.67	283	277	286	285	286	285	286
£ 799.93	300	294	303	303	303	303	303
> £ 799.93	347	340	350	350	350	350	350
TOTAL	2,701	2,642	2,725	2,724	2,725	2,724	2,725
Approximate Affordable House Price (IR£)							
≤ £ 64.33	23,991	27,135	29,982	32,320	34,810	37,596	40,302
£ 106.84	39,955	45,186	49,934	53,827	57,972	62,609	67,115
£ 152.62	60,803	68,770	75,988	81,918	88,225	95,281	102,142
£ 195.90	81,012	91,625	101,246	109,143	117,547	126,953	136,092
£ 272.88	102,514	115,943	128,120	138,114	148,746	160,646	172,215
£ 351.32	134,241	151,824	167,768	180,850	194,777	210,359	225,508
£ 455.49	158,876	179,689	198,555	214,041	230,523	248,962	266,887
£ 570.67	198,872	224,925	248,539	267,928	288,555	311,641	334,078
£ 799.93	259,282	293,248	324,039	349,313	376,211	406,304	435,561
> £ 799.93	394,645	446,344	493,211	531,677	572,618	618,428	662,955

From this analysis we can conclude that in the year 2001, 210 households will be formed whose capacity to afford a house is limited to £27,135.

We now need to establish the house price bands at which new housing will be introduced to the county, over the life of the plan. This is presented in Table 2.8 and shows that the cheapest new house in Kildare, in 2001, based on data supplied by the local auctioneers, is likely to be £110,000, and that 12.7% of houses will be brought to market at this price or lower.

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To estimate the total number of housing units that will be provided each year in each house price band, the total number of housing units that will be required each year is distributed in accordance with the percentage distribution, as illustrated earlier in Table 2.4d.

Table 2.8 Numbers of Additional/New Housing Units in County Kildare within each Price Band

2000	Number of additional units	2001	Number of additional units	2002	Number of additional units
Up to 100,000	343	Up to 110,000	336	Up to 118,000	346
100,000 to 110,000	178	110,000 to 121,000	174	118,000 to 130,680	180
110,000 to 120,000	278	121,000 to 132,000	272	130,680 to 142,560	281
120,000 to 130,000	289	132,000 to 143,000	283	142,560 to 154,440	292
130,000 to 140,000	321	143,000 to 154,000	314	154,440 to 166,320	324
140,000 to 150,000	259	154,000 to 165,000	254	166,320 to 178,200	262
150,000 to 160,000	186	165,000 to 176,000	182	178,200 to 190,080	188
160,000 to 180,000	292	176,000 to 198,000	285	190,080 to 213,840	294
180,000 to 200,000	178	198,000 to 220,000	174	213,840 to 237,600	180
Greater than 200,000	373	Greater than 220,000	365	Greater than 237,600	376
2,701		2,642		2,725	
2003	Number of additional units	2004	Number of additional units	2005	Number of additional units
Up to 127,166	346	Up to 134,743	346	Up to 142,828	346
127,116 to 139,828	180	134,743 to 148,217	180	142,828 to 157,110	180
139,828 to 152,539	281	148,217 to 161,692	281	157,110 to 171,393	281
152,539 to 165,251	292	161,692 to 175,166	292	171,393 to 185,676	292
165,251 to 177,962	324	175,166 to 188,640	324	185,676 to 199,959	324
177,962 to 190,674	262	188,640 to 202,114	262	199,959 to 214,241	262
190,674 to 203,386	188	202,114 to 215,589	188	214,241 to 228,524	188
203,386 to 228,809	294	215,589 to 242,537	294	228,524 to 257,090	294
228,809 to 254,232	180	242,537 to 269,486	180	257,090 to 285,655	180
Greater than 254,232	376	Greater than 269,486	376	Greater than 285,655	376
2,724		2,725		2,724	
2006	Number of additional units				
Up to 151,397	346				
151,397 to 166,537	180				
166,537 to 181,677	281				
181,677 to 196,816	292				
196,816 to 211,956	324				
227,096 to 242,236	262				
242,236 to 272,515	188				
272,515 to 302,794	294				
Greater than 302,794	180				
2,725					

