

2. VILLAGE PLANS & RURAL SETTLEMENTS



AIM

To provide a coherent planning framework for the development of the designated villages and rural settlements identified in the County Settlement Strategy

2.1 BACKGROUND

As part of the County Development Plan Settlement Strategy as outlined in Volume 1, Chapter 3, designated villages and rural settlements have been allocated 3.7% and 1.3% of the overall population growth respectively of the county over the period 2011 – 2023. Table 2.1 lists these villages and rural settlements.

Table 2.1
Designated Villages and Settlements

Villages (15)	Allenwood, Ballitore, Ballymore Eustace, Caragh, Coill Dubh/Coolearagh, Crookstown, Johnstown, Johnstownbridge, Kildangan, Kilmeague, Moone, Robertstown, Straffan, Suncroft, Timolin
Rural Settlements (18)	Allen, Ardclough, Brannockstown, Broadford, Brownstown, Calverstown, Cutbush, Kilberry, Kilmead, Killeel, Maddenstown, Maganey/Levistown, Milltown, Narraghmore, Nurney, Rathcoffey, Staplestown, Twomilehouse.

Table 2.2 indicates the 2011 populations and 2023 housing targets for the designated villages and rural settlements of the county. Map V2-2.1 shows the location of each village and rural settlement within the county.

Table 2.2
Villages and Settlements – Population

	2011 Population (Census)	2011-2023 Housing Units Target	Percentage of overall County Growth
Villages	9,779	1,202	3.7%
Rural Settlements	2,960	423	1.3%

2.2 VILLAGES

Designated villages will continue to develop as local centres for services with growth levels to cater for local demands at an appropriate scale. The level of expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will support local enterprise to cater for local demand.

Village Plans have been prepared and are contained in Section 2.5. These Plans contain appropriate objectives for the relevant village and are governed by the overarching policies contained within Section 2.4. Appropriate levels of zoned land have been identified to cater for the overall demands of each village over the period of this Plan in line with the County Settlement Strategy. The zoning of lands within the villages takes cognisance of any existing valid planning permissions, the need for consolidation within the villages and the scale of appropriate growth with reference to the Settlement Strategy.

2.3 RURAL SETTLEMENTS

Rural Settlements are located throughout the county. These settlements will develop as local centres for their rural catchments with growth appropriate to cater for local demand. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Each of the 18 no. Rural Settlements is subject to a development strategy (refer to Section 2.6). Each settlement strategy comprises a settlement core, existing built up area, settlement expansion area and a settlement boundary. The lands within the defined settlement boundaries do not constitute zoned land.

Table 2.3
Quantum of Developable Land Zoned for New Residential

Village Plan	Quantum of Lands zoned C: New Residential (Ha)
Allenwood	11.1
Ballitore	7.4
Ballymore Eustace	9.1
Caragh	3.3
Coill Dubh/Coolearagh	5.8
Crookstown	2.3
Johnstown	4.1
Johnstownbridge	4.1
Kildangan	6.1
Kilmeague	8.6
Moone	4.9
Straffan	6.2
Suncroft	6.6
Timolin	5.8
Robertstown	5.3
Total	90.7

- (iii) A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre;
- (iv) Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points;
- (v) Response to local character without necessarily repeating adjacent forms and details. This shall include referencing the elements of the area that give character and a sense of place such as urban grain, historic core, buildings of architectural merit and local characteristics (e.g. local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local built/landscape features);
- (vi) Existing buildings, landform and ecological features should be noted on drawings;
- (vii) Proposals to contribute to the overall open space network of the village/settlement;
- (viii) Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
- (viii) The drawings and statement should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features (both natural and man-made) existing on site and immediately adjacent to the site.

VRS 9 Require the submission of a social infrastructure assessment for schemes in excess of 10 no. units in villages/settlements. Where deficiencies exist to facilitate the development, measures shall be proposed as part of a development scheme in order to provide for additional suitable social infrastructure (services/facilities). Significant development will be restricted where there is an absence of a sufficiently developed local infrastructure such as schools and community facilities to cater for development.

VRS 10 Restrict growth in a village/settlement where necessary physical and social infrastructure cannot be delivered. In the absence of infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same Municipal District or adjoining Municipal District or to serviced towns within the upper range of the settlement hierarchy.

VRS 11 Ensure that all development proposals have regard to Volume 1, Chapters 7 Infrastructure and 17 Development Management Standards of the County Development Plan.

VRS 12 Encourage appropriate mixed use development(s) in the village centres to enhance the range of services and promote local employment opportunities.

2.5 VILLAGE OBJECTIVES

The settlement strategy in Volume 1, Chapter 3 of this Plan allocates 3.7% of the overall population growth for the county from 2017-2023 to the designated villages. This equates to a 25% growth in population for each village over the course of this Plan. Village Plans have been prepared for each of the designated villages to guide this future development. Each Village Plan, containing a written statement and map(s), is included in this chapter.

The land within the development boundaries of Village Plans is zoned and subject to the provisions of Part V of the Planning and Development Act 2000 (as amended). Table 2.4 sets out the zoning objectives for all the zoning categories identified in each Village Plan. Table 2.6 sets out the accompanying zoning matrix. Maps V2-2.2 – 2.16 illustrate the land use zonings and development boundaries for each Village.

