



CHAPTER 6

Rural Housing Strategy

6 RURAL HOUSING STRATEGY

6.1 Background

County Kildare has seen an unprecedented level of population growth in recent years. This has put increased pressure on rural areas within the county. Accommodating this growth has placed increased demands on the physical, environmental, natural resources and the heritage of the county. The Council acknowledges the need to manage rural population growth in a way that protects the resources of the county and allows rural settlements to grow and develop in an appropriate manner. It recognises and values the needs of our people living and working in rural areas and the contribution they make to community life.

Section 10(3) of the Planning and Development Act 2000-2004 provides that a development plan may indicate objectives for any of the purposes referred to in the First Schedule of the Act and many of these are also of direct relevance to the consideration of housing proposals in rural areas. Examples in this regard include:

- Promoting sustainable settlement and transportation strategies in urban and rural areas.
- Preserving the quality and character of urban or rural areas.
- Protecting and preserving the quality of the environment including the prevention, limitation elimination, abatement or reduction of environmental pollution and the protection of waters, groundwater, the seashore and the atmosphere.
- Protecting features of the landscape and areas of major importance for wild fauna and flora.
- Preserving the character of the landscape, including views and prospects, together with the amenities of places and features of natural beauty or interest.

The focus of the rural strategy as outlined in this plan is based on the principles outlined above. These have been informed by the National Spatial Strategy, the Guidelines on Sustainable Rural Housing and the Regional Planning Guidelines.

6.2 Goal

To encourage the sustainable development of rural communities without compromising the physical, environmental, natural and heritage resources of the County.

6.3 Objectives

- (1) To promote the sustainable development of rural settlements.
- (2) To ensure that the planning system guides development to the appropriate locations in rural areas thereby protecting natural and man-made assets in those areas.
- (3) To support development needed to sustain and renew established rural communities.
- (4) To facilitate the needs of our people living or working in rural areas.
- (5) To facilitate the provision of community, educational, social and recreational facilities in conjunction with housing development.

- (6) To manage pressure for overspill development from urban areas in the rural areas closest to large towns within the County.

6.4 Policy Statements - General

It is the policy of the Council:

- RG 1** To protect the physical, environmental, natural and heritage resources of the County.
- RG 2** To implement policies in relation to rural settlements and rural areas generally that meet the needs of the indigenous rural population.
- RG 3** To facilitate the provision of broadband and similar infrastructure in rural areas so as to encourage ICT and create opportunities for teleworking.
- RG 4** To facilitate farm diversification and encourage the sustainable development of alternative rural enterprises and the conversion of redundant farm buildings of vernacular importance for appropriate family-run enterprises.
- RG 5** To monitor the trends and take-up of housing in rural areas during the period of this Development Plan.
- RG 6** To protect the landscape of the county from inappropriate development in accordance with the Kildare Rural Design and Development Guidelines as set out in Volume 2 of this Development Plan.
- RG 7** To secure balanced rural development through the provision of social and affordable housing in designated settlement areas.

6.5 Development Policy Areas

The settlement strategy of Kildare County Council identifies two separate Policy Areas within County Kildare as follows:

A. One-off rural housing:	Referring to housing outside of the identified development boundaries of any of the rural settlements listed below and on any unzoned land throughout the county.
B. Rural Settlements:	Referring to villages in rural areas of a smaller scale than those with local area plans. These areas generally have maintained a very distinctive rural identity.

It is recognised that Kildare has a long tradition of people living in rural areas. It is the Council's intention to support this in a way that is sustainable and positive regarding the needs of our people living and working in rural areas.



6.6 (A) One-off Housing in the countryside

The council recognises and supports two major types of demand for one-off housing in rural areas where a genuine housing need has been demonstrated as follows:

- Housing necessary for those who are indigenous or established members of the rural community.
- Housing necessary for those whose employment is intrinsically linked to a rural resource based activity, which requires them to live in the immediate vicinity of their employment.

It is important to note however, that such development must ensure that the development of rural areas takes place in a way that is compatible with the protection of key economic, environmental, natural and heritage assets such as the road network, water quality, important landscapes, habitats and the built heritage.