From the analysis presented above it can be anticipated (based on a 35% measure of affordability) that 981 household formations in 2000, 945 in 2001, 925 in 2002, and 953 in each subsequent year can be expected to experience affordability problems

2.5 Conclusions Reached

The analysis above suggests that demand for social and affordable housing will exceed the anticipated supply. This can be represented on a year by year basis as follows:

Year 2000:

From Table 2.7, 1,242 (214 + 227 + 240 + 287 + 274) households are likely to be able to afford properties up to £102,514. Assuming a constant distribution across the price ranges, it can be assumed that 1,212 ($1,242 * 100,000 / 102,514$) households will be able to afford up to the lowest price range of £100,000. However, from Table 2.8 only 343 housing units are expected to be formed at this price level. Therefore the shortfall is 869, representing 32.2% of all households formed in the year 2000.

Year 2001:

1,216 households will have an upper affordability threshold price of £115,943. With an even distribution this equates to 1,154 units that could afford up to £110,000. From Table 2.8, 336 housing units will be provided up to this price, representing a shortfall of 818. This represents 31.0% of all households formed in the year 2001.

Year 2002:

1,254 households will have an upper affordability threshold price of £128,120. With an even distribution this equates to 1,155 units that could afford up to £118,000. From Table 2.8, 346 housing units will be provided up to this price, representing a shortfall of 809. This represents 29.7% of all households formed in the year 2002.

Year 2003:

1,254 households will have an upper affordability threshold price of £138,114. With an even distribution this equates to 1,155 units that could afford up to £127,166. From Table 2.8, 346 housing units will be provided up to this price, representing a shortfall of 809. This represents 29.7% of all households formed in the year 2003.

Year 2004:

1,254 households will have an upper affordability threshold price of £148,746. With an even distribution this equates to 1,136 units that could afford up to £134,743. From Table 2.8, 346 housing units will be provided up to this price, representing a shortfall of 790. This represents 29.0% of all households formed in the year 2003.

Year 2005:

1,254 households will have an upper affordability threshold price of £160,646. With an even distribution this equates to 1,115 units that could afford up to £142,828. From Table 2.8, 346 housing units will be provided up to this price, representing a shortfall of 769. This represents 28.2% of all households formed in the year 2005.

Year 2006:

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1,254 households will have an upper affordability threshold price of £172,215. With an even distribution this equates to 1,102 units that could afford up to £151,397. From Table 2.8, 346 housing units will be provided up to this price, representing a shortfall of 756. This represents 27.7% of all households formed in the year 2006.

Table 2.9 Summary of Anticipated Social & Affordable Housing Need

	2000	2001	2002	2003	2004	2005	2006
(1) Household formations	2,701	2,642	2,725	2,724	2,725	2,724	2,725
(2) No. of households meeting affordability criteria S	869	818	809	809	790	769	756
93(1)							
(3) as a % of (1)	32.2	31.0	29.7	29.7	29.0	28.2	27.7

The average percentage shortfall for the period of this strategy is therefore 29.5%

2.6 *Backlog of Social and Affordable Need*

The projections and calculations above take account of current and future need for housing. They do not include the backlog of social housing need which is set out in the waiting lists for the three local authorities whose areas are covered by this strategy. This need, in May 2001, is expressed in the housing waiting lists of the local authorities as follows:

Kildare Co. Council	2,451
Athy U.D.C.	149
Naas U.D.C.	<u>490</u>
Total	3,090

The housing requirement set out in Table 2.9 has to be increased by the backlog of social and affordable housing need.

2.6A *Building Requirement*

The total number of dwellings to be provided during the period of the strategy is calculated as follows:

No. of households to be formed	13,540
Allow for replacement of obsolete dwellings (0.75%)	1,933
Backlog of social and affordable housing	<u>3,090</u>
TOTAL	18,563

2.7 *The Private Rented Sector*

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The private rented sector clearly has a role to play in meeting the housing needs of a county. It is assumed that some of the dwellings which will be provided in response to household formation as summarised in Table 2.9 will be of this type.

Verifiable statistical data on the proportion of "householders" who rent private accommodation are not available. Private sector landlords are, however, required to register with local authorities.

Issues arising in connection with the capacity of private rented accommodation include not only rental levels, security of tenure and standards of accommodation, but extend to policy options on the role of this kind of accommodation as a factor in meeting housing need.