Table 2.4
Land Use Zoning Objectives Table

Ref	Use	Land-Use Zoning Objectives
A	Village Centre	To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use. The purpose of this zone is to protect and enhance the special character of the village centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing village. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established village centre area. Warehousing and other industrial uses will generally not be permitted in the village centre.
B	Existing Residential/ Infill	To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services. This zoning principally covers existing residential areas and provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density.
C	New Residential	To provide for new residential development This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.
E	Community and Educational	To provide for community and educational facilities. The purpose of this zoning is to facilitate the extension of existing and the provision of new community and educational facilities.
F	Open Space and Amenity	To protect and provide for open space, amenity and recreation provision. The areas included in this zoning objective cover both private and public open space and are dispersed throughout the village. The aims of this land-use zoning objective are to protect recreation, open space and amenity areas, to maintain and improve amenity lands, to preserve private open space and to provide recreational facilities.
I	Agricultural	To retain and protect agricultural uses. The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.
Q	Enterprise and Employment	To promote the development of employment generating uses. The purpose of this zoning is to promote the development of local employment. Permissible uses may include enterprise and incubator units, small scale industry and workshops. Uses will be considered on the merits of each planning application. Any proposal within this zone should have regard to the character of the village and of neighbouring uses.
Q1		To facilitate the operation of Johnstown Garden Centre Any future development of the Garden Centre must be in accordance with the Retail Policies and objectives set out in Chapter 9 of this Plan. Any specific development proposal must also be in accordance with the proper planning and sustainable development of the area.
U	Utilities/ Services	To provide for and improve public facilities. The purpose of this zone is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc.

Table 2.5
Definition of Terms

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 (Refer to Table 2.6) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.
Application of Zoning Policy	It is an objective of the Council to carry out its development management function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The Matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area.
Definition of Terms	
Permitted in Principle	The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 2.4 of this Plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.
Open for Consideration	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 2.6) will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non-Conforming Uses	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 2.6
Villages – Land Use Zoning Matrix Table

Land Use	A	B	C	E	F	I	Q	Q1	U
Amusement Arcade	N	N	N	N	N	N	N	N	N
Car Park (other than ancillary)	Y	N	N	O	N	N	Y	Y	O
Cattle Shed / Slatted Unit / Broiler House	N	N	N	N	N	Y	N	N	N
Cemetery	O	N	N	Y	N	O	N	N	N
Community / Recreational / Sports Buildings	Y	O	O	Y	Y	N	N	N	N
Crèche / Playschool	Y	O	Y	Y	O	O	O	O	N
Cultural Uses / Library	Y	O	O	Y	Y	N	N	O	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O	N	O	N	N	N
Funeral Homes	Y	N	N	O	N	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	O	N	N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	O	N	N
Hot Food Take Away	O	N	N	N	N	N	N	N	N
Light Industry	O	N	N	N	N	N	Y	N	N
Medical Consultant / Health Centre	Y	O	O	Y	N	N	O	N	N
Motor Sales	N	N	N	N	N	N	O	N	N
Nursing Home	Y	Y	Y	Y	N	N	N	N	N
Offices	Y	N	O	O*	N	N	O*	N	N
Park / Playground	Y	Y	Y	Y	Y	O	O	N	N
Petrol Station	N	N	O	N	N	O	Y	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	N
Playing Fields	O	O	O	Y	Y	O	O	N	N
Pub	Y	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	N	N	N	O	O	N
School	Y	O	O	Y	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	O	N
Shop (Convenience)	Y	O	O	N	N	N	N	N	N
Stable Yard	N	N	N	N	N	Y	O	N	N
Tourist Related Facilities	Y	O	O	O	Y	N	O	N	N
Utility Structures	O	O	O	O	O	O	O	Y	Y
Warehouse (Wholesale) / Store / Depot	O	N	N	N	N	N	Y	N	N
Workshops	O	O	N	N	N	O	Y	N	Y

* Denotes that this use may be acceptable as ancillary to a primary use

A = Village Centre
B = Existing Residential / Infill
C = New Residential
E = Community & Educational
F = Open Space & Amenity

I = Agricultural
Q = Enterprise & Employment
Q1 = Johnstown Garden Centre.
U = Utilities/Services

Y = Permitted in Principle
O= Open for Consideration
N= Not Permitted

2.5.1 ALLENWOOD

2.5.1.1 Introduction and Context

Allenwood is designated as a village in Volume 1, Chapter 3, Settlement Strategy of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section identifies specific objectives for the future development of Allenwood and includes a land use zoning map. This will ensure the sustainable development of the village over the period of the Plan. Specific development management criteria which will govern any applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.1.2 Location

Allenwood is a rural village located in the northwest of County Kildare at the junction of two regional roads, the R415 and R403. The village is situated between Prosperous and Derrinturn and located approximately 11km from Clane and 20km from Naas. The Grand Canal borders the village to the south.

2.5.1.3 Function

Allenwood acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable, satisfying local demands having regard to the character, form and scale of the existing village.

2.5.1.4 Settlement Form

Allenwood developed in the nineteenth century as a coaching post along the Clane / Edenderry Road. In recent years new housing schemes have been built to the north and south of the cross roads. The ESB built a power station (now demolished) to the north west of the village; the site of the station is now used for industrial purposes.

2.5.1.5 Population

The 2011 Census figure for Allenwood was 845 persons. This represents a significant increase on the 2006 Census figure of 667. Many houses have been built in Allenwood since 2011 so it is assumed that the population has grown significantly since then. 34% of the population is under the age of 20 with another 34% of the population in the 25-45 age bracket. This would suggest a significant portion of the population is made up of young families.