It is also recognised that there is a strong demand for one-off housing in rural areas by people living and working in urban areas both within and outside the county and for speculative development. The resources of the county are limited and it is considered that the capacity of the county to absorb additional one-off housing for these categories is not sustainable and is fundamentally at odds with the common good. The focus of the rural strategy is to facilitate the legitimate needs of native rural Kildare people and those who, by their occupation or employment, can make a significant contribution to community life in the county.

6.6.1 Objectives

- (1) To ensure that development of rural areas takes place in a way that is compatible with the protection of key economic, environmental, natural and cultural heritage assets.
- (2) To focus development of one-off housing in the rural countryside in appropriate locations and to identify categories of applicants in order to promote and facilitate the development and consolidation of the rural settlements and towns identified in this plan.
- (3) To support the sustainable development of rural areas in economic, social and environmental terms in a way that supports the rural economy and rural communities.
- (4) To retain the identity of towns and rural settlements and to ensure the orderly development of newly developing areas on the edges of towns and settlements by resisting urban sprawl, haphazard and piecemeal development and ribbon development in the rural countryside.

6.6.2 Policy Statement

It is the policy of the Council:

- RH 1** To focus the provision of one-off housing in the rural countryside to the category of 'local need', outlined below, subject to compliance with normal planning criteria. Applicants must comply with normal siting and design considerations and one of the following criteria outlined in Schedule 6.1 below.

Schedule 6.1

Local Need is defined in the following categories	
1	Persons whose primary employment is in farming, who wish to build on their own holding and who can demonstrate that they have been engaged in farming for over five years.
2	Persons whose full time employment is in the bloodstock industry, forestry or horticulture and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment and that they have been engaged in this form of employment for a period of over five years.
3	Persons who have grown up in, or who have spent substantial periods of their lives (c.12 years) living in, rural areas in Kildare as members of the rural community and who seek to build near their family residence and who currently live in the area.
4	Persons who have grown up in, or who have spent substantial periods of their lives (c.12 years) living in, rural areas in Kildare as members of the rural community who have left the area but now wish to return to reside near other immediate family members or to care for elderly immediate family members. Immediate family members are defined as mother, father, brother, sister, son, daughter or guardian.
5	Persons who have been in employment in an occupation essential for the rural community and/or economy for five continuous years, where their employment is located within five km of the site, where a genuine need to reside in proximity to their employment can be established, and who have not yet been granted permission for a rural dwelling.

RH 2 That in all cases, applicants must be able to demonstrate that they comply with one of the categories 1-5 outlined in schedule 6.1.

RH 3 That the consideration of individual sites will be subject to normal siting and design considerations including the following:

- The location and design of new dwellings shall take account of and integrate appropriately with its physical surroundings and other aspects of the natural and cultural heritage. Development shall be in accordance with the Kildare Rural Design and Development Guidelines contained in Volume 2 of this development plan.
- Particular care shall be taken to protect those features that contribute to local attractiveness, including:
 - (a) the pattern of landscape features (landcover, habitats, trees);
 - (b) historic and archaeological landscapes;