In light of the foregoing it is not possible to be precise about the number of households which are or could be accommodated in private rented accommodation. Nonetheless it is desirable to gather data on this area, in order to assess any impact which it might have for future housing strategies, (including the review of this document in 2003), and for the purpose of developing policies aimed at assuring flexibility in the availability of housing stock. Accordingly the Council will undertake research to assist in this process.

PART THREE

HOUSING SUPPLY

3.1 Background

This part of the strategy deals with those factors which influence housing supply and addresses the planning and management of the physical environment in the county.

3.2 Development Plans

The location, density and extent of housing in the county is regulated by statutory development plans. There are twenty-one plans for various towns and villages and these reflect an overall strategy set out in the county development plan. The current county plan was adopted in May 1999. The town and village plans were adopted at various dates from 1985 onwards. Housing supply is governed, *inter alia*, by the availability of zoned land: and a survey of the towns and villages with development plans showed that on 1 May 2001 the following was the position:

A.	Total area of land zoned for housing including that being developed But excluding that on which development is already completed: 768 hectares <i>(Includes land zoned for general development which is likely to be developed for housing)</i>	
B.	Area of land at A which zoned land which does not yet have planning permission: hectares	437
C.	Area of land at A which has planning permission, but which is not yet being developed: hectares	208
D.	Area of land at A. which is being developed: hectares	93
E.	Area of land at A. unlikely to be developed: hectares	30

3.3 Availability of Zoned Building Land

The lands described in the foregoing section do not include:

A.	Land which is proposed to be zoned as follows:	
	Kilcock	48 hectares
	Maynooth	59 hectares
	Celbridge	39 hectares
	Kill	20 hectares
	Clane	<u>36 hectares</u>
	Total	202 hectares

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This land is included in the draft development plans for the towns mentioned: there is a reasonable expectation that the plans may shortly be adopted. However, pending the adoption of these plans the land is not yet available as an approved building resource.

B. Further development plans for certain towns are at pre-draft stage, and while they may to contain additional zoning proposals, this cannot be guaranteed at present.

3.4 Capacity of Building Land

The nett position is that 437 hectares of land is already zoned but has not yet obtained planning permission, 208 hectares is zoned and has permission, and 93 hectares is being developed.

An average density of 20 units per hectare is assumed for the purpose of calculating zoned land capacity. This represents an average density spread over various settlements with zoned lands.

Accordingly, the capacity of the "available" zoned lands may be calculated as:

$$(437+208+93) \times 20 \\ = 14,760$$

From Table 2.1, it is noted that the number of additional households likely to be formed in the county during the period of the plan is 13,540, and from para. 2.6 it is seen that this should be supplemented to meet the backlog of social and affordable need. It is clear, therefore, that the available zoned land is not sufficient to meet the housing needs of the county for the period of this strategy.

It is prudent that the authorities should ensure that there is sufficient zoned land, in excess of minimum requirements:

- to ensure competition in the housing market
- to help moderate land and house prices
- to ensure flexibility and choice in the housing market

The question of zoning is proper to the review of development plans, and the issue will arise for such determination as may be warranted in association with the inclusion of this strategy in the plan.

3.5 Infrastructural Issues

Infrastructure is a major factor in housing supply. It may be considered under various headings, viz., roads, public transport, sanitary services, energy and telecommunications.

There are 2,240 kilometres of public roads in County Kildare, and the county is also favoured with more motorway than any other county in Ireland. The motorways lead to the south and west, and in particular they service the identified primary growth centre of Naas-Newbridge-Kilcullen, and the north-eastern part of the county. The

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secondary growth centres of Kildare and Monasterevin are to benefit from motorway by-passes within the lifetime of the current county development plan. The secondary growth centre of Athy is served by the N78 national route. In addition to existing roads, it is common practice to require developers to participate in the construction of local roads to serve housing estates. In the case of some towns, notably Naas, Newbridge, Celbridge, Maynooth and Athy, there is an increasingly pressing need to deal with congestion through traffic management schemes, relief roads and other improvements. These kind of infrastructural improvements are essential to accommodate the anticipated housing growth in the county. Subject to the foregoing, there appears to be no significant roads-related obstacle to housing construction.