2.5.1.6 Growth

This Plan provides for local demands in accordance with the provisions of the County Settlement Strategy and has zoned lands accordingly. The village plan for Allenwood 2011-2017 identified a large amount of zoned land for residential development. The majority of this land was not brought forward for development. 15.9ha of land is zoned "C New Residential" to meet the projected population growth over the plan period. This is considered sustainable taking into account the Core Strategy, wastewater capacity and flooding considerations.

2.5.1.7 Public Utilities and Social Infrastructure

Water Supply

Allenwood has an adequate water supply at present.

Waste Water

Allenwood has a wastewater treatment plant which has been designed for a population equivalent (P.E.) of 1,500. Adequate capacity is available for anticipated growth in population in the village over the period of this Plan.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.1.8 Employment

There are a number of small scale employment facilities in Allenwood itself, in addition to the employment opportunities provided as part of the Industrial Park to the north west of the village on the former power station lands. The majority of the employment opportunities at this location are light industrial in nature.

2.5.1.9 Other Services

Allenwood has a number of social and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- Two National Schools (boys and girls)
- Post Office
- Public House/ Restaurant
- Variety of small retail units

- Credit Union
- Childcare facilities
- Beauty Salon
- Funeral Directors

2.5.1.10 Village Plan Principles

- Develop the village in a planned coherent manner to achieve an attractive and sustainable development form.
- The rate of growth shall cater for local demands at an appropriate scale.
- Suburban residential development on the outskirts of the village will not be permitted.
- To protect and enhance the physical and natural environment in terms of its recreational and ecological potential is important.
- All new development should have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.
- Improve the visual amenities of the village centre.

2.5.1.11 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard, sites zoned 'C' have been identified for village expansion.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to all lands identified as 'C' (New Residential) as outlined on Map V2- 2.2:
- Existing trees and vegetation on the sites shall be retained and integrated into any new development if merited.
 - Any new development proposals must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.

- Seek the improvement of pedestrian and cycling facilities back to the village centre as part of development proposals.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It will generally not be considered appropriate that additional septic tanks are provided within the development boundary of Allenwood.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Investigate in conjunction with Irish Water the feasibility of upgrading the waste water treatment network in the Allenwood North and Allenwood South areas of the village.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "The Planning System and Flood Risk Management" - Guidelines for Planning Authorities, DEHLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.2 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Undertake the following works in Allenwood:
- Implement traffic calming measures at Allenwood Crossroads including the development of a speed table / plateau.

- (ii) Realign the crossroads junction.
- (iii) Provide textured surfacing at the crossroads junction.
- (iv) Provide tactile paving and new footpaths in the village along the R403 regional road.
- (v) Improve road markings on approach roads and within the village centre.
- (vi) Provide traffic signals at the Allenwood Crossroads.

Employment

It is an objective of the Council to:

EM 1 Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

It is an objective of the Council to:

CE 1 Assess the need for educational facilities in Allenwood in line with population change in the village and its hinterland.

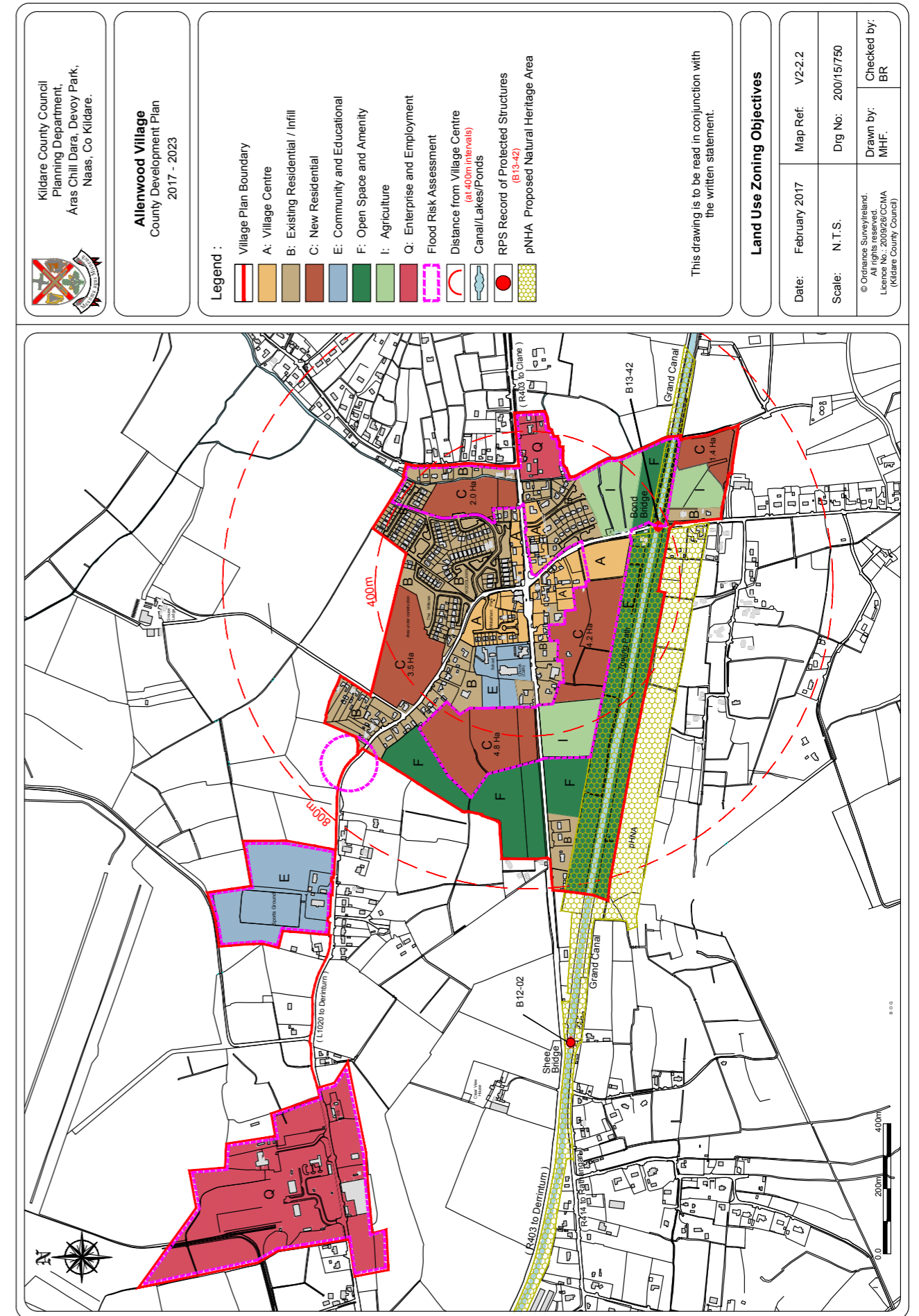
CE 2 Facilitate the provision of open space and amenity areas including a playground facility in the village.