- (c) water bodies; and
 - (d) ridges, skylines, topographical features, geological features, and important views and prospects. [Regard should be had to chapters 18 and 19].
 - That the capacity of the area to absorb further development, In particular, the following factors will be examined:
 - (a) the degree of existing ribbon development in the area;
 - (b) the degree of existing haphazard or piecemeal development in the area;
 - (c) the degree of existing development on the original landholding; and
 - (d) the degree to which applications previously granted on the original landholding have been retained in family ownership.
 - Any proposed vehicular access must not endanger public safety by giving rise to traffic hazard. The Planning Authority will take account of relevant considerations such as traffic levels, typical vehicle speeds and plans for re-alignment.
 - Housing in unserviced areas and any on-site wastewater disposal systems shall be designed, located and maintained in a way which protects water quality.
 - The Council encourages the preservation of mature trees and/ or substantial hedgerow as per chapter 15 “Development Control Standards.”
- RH 4 That notwithstanding the applicant’s compliance with the Rural Housing Policy, where there is a history of development on the landholding through the speculative sale of sites, permission may be refused.
- RH 5 That all planning permissions granted for rural housing on unzoned land shall be subject to an occupancy condition, pursuant to Section 47 of the Planning and Development Act 2000-2004, restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 5 years from the date of first occupation.
- RH 6 That applicants must be able to demonstrate that they are seeking to build their first home in a rural area in Kildare for their own full time occupation and that they have not been previously granted permission for a one-off rural dwelling in Kildare but have sold this dwelling or site on to an unrelated third party.
- RH 7 That documentary evidence of compliance with the rural housing policy must be submitted as part of the planning application. In areas under a strong urban influence in particular, a very clear case must be made to the Planning Authority to demonstrate compliance with the rural housing policy.
- RH 8 To recognise that exceptional health circumstances, supported by relevant documentation from a registered medical practitioner and a disability organisation, may require a person to live in a particular environment or close to family support, subject to the site complying with environmental, traffic, and normal siting and design

considerations. All planning permissions for housing granted on unzoned land shall be subject to an occupancy condition, as set out in policy RS 3 of the Plan, in accordance with DoEHLG Sustainable Rural Housing Guidelines for Planning Authorities, 2005.

- RH 9** It is recognised that piecemeal and haphazard development of rural areas close to large urban centres and settlements can cause problems as these centres grow in relation to:
- (a) the orderly and efficient development of newly developing areas on the edges of cities and towns;
 - (b) obstructing alignments for the future provision of infrastructure such as roads and electricity lines; and
 - (c) undermining the viability of urban public transport because of low densities.

Development of this kind will therefore be strictly controlled.

- RH 10** Ribbon development means frontage development along a road and is defined as five or more houses alongside 250 metres of road frontage. It is undesirable because it creates numerous accesses onto traffic routes, sterilises backlands, landlocks farmland, creates servicing problems (eg water supply, drainage, footpaths and street lighting etc, and intrudes on public views of the rural setting.)
- Development of this kind will be discouraged.

The Planning Authority will assess whether a given proposal will exacerbate such ribbon development, having regard to the following:

- the type of rural area and circumstances of the applicant;
- the degree to which the proposal might be considered infill development;
- the degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development; and
- local circumstances, including the planning history of the area and development pressures.

- RH 11** That in the event that a landowner requires more than one site under the Local Need category, the provision of a cluster form of development appropriately set back into the landscape from a public road will be encouraged in lieu of a dispersed or linear form of development. Each case will be assessed on its merits having regard to natural environment and sustainable development principles.



RH 12 In order to avoid the premature obsolescence of identified regional roads (see section 3.1.4.4 policy RR1, page 41) through the creation of excessive levels of individual entrances and to secure the recent investment in non-national roads, it is the policy to restrict new accesses for one-off dwellings onto regional roads where the 100km per hour speed limit currently applies (proposed to be changed to 80km per hour).

Exceptions will be considered on their merits in the following circumstances:

- For those who comply with Policy 6.6.2 RH 1, page 84 and cannot provide access onto a nearby county road and therefore need to access a Regional Road. In this instance the applicant will only be permitted to maximise the potential of an existing entrance.
- The onus shall be on the applicant to demonstrate that they have no other access or suitable sites within their landholding.
- Where an existing dwelling is demolished and is replaced with a new dwelling.

6.6.3 Refurbishment of Existing Dwellings

It is the policy of the Council:

RH 13 To promote the reuse and sensitive restoration of existing dwellings provided that such dwellings are habitable. The applicants or proposed occupants will not be required to comply with local need criteria identified in 6.6.2 RH 1. Normal planning considerations as outlined above will be taken into consideration. In circumstances where a dwelling house exists and is habitable, the Council will encourage the appropriate refurbishment subject to the scale, character and design of the refurbishment being appropriate to the character of the area and existing development in the vicinity.