The primary growth centre is particularly well served by public transport, having a commuter and mainline rail service to complement frequently used bus routes. The services to the southern and western parts of the county are also improving, and again no major obstacle is envisaged.

Sanitary services are being expanded with capacity increases in the major sewage treatment plants at Osberstown and Leixlip, the replacement or improvement of a number of minor treatment plants, and the development of indigenous water supplies based on groundwater sources in West Kildare and the River Barrow. Development of the Osberstown plant is essential in the context of the significance of the River Liffey and the primary growth centre of Naas-Newbridge-Kilcullen identified in the county development plan and in the strategic planning guidelines for the greater Dublin Area. The early completion of the foregoing schemes is essential in allowing flexibility and efficiency. The assimilative capacity of watercourses, especially that of the River Liffey, is a factor of particular significance; and it is necessary to ensure that during the period of this plan and beyond such a requirement does not constitute a constraint on housing development.

Energy and telecommunications systems are not part of the infrastructures developed by the local authority. However, the capacity of these systems is taken into account in development planning. It is understood that additional generating capacity is required for electricity and that expanded networks will be required to accommodate the huge increases in telecommunications traffic which have been a feature of recent years. Both these issues are being addressed by their respective controlling agencies. There is no indication that there will be a lack of capacity in either system to the extent that house building will have to be limited to a level below that required for the needs of the county. The natural gas infrastructure is being expanded, albeit for the delivery of fuel from new sources, but again there appears to be no cause for concern as to capacity for the county's needs within the lifetime of the county development plan.

3.5 *Other Support Services*

The following support services are normally considered necessary for housing development systems: - other waste disposal, libraries, amenity and recreational facilities, childcare, education, police stations, shops and churches.

The County Council is pursuing a policy of limiting waste by reduction and recycling and a number of initiatives are under way in that regard. For waste that cannot be

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disposed of by these means, a new residual landfill facility is being selected and will be brought into service during the lifetime of the county development plan.

The county has sixteen public libraries. These will serve their respective population centres, while the mobile library will operate in smaller settlements. A new arts centre and library headquarters is being completed at Newbridge and will provide social, educational and recreational support services for the entire county.

The development of amenity and recreational facilities will be encouraged and or required in association with the growth of housing, and this can be supplemented by the County Council's programme for financial aid to sport and leisure groups.

The Council recognises the growing importance of childcare facilities, and is developing strategy options in this area with a view to their inclusion in the county development plan and their incorporation into planning permissions for housing.

The provision of education and policing facilities are matters for the Departments of Education and Justice respectively. These facilities are normally provided as the need arises.

Similarly, shops and churches are usually provided when the need arises. There has been some tendency towards out-of-town shopping, based around the established reputation of certain centres and increasing mobility of customers. Regulations to control the size of retail outlets may combine with the growth of some centres to encourage the development of more locally-based shopping, even if only for convenience goods. The local authority policies of promoting sustainable development and matching housing to employment and facilities will also be helpful in encouraging local shopping. The provision of shopping outlets will also be influenced by the new retail strategy which will require to be incorporated into the development plan.

While several of the infrastructures and support services which are necessary for good housing development are outside the remit of local authorities the Councils will work in partnership with the agencies concerned to facilitate their provision in a timely and appropriate manner. However the pace of development in infrastructures including the provision of associated capital funding, needs to be maintained in order to assure capacity in house building not just during the period up 2005, but beyond it.

3.6 Land Market Issues

Land must be brought to market or be already in the ownership of developers if housing is to be provided. While this issue is not entirely within the control of the local authority, a number of strategies can be assessed and implemented at development plan stage to ensure a reasonable prospect of development during the currency of the plan. Furthermore the local authority can itself acquire land for housing either by agreement or compulsorily, provided sufficient funding is available. In addition, Part V of the Planning and Development Act 2000 provides for transfer of some lands to local authorities for social and affordable housing, a matter which is also dealt with in this strategy.

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Land prices are, at present, regulated by market forces. The new procedures under the Planning and Development Act, can influence this, and it may be noted from Part 1, that there is a need for greater affordability.

3.7 Construction Capacity

The capacity of the construction industry to produce houses is critical to the success of any housing strategy. Estimated house completions in County Kildare for the year 2000 showed a slight decrease over the previous year (2,339 as against 2419). This diverges from the forecasts of higher rates of household formation as set out in Part 1. Apart from the ability of the construction industry to carry out building works, the overall capacity will also be influenced by other factors including labour supply, availability of funding, market performance, the general economic climate and the other issues mentioned under points 3.1 to 3.6 above.