Heritage

It is an objective of the Council to:

NH 1 Support the creation of an attractive hub of waterside activity and an attractive amenity area for use by the general public along the waterways within the village boundaries.

NH 2 Implement a programme of soft landscaping in conjunction with the improvements works identified under objective T1 in the Village Centre.



2.5.2 BALLITORE

2.5.2.1 Introduction and Context

Ballitore is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Ballitore. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.2.2 Location

Ballitore is located in South Kildare, approximately 18km from Athy and 30km from Naas. The River Greese borders the village core to the east with the Glanbia industrial facility on the eastern side of the river. Crookstown Mill is located to the north of the village. The farmland surrounding the village is of high quality.

2.5.2.3 Function

Ballitore performs a role as a local service centre for its environs in conjunction with the other settlements in the area of Crookstown, Moone and Timolin.

2.5.2.4 Settlement Form

Ballitore is a small historic settlement which was founded in 1685 by Quakers. Physically the village is a cluster of terraced Quaker houses along two roughly perpendicular streets with a central square at the intersection. More modern local authority housing extends along the streets off the square with further local authority housing on the Timolin / Crookstown road. A private residential development is located along Abby's Row.

2.5.2.5 Population

Ballitore has experienced a steady population increase in recent years following the development of a number of housing developments. Ballitore and Crookstown are classified as a single settlement in the 2011 Census and it defined the population as being 685 persons. Once the population of Crookstown is taken away from this

figure a population of 556 persons is estimated for Ballitore. The 2006 Census recorded a 32% increase in population from 338 persons in 2002 to 445 in 2006. The 2011 population of 556 persons represents a 20% increase on the 2006 population.

2.5.2.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth is to be located on lands previously zoned in Ballitore with other appropriate social and community facilities.

2.5.2.7 Public Utilities

Water Supply

Water supply in Ballitore is deemed satisfactory at present.

Waste Water

A new Wastewater Treatment Plant with a population equivalent (P.E.) of 1500 is currently in operation.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Ballitore at present, the continued cleaning and maintenance of the River Greese to the east of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.2.8 Transportation

This Plan provides for new vehicular and pedestrian routes through areas that are zoned for development. It also provides for minor improvements that are required throughout the village and these objectives are listed in the Transportation objectives section.

2.5.2.9 Education

Children from Ballitore attend primary school in St Laurence's, Crookstown.

2.5.2.10 Heritage

Given its history as a planned Quaker Village Ballitore is rich in architectural heritage and many protected structures are located in the village. As a result of the historic streetscape and the architectural merit of many of the buildings, an Architectural Conservation Area has also been defined for the village.

There are no recorded archaeological sites / monuments or designated areas within the village plan boundary.

2.5.2.11 Other Services

Ballitore has a number of social and community facilities serving the village and its hinterland including:

- Pubs
- Shops
- Post office
- Museum and Library
- Coffee Shop
- Craft Shop
- Glanbia industrial facility
- Crèche
- Playground
- Soccer Pitch
- Health Centre
- Garda Station

2.5.2.12 Village Plan Principles

- (i) New development should take place in a coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of growth must cater for local demand at an appropriate scale.
- (iii) Suburban residential development on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and to reuse where possible existing buildings within the village boundary in order to maintain the historic character of the village.

- (vi) All new development proposals shall have regard to the requirements for development in the Architectural Conservation Area. All new buildings elsewhere in the village shall be designed so as not visually impinge on the historic buildings and streetscape of the village.
- (vii) The conservation and integration into new developments of existing stone walls, trees and native hedgerows and the use of similar materials for new boundaries shall be required.

2.5.2.13 Development Objectives

Residential Development

Ballitore has sufficient zoned land to cater for the growth of the village. Future residential development should be undertaken in conjunction with social/community and appropriate commercial development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.3A
- A new vehicular route connecting Abby's Row to Fuller's Court with adequate pedestrian and cycling facilities shall be provided as part of the development of these lands.
 - Existing trees and vegetation shall be retained and integrated into any new development, if merited.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Seek the improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.
- RD 2** Facilitate the appropriate redevelopment of derelict buildings and suitable infill development proposals having regard to their location within the Architectural Conservation Area and any protected structures within the vicinity of the site. (Suitable areas include the Market Square and Fuller's Court).

Public Utilities

It has already been noted that water provision in the village is sufficient and wastewater is being treated in the new wastewater treatment plant.

