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Chapter 23 Environs Plans



23 Environs Plans

23.1 Naas Environs

The Council has zoned additional lands in the environs of Naas Town as indicated on maps 23.1 and 23.2 for the uses as outlined below:

23.1.1 Zoning Objectives

In the case of all of these zonings, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at Osberstown Treatment Plant.

NE 1: Industry/Warehousing

The zoning objective in this case is to provide for industrial and warehousing uses. The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up area of Naas, and which are, or could be made with appropriate roads improvements, readily accessible to the national road network.

Lands zoned for this purpose are located at the following areas:

- Adjoining the M7 junction to the west of Naas at Newhall
- Ladytown/Red House adjoining the former N7 between Naas and Newbridge
- Between the M7 and Monread Road (The Monread Road is located within the Naas Town Council boundary).
- Ladytown to the south of the M7 Motorway.
- Ladytown to the north of the R445
- Newhall along the R445
- Newhall
- Osberstown

NE 2: Existing/Permitted Retail/Commercial

The purpose of this zone is to identify existing and permitted retail and commercial activities, serving Naas Town Environs. Future development within this zoning must be in accordance with the County Retail Strategy and the County Retail Policy, set out in chapter 7, volume 1 of the plan. Any specific development proposal must have due regard to the location of the site within the wider town context and be in accordance with the proper planning and sustainable development of the area.

Lands zoned for this purpose are located at:

- (a) Monread Road
- (b) Lands adjoining the M7 to the north of Johnstown
It is the policy of the Council that development of this site will be restricted solely for use as a retail garden centre. (See map 23.2).
- (c) Newhall Interchange

NE 3: Public Utilities

The purpose of this zone is to provide for and preserve land in the ownership of the Council for the provision of wastewater treatment facilities at Osberstown, which serves the town and county.

NE 4: New Low Density Residential

This zoning provides for low-density residential development. Generally no less than 15-20 houses per hectare (6-8 per acre) will be acceptable in this zone.

Lands zoned for this purpose are located at the following areas:

- (a) North East of Town [map23.2 refers]
- (b) South of Naas, along the Kilcullen Road [map 23.2 refers]
No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

The development of these lands will also be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road, and improvements from that connection point onto the Newbridge Road to the M7 junction. In addition, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at Osberstown Treatment Plant.

NE 5: Neighbourhood Centre

To provide for a new Neighbourhood Centre and associated facilities.

This zoning provides for the development of a new neighbourhood centre to serve the needs of a new residential area. A mix of retail, community and recreational development is sought in this zone. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. This centre is intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores (max. 100 m sq. net lettable area), and café are all envisaged in this zone. No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

NE 6: Integrated Leisure Development

These lands located to the south of Naas (See map 23.3) have been zoned to facilitate the provision of an Integrated Leisure Development including a golfcourse, hotel/tourist accommodation, conference and leisure facilities and equestrian centre. Any housing units shall be for tourist accommodation only.

NE 7: Community & Educational

This zoning provides for community and educational development.

- (a) South of Naas, along the Kilcullen Road [map 23.3 refers]
These lands have been specifically zoned to facilitate the provision of an educational campus.
- (b) South of Naas, along the Kilcullen Road [map 23.3 refers]
These lands have been specifically zoned to facilitate the provision of a nursing home.

NE 8: Enterprise SME/Industry [map 23.3 refers]

This zoning provides for enterprise development, workshops and the 'small medium enterprise' sector. The focus of development at this location should be on small workshops, craft industries and starter businesses. Heavy industry will not be acceptable. No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

In particular, the development of these lands will also be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road and improvements from that connection point onto the Newbridge Road to the M7 junction.

NE 9: Hotel & Leisure

The purpose of this zone (map 23.3 refers) is to identify an existing and established hotel and leisure use. Any specific development proposal within this zoning must have due regard to the location of the site within the wider town context and be in accordance with the proper planning and sustainable development of the area. This zoning is to facilitate development compatible with the primary use of the site, which is as a prestige hotel and leisure complex.

24.1.2 Naas Environs Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the

zoning objectives. The land use-zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the local authority to decide and the final decision rests with the local authority, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.