3.8 Planning Permissions

The Council recognises that development of land for housing is of such importance that planning permissions for significant housing proposals should not be unduly delayed. The Council has therefore adopted a policy of ensuring that such proposals receive appropriate and timely attention in order to ensure a steady supply of housing for the needs of the community.

3.9 Development Pressure

There is considerable pressure for development in some parts of County Kildare, arising from local economic success, access to Dublin and relatively lower housing costs than in the capital. There is no indication that this will change significantly during the currency of this strategy. The county development plan includes the following policy aims:

- To ensure sufficient and suitably located land is allocated to satisfy development needs within the period of the plan and in accordance with a strategy to ensure the balanced development of the county (*para 2.2*)
- To create conditions conducive to economic expansion, expansion, environmental enhancement and social cohesion (*ibid.*)
- To promote the southward move of development within the county, to redirect pressures from the north-east and to encourage the spread of development through the towns of the centre to the west, north-west and south of the county (*para 2.5*).

The latter aim is consistent with the objectives for primary and secondary growth centres as set out in the strategic planning guidelines for the Greater Dublin Area, published by the Department of the Environment and Local Government in 1999. Both the guidelines and the development plan have implications for the spatial distribution of housing and other development in the county.

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3.10 *Spatial Distribution of Housing*

The spatial distribution of all development, including housing is a matter proper to the review of the county development plan. This strategy will not therefore include definitive or unalterable statements on the location of housing. However, some indication of the likely future position may be inferred from the third of the above-cited extracts from the development plan and the overall thrust of the strategic planning guidelines. It is likely therefore that the major transport corridors along the N7, M7, M9, N78, and M4 routes together with their "parallel" rail links and the designated primary and secondary growth centres identified in the guidelines will be very significant in attracting the greater part of the anticipated housing growth.

It is appropriate that the role of housing in rejuvenating small local settlements should be recognised by distribution of some housing to those areas, as identified in the County Development Plan.

3.11 *Design and Construction Standards*

Good standards of design and construction are critical to the success of a housing strategy. The Council will continue to foster good standards through the planning process and through the design of its own houses. These standards will include not only the design and construction of individual dwellings, but will also address issues of layout and integration of housing into existing communities.

The density of housing should be appropriate to its location with higher densities in town centres and lower rates in other locations. Due regard should be had to the need to assure quality of life in the accommodation thus provided.

PART 4

SOCIAL AND AFFORDABLE HOUSING

4.1 Local Authority and Voluntary Housing Programmes

The local authorities in County Kildare are engaged in multi-annual programmes for the provision of housing. The programmes provide for the construction of dwellings as follows:

	2000	2001	2002	2003	Totals
Co. Council	66	426	212	182	886
Athy U.D.C.			40	30	70
Naas U.D.C.		63		66	129
Totals	66	489	252	278	1,085

In addition to the above the following units are proposed to be provided by the local authorities:

Voluntary housing - 330 units
Traveller accommodation - 58 units
TOTAL: 388 units

The above proposals cover the period to 2003 and do not take account of anticipated growth in the voluntary sector within that term. This growth is estimated to accommodate a further 150 units.

The total anticipated provision under these headings in the period 2001-2003 is therefore:

$$489 + 252 + 278 + 388 + 150 = 1,557 \text{ units.}$$

It is not possible to predict the provision of dwellings for the years 2004 and 2005, as the start allocation for those years has not yet been determined. However, it is reasonable to project continuation of the average outturn for 2001-2003. On this basis the figures for 2004 and 2005 would be 525 for each year.

The total projected provision under these headings for the period 2001 to 2005 would, therefore, be 2,607 units, equivalent to 19.3% of the total of 13,540 household formations anticipated in the county over the same period. It must be noted that this figure is based on assumptions of growth in the voluntary sector and on continuation of start allocations at current levels. There is however nothing to indicate that such assumptions are invalid.