It is an objective of the Council to:

- PU 1** Connect all existing and new developments to the new wastewater treatment plant.
- PU 2** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

The River Greese flows through the village to the west of the Glanbia creamery. The cleaning and maintenance of the river should minimise the risk of flooding occurring in the future.

It is an objective of the Council to:

- FL 1** Continue to maintain the River Greese. In this regard, only development within the development boundary of Ballitore that would not negatively impact upon the River Greese shall be encouraged. Adequate drainage measures in accordance with the requirements of the Greater Dublin Strategic Drainage Study shall be provided for all development proposals in order to continue to prevent flooding in the area.
- FL 2** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "The Planning System and Flood Risk Management" - Guidelines for Planning Authorities, DECLG (2009).
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.3A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

As part of the development of the lands to the south and west of the Market Square a link road shall be provided to ensure more efficient vehicular and pedestrian movement through the village. This route shall be provided in tandem with the development of these lands.

It is an objective of the Council to:

- T 1** Seek the construction of a new link road from the L8036 at Fuller's Court to the L8035 at Abby's Row on the west side of the village (Refer to Map V2-2.3B).
- T 2** Implement public realm improvements in the village centre particularly pedestrian facilities.
- T 3** Investigate the possibility of developing a footpath and cycle track as illustrated on Map V2-2.3B

Employment

The Glanbia site located on the eastern side of the River Greese is the main industry in the village. This facility processes liquid milk for Glanbia.

It is an objective of the Council to:

- EM 1** Facilitate the development of the Glanbia site where appropriate and in accordance with the proper planning and sustainable development of the area.
- EM 2** Facilitate the expansion of existing local services and business where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

Ballitore relies on neighbouring Crookstown for its educational needs and Crookstown and Timolin for many of its ecclesiastical needs. Ballitore has some cultural facilities that are linked to the Quaker community and its long association with the village but it is still deficient in other community facilities. The redevelopment of the Tanyard provides an opportunity for a cultural / community development.

It is an objective of the Council to:

- CE 1** Develop the Tanyard for art and craft based workshops or studios with associated uses.
- CE 2** Facilitate the provision of additional community facilities in the village.

Heritage

An Architectural Conservation Area (ACA) has been designated for the village centre in Ballitore.

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings, in Ballitore as listed in this Plan and illustrated on Map V2-2.3B, in accordance with Volume 1, Chapter 12 Architectural and Archaeological Heritage of this Plan.
- HE 2** Protect and improve the setting of the Meeting House and support its continued social and community use.
- HE 3** Protect the RMP site in Ballitore as listed in Volume 1, Chapter 12 and shown on Map V2-2.3B of this Plan, along with its setting.
- HE 4** Have regard to the policies and objectives included in Volume 1, Chapter 12 in relation to development proposals that impact on the character and quality of all designated protected structures and development within and adjoining the designated ACA.

- HE 5** Survey the trees illustrated on Map V2-2.3B and to seek to protect trees deemed to be of significant amenity value.