6.6.4 Replacement of Existing Dwellings

It is the policy of the Council:

RH 14 In certain circumstances where a dwelling house exists and is habitable the Council will accept replacement of a dwelling subject to the following:

- (a) The structure must last have been used as a dwelling and the internal and external walls and roof must be intact.
- (b) A report from a suitably qualified competent person shall be submitted to verify that the dwelling is habitable but that replacement of the dwelling is the most sustainable option.
- (c) Documentary evidence of the most recent date of occupation should be submitted with the application.

- (d) The scale, character and design of the proposed replacement house shall be appropriate to the character of the area and existing development in the vicinity.
- (e) Normally a condition to demolish the existing dwelling shall be included in any grant of permission in the interests of visual amenity and to control the number of one-off dwellings in the rural countryside.

The applicants or proposed occupants will not be required to comply with local need criteria identified in 6.6.2 RH 1. Normal planning considerations as outlined above will be taken into consideration.

6.6.5 Derelict Dwellings

It is the policy of the Council:

RH 15 That in circumstances where a dwelling house is derelict, the Planning Authority will encourage its sensitive replacement as an alternative to the construction of a one-off dwelling elsewhere in the rural countryside. The proposed occupant shall comply with the rural housing policy for local need, identified in 6.6.2 Policy RH 1, and shall use the dwelling for their own occupation and not for resale.

6.6.6 Holiday Homes

It is the policy of the Council:

RH 16 That the Planning Authority recognises that well located and appropriately scaled holiday home development can act as a revitalising force, in economic terms. However, it is recognised that holiday home development can also have adverse effects on affordability for permanent rural dwellers. In responding to holiday home development it is the function of this Development Plan to strike an appropriate balance between demand for such development and channelling such development to the locations that can best accommodate the development. It is the policy of the Planning Authority that one-off rural housing development or cluster development on green field sites in the rural countryside is generally not considered to be an appropriate form of development for tourist accommodation. However it is recognised that some tourist development, by its nature, requires a rural location as follows:

- (a) Consideration will be given to the re-use of redundant farm buildings of vernacular importance for owner run agri-tourism enterprises. It is normally a condition of permission that housing associated with agri-tourism enterprises should be retained within the ownership of the complex and shall not be sold.
- (b) Housing for tourists at golf courses, established equestrian centres, or as part of a major integrated tourism development proposal is only acceptable in the rural countryside in exceptional circumstances where the proposal is of such strategic significance that it is of benefit on a county, regional or national scale.

In such circumstances all housing should be retained within the ownership of the complex and shall not be sold.

- (c) All planning permissions granted for holiday home and tourist development on unzoned lands shall be subject to an agreement pursuant to Section 47 of the Planning and Development Act 2000 prohibiting the sale of individual units.

6.7 (B) Rural Settlements

The Council will seek to encourage small-scale housing development in rural settlements in order to cater for the categories of local need and local growth. In recent years, large-scale housing development has occurred in some rural settlements. In many cases, the types of housing built were suburban in style, large in scale and floor area and were unaffordable to members of the local rural community. This has led to increased pressure for one-off houses in areas outside these rural villages. It is an aim of this policy to address these issues in addition to providing housing to serve both the local need and local growth categories as indicated in the various themes. It is also an aim to make the housing available in rural settlements an attractive and affordable option.

Identified settlements have been grouped into four categories - *Consolidation, Strengthening, Revitalisation and Rural Nodes* – according to the (1) size of the settlement, (2) existing community, (3) infrastructural facilities, and (4) development that has taken place to date. Having taken these factors into account, future expansion of the settlements in identified categories can accommodate development for Local Need and Local Growth to varying degrees. Policy boundaries have been indicated for the settlements under the themes of *Consolidation, Strengthening and Revitalisation* as identified in policy 6.7.2 RS 2, page 92. The policy boundaries for these settlements are set out in chapter 6 of this Development Plan.

It is important to note that the village boundaries as shown in chapter 6 are policy boundaries and are designated as objectives under the provisions of section 10(2)(e)(h) and (1) of the Planning and Development Act 2000-2004 and should not be construed as 'zoned lands' under the provisions of the Planning and Development Act 2000-2004, Section 10(2)(a).