4.2 Balance between Social and Affordable Housing

The statutory maximum amount of land ordinarily envisaged for transfer to local authorities, for the provision of social and affordable housing under Part V of the Planning and Development Act is 20%. As the figure for social housing is of the order of 19%, the issue of balance arises. The issue has implications for social

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integration, elimination of disadvantage, accommodation of special needs and operation of the housing market.

An analysis of the housing waiting list indicates an average annual inflow of applicants of the order of 655. Of this, an average of 340 is expected to be accommodated under the multi-annual housing programme, leaving a nett requirement of 315 per annum, or 1,575 over the period of this strategy. The total number of new household formations in the same period is projected at 13,540, of which 3,995 have been identified as having affordability problems: (ref. Table 2.9 – row 2). Accordingly, 39% of the households with affordability problems are likely to enter the local authority waiting lists and this is the percentage of the lands transferable under Part V of the Act which should be assigned to social housing, leaving a balance of 61% for affordable housing.

From Table 2.7, it is seen that the statutory maximum of 20% is exceeded for each year of the strategy, and accordingly the portions of total lands to be assigned under pursuant to Part V should be:

Social housing	39% of 20% = 7.8%, say 8%
Affordable housing	61% of 20% = 12.2%, say 12%

4.3 *Transfer of Lands to Local Authorities*

It should be noted that the Act gives local authorities power to accept contributions towards meeting social and affordable housing need other than in the form of land for the development of housing in these sectors. The local authorities recognise that local circumstances, such as house types, housing requirements in the area, existing and planned distribution of housing, density issues, etc. may require to be taken into account in assessing the arrangements for transfer of lands pursuant to Part V of the Act. The local authorities will consider these as the need arises, but the requirement set out in the immediately preceding paragraph will be the fundamental principle governing this area.

In operating this strategy the local authorities will seek, as a preferred option, that housing to be built on transferable lands be provided by the developer, in order to:

- Ensure the fullest achievable degree of social integration
- Assure complete and efficient development of building sites
 - Facilitate the implementation of policy in regard to social and affordable housing.

Where agreement cannot be reached in this regard the authorities will exercise such options as they consider appropriate to achieve the transfer of lands and implementation of this strategy.

In any case where, as a condition of planning permission, the local authorities agree to accept or stipulate the payment of contributions towards meeting social and affordable housing need in lieu of the transfer of land, the funds so acquired shall be treated in accordance with Section 96 of the Act which provides that they shall be kept in a separate account and shall be applied as capital for the authorities' functions under Part V of the Act or for their functions as housing authorities.

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In particular it might be noted that some housing, including accommodation let to students, dwellings for elderly persons or other classes of people who have special needs may be deserving of special consideration and the local authorities will consider the development of policies to take account of this.

4.4 *Spatial Distribution of Social and Affordable Housing*

The housing waiting lists for the local authorities show a wide range of preferences as to choice of dwelling place. In the case of the County Council the most popular choices are Newbridge, Celbridge, Leixlip, Kildare, Maynooth, Rathcoffey, Monasterevin, Clane, Sallins and Ballymore Eustace. Of these, only the first five have applications numbering above 100. The general position, therefore, is that the choices being exercised by applicants are not widely at variance with the provisions of the county development plan, although there are anomalies in the case of one or two relatively small settlements. In Naas and Athy, the choice is confined to the towns concerned.

While it is the policy of the County Council to accommodate people as far as possible in the areas of their choice, the following constraints apply:

- Development must generally take place in accordance with the provisions of the county development plan
- Selection of housing sites will to some extent be determined by where land is available
- As with all housing, site selection, should take account of sustainable development requirements.

4.5 *Existing Local Authority Housing*

Local authorities are required to evaluate their housing stock from time to time. This process leads to replacement of dwellings as required. Ordinarily this is done as part of on-going maintenance operations, and the local authorities will continue to monitor the condition of public sector housing in their area to ensure continued viability and preservation of living standards. Remedial works projects have already been implemented in the county and these initiatives will continue as necessary and as resources permit.

That portion of the current stock of local authority housing dating from before 1983, is in need of renovation valued at approximately £6 million, (estimated at 1998 prices). This relates to one-off essential repairs – maintenance required annually and refurbishment to 2001 standards. The local authorities would have serious difficulty in financing expenditure of this magnitude and it will be necessary in association with the Department of the Environment and Local Government to make some special arrangements in relation to carrying out the works over an agreed period of time.