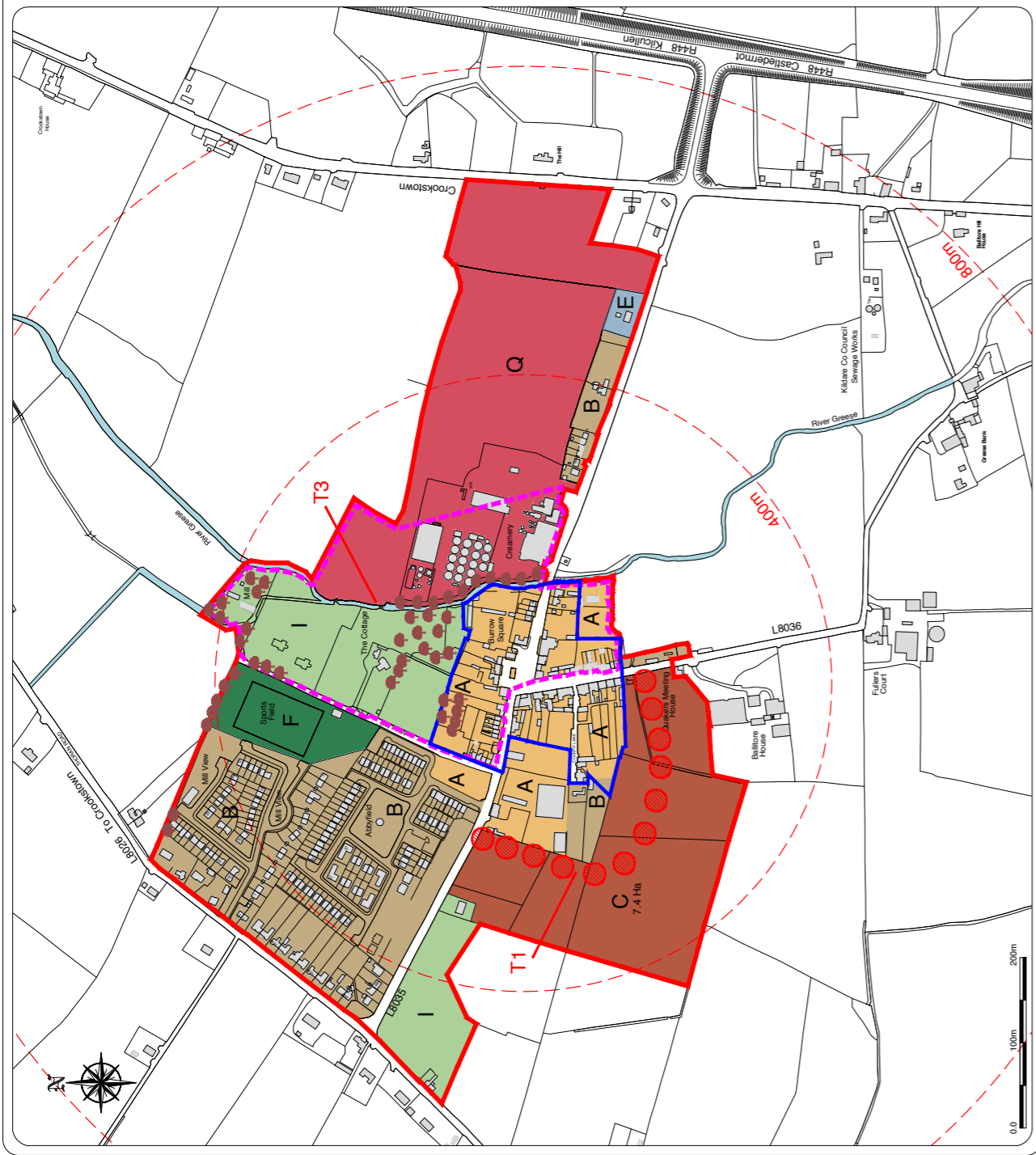
Amenity and Recreation

There is a soccer pitch and playground located in Millview on the Old Athy road.

It is an objective of the Council to:

- AM 1** Promote the development of a linear park along the River Greese between Ballitore and Crookstown.
- AM 2** Enhance and maintain the playground located in Millview.
- AM 3** Develop where possible a walking route along the River Greese to Crookstown Mill and back to the Market Square, as illustrated on Map V2-2.3B.





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Naas, Co Kildare.

Ballitore Village
County Development Plan
2017 - 2023

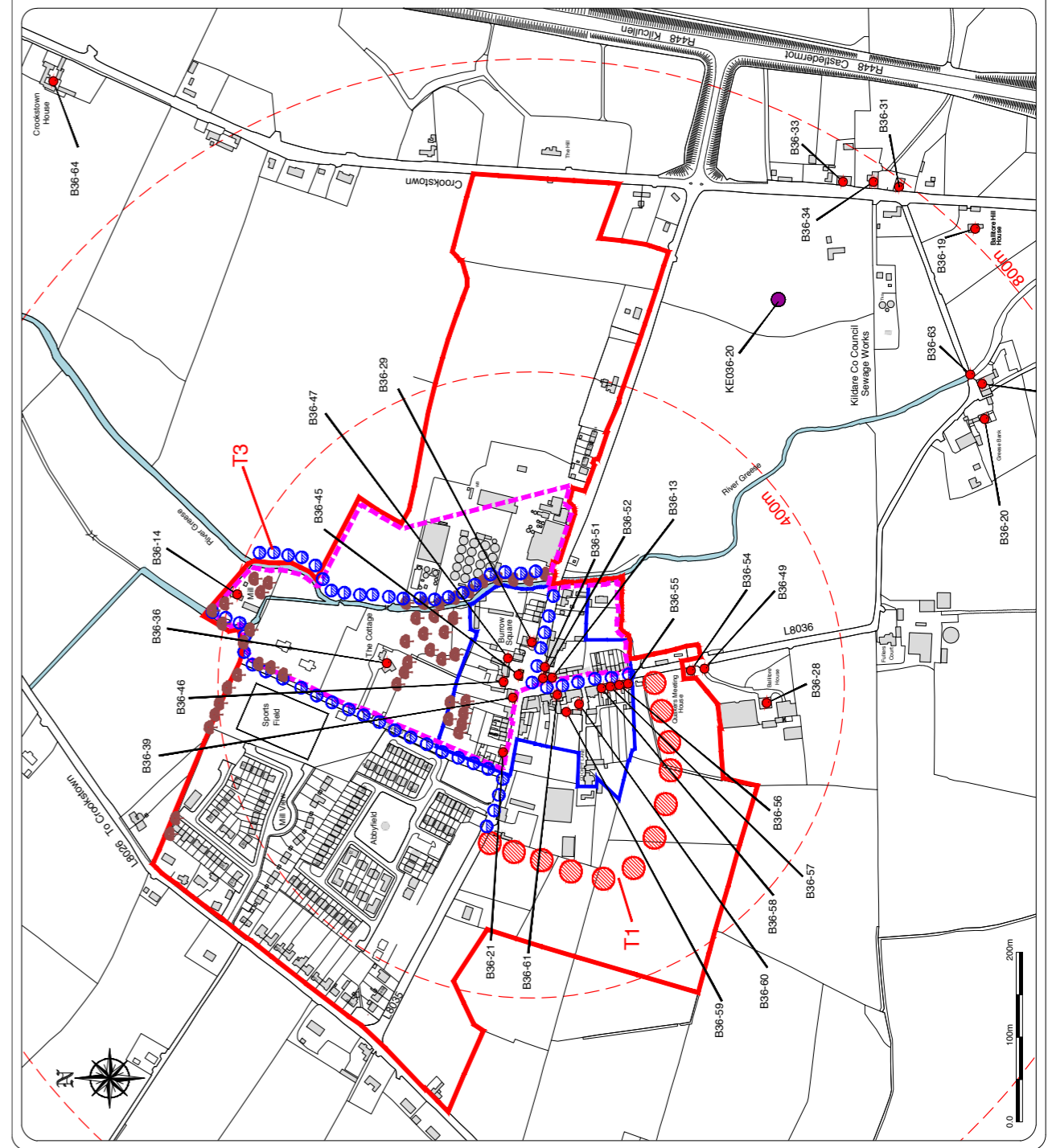
Legend :

- Village Plan Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- I: Agricultural
- Q: Enterprise and Employment
- Architectural Conservation Area
- Flood Risk Assessment
- Roads Objective (Indicative only)
- Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- Tree and Woodland Preservation Objective
- Transportation Objective

This drawing is to be read in conjunction with the written statement.