Y= Will Normally be Acceptable
A use, which will normally be acceptable, is one, that the Local Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.
O= Are Open for Consideration
A use, which is open for consideration, means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.
N= Will Not Normally be Acceptable
Development, which is classified as not normally being acceptable in a particular zone, is one, which will not be entertained by the Local Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

Table 23.1 Zoning Matrix

Land Use	NE 1. Industry/ Warehousing	NE 2. Retail / Commercial	NE 3. Utilities/ Services	NE 4. Residential (Low Density)	NE 5. Neighbourhood Centre	NE 6. Integrated Leisure Development	NE 7. Community/ Educational	NE 8. Enterprise (SME)/Industrial	NE 9. Hotel & Leisure
Broiler house	N	N	N	N	N	N	N	N	N
Car parks	Y	Y	O	N	O	O	O	Y	O
Cattleshed/slatted unit	N	N	N	N	N	N	N	N	N
Cemetery	N	N	N	N	N	N	N	N	N
Cinema, dancehall, disco	N	N	N	N	N	N	N	N	N
Community hall & sports halls	O	N	N	O	Y	Y	Y	O	Y
Crèche/playschool	O	O	N	Y	O	Y	Y	O	Y
Cultural uses, library	N	O	N	O	O	Y	Y	N	Y
Dwelling	N	N	N	Y	O	O	O	N	O
Funeral homes	Y	N	N	N	N	Y	Y	Y	Y
Garages, panel beating & car repairs	Y	N	N	N	N	N	N	O	N
Guest house/hotel/hostel	N	N	N	O	N	Y	O	N	Y
Halting site	O	N	N	O	N	O	O	O	O
Health centre	O	N	N	N	Y	Y	Y	O	Y
Heavy commercial vehicle parks	Y	N	N	N	N	N	N	Y	N
Hot food take-away	N	N	N	N	N	N	N	N	N
Industry	Y	N	N	N	N	N	N	O	N
Industry (light)	Y	N	N	N	N	N	N	Y	N
Medical and Related Consultant	O	N	N	O	Y	Y	Y	O	Y
Motor sales	Y	N	N	N	N	N	N	O	N

Table 23.1 Zoning Matrix (Continued)

Land Use	NE 1. Industry/ Warehousing	NE 2. Retail / Commercial	NE 3. Utilities/ Services	NE 4. Residential (Low Density)	NE 5. Neighbourhood Centre	NE 6. Integrated Leisure Development	NE 7. Community/ Educational	NE 8. Enterprise (SME)/Industrial	NE 9. Hotel & Leisure
Nursing home	N	N	N	O	N	Y	Y	N	Y
Offices	O	O	N	N	O	O	O	N	O
Park/playground	O	N	N	Y	Y	Y	Y	O	Y
Petrol station	Y	N	N	O	Y	N	N	N	N
Place of worship	N	N	N	N	Y	Y	Y	N	Y
Playing fields	O	N	N	Y	N	Y	Y	O	Y
Pub	N	N	N	N	O	O	N	N	O
Recreational buildings	O	N	N	O	O	Y	Y	O	Y
Repository, store, depot	Y	N	N	N	N	O	O	Y	O
Restaurant	O	O	N	N	O	O	O	O	O
Residential	N	N	N	Y	O	O	N	N	O
Retail warehouse	N	O	N	N	N	N	N	N	N
School	O	N	N	O	N	Y	Y	O	Y
Shop (comparison)	N	O	N	N	N	N	N	N	N
Shop (convenience)	O	O	N	N	Y	N	N	N	N
Stable yard	O	N	N	O	N	O	N	O	O
Tourist camping site	N	N	N	O	N	O	O	N	O
Tourist caravan park	N	N	N	O	N	O	O	N	O
Utility structures	Y	Y	Y	Y	N	Y	Y	Y	Y
Warehouse (wholesale)	Y	N	N	N	N	N	N	Y	N
Waste Incinerator	N	N	N	N	N	N	N	N	N
Workshops	Y	N	O	N	N	N	N	Y	N