6.7.1 Objectives

- (1) To ensure that housing development in rural settlements meets the criteria identified for local need and local growth categories.
- (2) To create self-sufficient settlement centres where locally available employment and services enable people to live and work locally thus facilitating community cohesion.
- (3) To maintain and build on the identity, attractiveness and sense of place in all rural settlements.

- (4) To promote affordable housing options available in rural settlements by ensuring that a choice of housing designs and sizes is available to cater for local need and local growth categories.
- (5) To seek the provision of physical, social and community infrastructure including employment opportunities and educational facilities in conjunction with new housing development.
- (6) To promote and facilitate appropriate scaled tourism development in Rural Settlements.

6.7.2 Policy Statements - Rural Settlements

It is the policy of the Council:

- RS 1** To focus the provision of housing in the rural settlements on the categories of 'local growth' and 'local need' set out as follows subject to normal planning criteria. This policy should be considered in conjunction with Policy 6.7.2 RS 2. Applicants must comply with one of the following criteria in schedule 6.2.

Schedule 6.2

Local Growth is defined as including the following:	
1	Persons whose employment provides a service to the local rural community or persons whose employment is intrinsically linked to the local rural community but whose employment does not require them to live in a specific site in a rural area.
2	Persons who have immediate or extended family members living in a rural area (either rural settlement or one-off dwelling in the rural countryside) within 10km of the site and who can demonstrate that their employment is within County Kildare or otherwise within 10km of the Kildare boundary for those settlements close to the Kildare boundary.
3	Persons who have grown up or who have spent substantial periods of their lives (circa 12 years) living in rural areas as members of the established rural community within 10km of the village, who have left the area but now wish to return but no longer have immediate family members living in the rural area.
4	Persons who have been living and/or working in Kildare for at least five years prior to first occupation of the house.
5	Tourist Related Housing.

Local Need is defined as including the following:

Local need is in accordance with the criteria previously outlined in section 6.6.2 RH 1 schedule 6.1, page 85.

RS 2 Rural Settlements Policy Themes:

A number of policy themes have been identified for the rural settlements as follows:

Theme - Consolidation: Villages in this category have experienced significant levels of growth in recent years. In many cases, this growth was urban generated and the size and scale of the houses built in these villages did not reflect the needs of the first time home owner from the local community. Having regard to the scale and rapid pace of growth in recent years, it is considered that the capacity of these villages to absorb further growth is very limited. It is an objective that new housing shall be predominantly for the local need category, who have not benefited to date from the development that has occurred in these communities, and only limited facilitation of the local growth category will be considered.

Theme - Strengthening: Villages in this category have experienced some growth in recent years. It is considered that they have the capacity to accommodate limited growth having regard to the availability of adequate social infrastructure. Similarly, in this context, the local need category has not benefited from the development that has occurred in these communities. As such, whilst there is an intention to accommodate both local need and local growth categories, there is equal emphasis on the provision of housing for local need and local growth.

Theme - Revitalisation: Villages in this category have experienced reduced levels of growth in recent years and have limited social and community facilities. Population growth will be encouraged to ensure a critical mass to enable investment in social and physical infrastructure. In this regard, the intention is to accommodate both local need and local growth categories, with a particular emphasis on local growth in order to attract sufficient population levels to promote efficiency in the use of services, infrastructure, energy, transport and natural resources and to sustain and renew these communities.

Theme - Rural Nodes: These areas are smaller than the other categories listed above. Typically community facilities such as post offices, schools, shops, footpaths, public lighting, sport facilities, multiple housing schemes and employment opportunities etc. are very limited. As such it is an objective that all new development shall be for local need.