Land Use Zoning Objectives

Date:	February 2017	Map Ref:	V2-2.3A
Scale:	N.T.S.	Drp No:	200/16/763
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Planning Department,
Aras Chill Dara, Devoey Park,
Naas, Co Kildare.

Ballitore Village
County Development Plan
2017 - 2023

Legend :

- Village Plan Boundary
- Architectural Conservation Area
- Flood Risk Assessment
- Roads Objective (Indicative only)
- Footpath and Cycle Track Objective
- Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- RMP Record of Monuments and Places (K0066-020)
- RPS Record of Protected Structures (B36-29)
- Tree/Woodland Preservation Objective
- Transportation Objective

This drawing is to be read in conjunction with the written statement.

Objectives

Date:	February 2017	Map Ref:	V2-2.3B
Scale:	N.T.S.	Drp No:	200/16/763
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		Checked by:	BR

2.5.3 BALLYMORE EUSTACE

2.5.3.1 Introduction

Ballymore Eustace is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Ballymore Eustace and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.3.2 Location

Ballymore Eustace is situated on the River Liffey approximately one kilometre from the Kildare – Wicklow border. The village is in a highly scenic area overlooking the River Liffey and surrounded by high quality agricultural land.

2.5.3.3 Function

Ballymore Eustace acts as a service centre for its rural hinterland. Growth in the village shall be sustainable, meeting local demands, having regard to the character, form and scale of the existing village.

2.5.3.4 Settlement Form

The village developed in association with a mill in the early 19th Century and the street layout and many of the houses date from this period. This has resulted in Ballymore Eustace having a unique character derived from the traditional building form and streetscape. It is important that the scale and form of new developments in the village respect the historic streetscape.

Future expansion areas of the village are restricted due to the presence of sand and gravel pits to the north, the lands of Dublin City Council Waterworks and the Golden Falls hydroelectric station to the south-east and the River Liffey valley to the west.

2.5.3.5 Population

Ballymore Eustace experienced a population decline during the inter-censal period between 2002 and 2006, with a reduction in population from 786 persons to 725. The 2011 Census shows the population increasing to 872 persons, an increase of 20% on the 2006 figure.

2.5.3.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall be located in the village core together with residential expansion to the west and north of the village core.

2.5.3.7 Public Utilities

Water Supply

Water is supplied from the Dublin City Council Treatment Plant, which is adjacent to the village, and is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

The Ballymore Eustace Wastewater Treatment Plant has recently been completed and is in operation with a population equivalent of 2000. This is adequate to serve the village for the foreseeable future.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.3.8 Transportation

The following regional roads serve Ballymore Eustace: the R411 to Naas, the R411 to the N81 National Primary Route in County Wicklow and the R413 to Brannockstown. No major new road development is required in the area. However various upgrading works will be required in tandem with development in the village, most notably an improvement of pedestrian facilities on Ballymore Bridge.

The Dublin City bus route (no. 65) serves Ballymore Eustace and terminates at Eden Quay in Dublin City.

2.5.3.9 Other Services

Ballymore Eustace has a good infrastructure of social and community facilities serving the village and its hinterland, including:

- Roman Catholic and Church of Ireland Churches
- Pubs
- Restaurants
- Health Centre
- National School
- Band Hall
- Recreational / Sports Facilities
- Resource Centre
- ICA Hall
- Tidy Towns Centre
- Beauty Salons / Hairdressers

2.5.3.10 Village Plan Principles

- The village should be developed in a planned, coherent manner to ensure that the development of an attractive and sustainable village is achieved.
- The rate of growth shall cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village shall not be permitted.
- Protection and enhancement of the River Liffey in terms of its recreational and ecological potential and value is important.
- New development should have regard to the character, form and scale of buildings in the village and should reuse where possible existing buildings and out-buildings in order to promote sustainable development.
- New development shall have regard to the undulating nature of the village and building heights, and shall be designed such as not to visually intrude on scenic routes and vistas throughout the village.

2.5.3.11 Development Objectives

Residential Development

In order to facilitate local demands, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 8.8ha has been identified for residential expansion. Note: 0.9ha of these lands is required for community facilities.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C1" (New Residential) on Map V2-2.4A:
- To require the delivery of community facilities (e.g. health centre, nursing home, community centre, etc.) on 0.9 ha of the lands zoned C1. It is considered that this approach will allow for more flexibility in the delivery of community facilities within this area.
 - To require the improvement of the junction identified by objective T 4 on Map V2-2.4A.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Seek improvements in pedestrian and cycling facilities from the site to the village centre.
 - Seek improvements to the road along the northern boundary of the site.
 - Seek an extension to the Liffey walk as outlined in objective AR 1 of this Village Plan and illustrated on Map V2-2.4 A & B.

Village Centre

The village centre in Ballymore Eustace retains a lot of its historic character and future developments in this area should not detract from this.