4.6 *Ensuring Supply of Social Housing*

It is the intention of the local authorities to ensure that insofar as resources allow, the need for social housing in the county is met as fully as possible. To this end the local authorities will continually monitor the arrangements for provision of such housing and will seek to

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expedite them where possible. This may include provision of housing on a "turnkey" basis or the making of other similar arrangements with developers.

The local authorities will also ensure as far as possible that adequate serviced land is available for the construction of local authority and voluntary housing.

4.7 Meeting Special Needs

The circumstances and requirements of local authority housing applicants vary widely. In particular there are special needs for the homeless, the physically and mentally disabled and elderly people. The local authorities' housing programmes are structured to take account of that need, and this is reflected in house location, design and allocation.

The local authorities also participate in voluntary housing initiatives as a way of responding to the needs of people who are to some extent in a position to meet their own requirements.

Household composition is a consideration in designing and selecting local authority housing. The local authorities have analysed the household composition of applicants, and will endeavour to meet their requirements insofar as possible. The household compositions are summarised as follows:

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Household Type	County Council (%)	Naas U.D.C. (%)	Athy U.D.C. (%)
Single persons without children	20	19	20
Couples without children	8	4	10
Couples with 1 child	9	10	6
Couples with 2 children	8	3	3
Couples with 3 or more children	9	13	8
Lone parents with 1 child	26	25	38
Lone parents with 2 children	13	13	10
Lone parents with 3 or more children	7	13	5

It is also proposed to address special needs through the following actions:

- Working with organisations serving people with disabilities to ascertain how the local authorities' programmes can best meet their needs and putting an appropriate response in place
- Disseminating comprehensive public information about housing entitlements and initiatives following the final adoption of this strategy.
- Continuing to provide accommodation for the elderly
- Continuing to provide accommodation for people who are living in unfit and or overcrowded accommodation, and or who are sharing accommodation with people who have a reasonable requirement for separate accommodation.
- Providing, insofar as resources permit, accommodation for young persons leaving institutional care or who are without family accommodation
- Continuing to provide for accommodation persons who are handicapped
- Continuing to provide accommodation to those who are in need of it for medical or compassionate reasons
- Continuing to provide accommodation for people who are in the opinion of the authorities not reasonably able to meet the cost of the accommodation which they are occupying or to obtain suitable alternative accommodation
- Continuing to participate in the Forum on Homelessness and to develop policies to cater for homeless people and to provide accommodation for them
- Continuing to implement the traveller accommodation programme, adopted in 2000, and to consult with interest groups in this area
- Continuing to foster the development of voluntary housing organisations and initiatives and supporting the work of those organisations in the county
- Assigning lands for the development of affordable housing and promoting initiatives in this area.

The actions and initiatives described in the immediately preceding paragraph will be undertaken by the authorities insofar as resources permit; and in any case where there is no specific programme for the accommodation of any class of person, need will be met on the basis of response to local circumstances.

Without prejudice to the foregoing the authorities note the requirement for social and

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affordable housing as indicated in Row 2 of Table 2.9 above.

4.8 *Local Authority Land Banks*

Housing lands in the ownership of the three authorities covered by this strategy were surveyed at 31 May 2001, and found to contain a total of 118 hectares. This figure includes lands on which housing was being developed at the time of the survey.

It may be noted by reference to para 2.6 that the capacity of the land banks is less than that necessary to deal with the backlog of social and affordable housing in the county. Consequently all of each land bank will be required to meet need in this area, and additional land will need to be acquired.

4.9 *Continuation of Existing Housing Policies*

The local authorities already have policies in place to provide for good management of their housing stock, to combat social segregation and to ensure fairness in letting houses. Subject to the overall control of the elected members of the authorities, these policies will be continued in existence and will inform the actions of the authorities for period of this strategy.

The authorities believe that quality design should be a fundamental part of housing policy. To this end they will continue to develop design standards to cater for:

- Inclusiveness to ensure that disadvantaged people are not marginalised
- Implementation of existing policies aimed at counteracting social segregation and estate

management: this will apply to both public and private sector housing

- Amenity

The development and implementation of these standards will be subject to:

- Availability of resources (land and finance)
- Approval of design standards by the Department of the Environment and Local Government
- The overall control of the elected members of the authorities.

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