Table 6.1 Settlement Categories

Policy Theme	Settlements
Consolidation	Kildangan, Johnstown Bridge, Caragh, Robertstown, Kilmeague, Narraghmore, Cutbush, Twomilehouse, Calverstown, Cooleragh / Coill Dubh.
Strengthening	Kilmead, Rathmore/ Eadestown, Ballyshannon, Brownstown, Ardclough, Rathcoffey, Staplestown, Kilberry, Maganey/Levitstown, Broadford, Nurney, Newtown, Kilshanchoe, Tirmoghan, Allen, Brannockstown, Milltown, Suncroft, Timahoe.
Revitalisation	Maddenstown, Ballyroe, Kilkea, Carbury, Clogherinka, Cadamstown, Moyvalley, Lackagh/Mountrice.
Rural nodes	Ellistown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin, Killina.

It is the policy of the Council:

- RS 3** That all planning permissions granted for housing on unzoned land shall be subject to an occupancy condition, pursuant to Section 47 of the Planning and Development Act 2000-2004, restricting the use of the dwelling to the applicant and their family, as a place of permanent residence. The period of occupancy will be limited to a period of five years from the date of first occupation.
- RS 4** That housing in rural villages should avoid the monotony of urban sprawl. Suburban type developments will be strongly resisted. The setting of many of the settlements is rich and varied and regard should be had to local materials and local styles. The unique character, vernacular style, and special setting of many of the settlements means that the capacity to absorb large-scale developments is limited. The developer must have regard to the characteristics of the local setting and aim to create a sense of place and identity in any proposed development. All new development shall enhance the local setting and create attractive places to be live, work and take leisure. Development shall be in accordance with the 'Kildare Rural Design Guidelines' contained in Volume 2 of this Development Plan.
- RS 5** To prepare Village Design Statements for settlements during the life of the plan within the Consolidation, Strengthening and Revitalisation categories (Table 6.1)
- RS 6** When substantial development is proposed for a settlement, this shall be considered having regard to the availability of, or proposals for, the provision of any recreational, community, or other facilities required in the area as identified by the Council.

- RS 7** That a mix of housing is desirable to cater for all sections of the community and ages. There is a particular emphasis on affordability to ensure that local people are not disadvantaged.
- RS 8** That a Local Area Plan for both Twomile House and Milltown shall be prepared in accordance with section 19 of the Planning and Development Act 2000-2004. Until this plan is adopted development will be assessed on the basis of policy contained in chapter 6.
- RS 9** To ensure that growth in rural villages shall be restricted to local need and local growth categories. When submitting an application for any substantial development, the developer shall provide for a housing mix that will satisfy the local need and local growth requirements and shall outline a clear case for the approach taken. At pre-planning stage, the developer shall seek the advice of the Planning Authority as to whether the number proposed is substantial in the context of previously permitted and current applications in the village and bearing in mind the size of the particular village.
- RS 10** That any development within areas of development pressure has regard to maintaining a strong settlement boundary that protects the identity of the settlement.

6.7.3 Replacement of Existing Dwellings in Rural Settlements

It is the policy of the Council:

- RS 11** That in certain circumstances where a dwelling house exists and is habitable the Council will accept replacement of a dwelling subject to the following:
- (a) The dwelling must last have been used as a dwelling and the internal and external walls and roof must be intact.
 - (b) A report from a suitably qualified competent person shall be submitted to verify that the dwelling is habitable but that replacement of the dwelling is the most sustainable option.
 - (c) Documentary evidence of the most recent date of occupation should be submitted with the application.
 - (d) The scale, character and design of the proposed replacement house should be appropriate to the character of the area and existing development in the vicinity.
 - (e) Normally a condition to demolish the existing dwelling shall be included in any grant of permission in the interests of visual amenity and to control the number of one-off dwellings in the rural countryside.

The applicants or proposed occupants will not be required to comply with Local Need (Schedule 6.1) or Local Growth (Schedule 6.2). Normal planning considerations as outlined above will be taken into consideration.

6.7.4 Derelict Dwellings in Rural Settlements

- RS 9 In circumstances where a dwelling house is derelict, the Planning Authority will encourage its sensitive replacement as an alternative to the construction of a one-off dwelling elsewhere in the rural countryside. The proposed occupant shall not be required to comply with the rural housing policy for local need or local growth.

6.7.5 Tourist Related Housing in Rural Settlements

- RS 10 In acknowledgement of the contribution tourist accommodation makes to local rural economies it is the policy of the Council:
- (a) To ensure that the majority of tourist related accommodation is located in designated rural settlements close to existing tourist attractions as part of the local growth category.
 - (b) To ensure that tourist related housing developments relate sympathetically to the scale and design of existing development in the settlement, in accordance with the Kildare Rural Design and Development Guidelines contained in Volume 2 of this development plan.
 - (c) To attach an occupancy condition, pursuant to Section 47 of the Planning and Development Act 2000-2004, prohibiting the sale of individual units where planning permission is granted for Tourist Related Housing within rural settlements, in order to ensure that they continue to contribute to the local economy and to the vitality of the settlement.

6.7.6 Other Developments in the Rural Countryside

- OD 1 Apart from housing development, there are other land uses which may be considered in the rural countryside. Where an area is not within an identifiable settlement, and is not otherwise zoned as part of this development plan, or of any of the town development plans, the use of such land will be deemed to be primarily agricultural.
- OD 2 Agricultural development generally, with some significant exceptions, is classified as exempted development and such development which is not classified as exempted under the Planning and Development Regulations 2001 will be considered on its merits.
- OD 3 The council will encourage the development of broadleaved forestry within the rural countryside especially oak and beech. Amenity forestry, which will be of value for recreation and tourism, will also be encouraged.
- OD 4 Agriculturally related industries which are environmentally sustainable are, in general, considered a suitable use, subject to the development of tourism, the protection of amenities (including rivers, lakes and canals), and the protection of the requirements of certain activities, such as those associated with the bloodstock industry.
- OD 5 The Council will facilitate the sustainable development of alternative rural enterprises through the conversion of redundant farm buildings of vernacular importance, as a way of supporting a viable rural community.
- OD 6 The Council will encourage the development of tele working throughout the county, and especially in rural areas. The Council will also co-operate with the economic

development agencies in providing 'tele cottages' to service the needs of local enterprise in the remoter parts of the county.

- OD 7 All other development including horticulture, nursery stock, mushroom or other ancillary enterprises, will be treated on its merits having regard to the interests of amenity and the inherent requirements of the bloodstock industry.

6.8 Rural Settlements / Policy Theme Boundaries

6.8.1 Introduction

This section indicates the policy boundaries for the settlements designated for Consolidation, Strengthening and Revitalisation, and should be read in conjunction with section 6.7. part (B). It is important to note that these village boundaries are policy boundaries and are designated as objectives under the provisions of section 10(2)(e)(h) and (1) of the Planning and Development Act 2000-2004 and should not be construed as 'zoned lands' under the provisions of the Planning and Development Act 2000-2004, Section 10(2)(a). The relevant policies in relation to these settlements and the definition of local need and local growth are outlined in this previous chapter.

6.8.4 Settlement Boundary Maps

Rural Settlements: Map Reference Number Index

Rural Settlement	Map Ref No.	Rural Settlement	Map Ref No.
Consolidation		Strengthening (Continued)	
Kildangan	6.1	Nurney	6.19
Johnstownbridge	6.2	Ballyshannon	6.20
Caragh	6.3	Newtown	6.21
Robertstown	6.4	Kilshancoe	6.22
Coill Dubh/ Cooleragh	6.5	Tirmoghan	6.23
Kilmeague	6.6	Allen	6.24
Narraghmore	6.7	Brannockstown	6.25
Cut Bush	6.8	Milltown	6.26
Calverstown	6.9	Rathmore/Eadestown	6.27
Twomile House	6.10	Kilmead	6.28
		Timahoe	6.29
Strengthening		Revitalisation	
Suncroft	6.11	Lackagh/Mountrice	6.30
Brownstown	6.12	Maddenstown	6.31
Ardclough	6.13	Ballyroe	6.32
Rathcoffey	6.14	Kilkea	6.33
Staplestown	6.15	Carbury	6.34
Kilberry	6.16	Clogherinka	6.35
Maganey/Levitstown	6.17	Cadamstown	6.36
Broadford	6.18	Moyvalley	6.37