It is an objective of the Council to:

- VC 1** Ensure that the design of any developments in the village centre are of high quality and do not impinge on the unique character of the village.
- VC 2** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2- 2.4A) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 3** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 4** Restrict the maximum building height to two storeys.
- VC 5** Seek the improvement of pedestrian and cycling facilities to the village centre as part of the development of town centre and new residential zoned lands.

Public Utilities

Water and wastewater capacity is sufficient for the future needs of the village.

It is an objective of the Council to:

- PU 1** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Due to the presence of the Liffey in the village it is important to ensure that when planning for new development flooding issues are considered. Therefore it is appropriate to utilise the lands along the Liffey for amenity and agricultural uses.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "The Planning System and Flood Risk Management - Guidelines for Planning Authorities", DECLG (2009).

- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.4A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

- FL 3** Carry out an assessment of surface water drainage infrastructure in Ballymore Eustace for the purpose of identifying areas where the hydraulic capacity is inadequate and to carry out improvement works accordingly.

Transportation

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

- T 1** Realign and improve the junction of the R411 Hollywood Road and the L6059.
- T 2** Realign and improve the junction of the R413 (Brannockstown Road) / R411 (Hollywood Road) at Ballymore Bridge.
- T 3** Widen and improve Ballymore Bridge and specifically to improve pedestrian facilities in this area.
- T 4** Improve the junction of the R411 (Naas Road) and the L6047.
- T 5** Carry out a Traffic Management Plan for Ballymore Eustace and implement its recommendations.
- T 6** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities. In addition, the Council will also investigate the need for further improvements to pedestrian infrastructure in the village.
- T 7** Review the on street parking arrangements in the village and make improvements as required.
- T 8** Facilitate the enhancement of public transport services and facilities in the village and to facilitate the erection of a well designed bus shelter at an appropriate location.

Employment

Local services and businesses are a major source of employment in the village. It is important to retain the existing businesses and to promote the expansion of existing and new local businesses in the village.

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

Scoil Mhuire Ballymore Eustace has a current enrolment of 186 pupils, and an extension to the school was completed a number of years ago. There are currently no plans for further expansion.

It is an objective of the Council to:

- CE 1** Review the need for educational facilities in the village in line with changes in population.

Heritage

Ballymore Eustace has a rich archaeological and architectural heritage due to its historic origins. It has a number of protected structures and recorded monuments which are illustrated on Map V2-2.4B and listed in the RPS and RMP. There is also an abundance of valuable natural heritage features in and around the village, including a Tree Preservation Order, Protected Views, Scenic Routes and a Proposed Natural Heritage Area, all illustrated on Map V2-4B.

It is an objective of the Council to:

- NH 1** Continue the protection of trees identified in Tree Preservation Order, 1991/1 OS 6" 29.
- NH 2** Survey the trees illustrated on Map V2-2.4B and to seek to protect trees deemed to be of sufficient amenity value.
- NH 3** Protect views of the River Liffey available on Scenic Route No. 9 on the R411 from the crossroads at Silverhill Upper Townland to Ballymore Eustace and on Scenic Route No. 13, on the R413 from Brannockstown cross roads to Ballymore Eustace.
- NH 4** Protect the vistas available from Ballymore Bridge to the east and west from inappropriate development.

Amenity and Recreation

There is a shortfall of recreational areas for field games in the village of Ballymore Eustace. GAA facilities are located outside the village boundary. The River Liffey Walk is a valuable amenity resource and it should be maintained and upgraded. The possibility of extending it along the Liffey and into the old Mill site should also be investigated and pursued.

It is an objective of the Council to:

- AR 1** Facilitate the extension of the River Liffey Walk through the zoning of lands for open space and amenity to the west of the village centre.
- AR 2** Maintain, upgrade and extend where necessary the walking routes illustrated with the appropriate symbol on Map V2-2.4B
- AR 3** Facilitate the future expansion of amenity sites and recreational / sports facilities in Ballymore Eustace subject to compliance with the relevant planning criteria.



2.5.4 CARAGH

2.5.4.1 Introduction and Context

Caragh is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Caragh and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.4.2 Location

Caragh is located to the north west of Naas and the M7 motorway between the River Liffey and the Grand Canal on the R409. The village is located approximately 4 km from Naas.

2.5.4.3 Function

Caragh acts as a local service centre for the surrounding rural hinterland. Growth in the village should be sustainable, satisfying local demands and should be in compliance with the existing character, form and scale of the village.

2.5.4.4 Settlement Form

Caragh is located close to many modern and more historic transport routes, namely the M7 motorway, the Dublin to Cork Railway line, the Grand Canal and the River Liffey. These routes contributed to the historic development of the village. More recently there has been a significant amount of residential development in the village, much of which has been commuter driven due to the proximity of the train station in Sallins and the M7 motorway.

The village consists of a large church to the north with the school, pub and shops further south and residential development adjacent and to the rear of the commercial buildings. Having regard to the significant level of development in the recent past it is considered appropriate that future development in the village be directed to infill sites close to the centre of the village so as to maintain a compact village form.

2.5.4.5 Population

Caragh has experienced a dramatic population increase in the last number of years, with approximately 47% of all private houses built since 2001. Following a survey of the village in 2009 it was estimated that the population within the village boundary was approximately 641 persons. The 2011 Census reports a population of 882 persons for Caragh which represents a 37% increase on the 2009 estimate.

2.5.4.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall primarily be located in an expansion of the village core, together with other appropriate social and community facilities.

2.5.4.7 Public Utilities

Water Supply

Caragh has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Caragh is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant which is being upgraded. The wastewater infrastructure serving the village is adequate at present.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.4.8 Transportation

Caragh is located on the R409, which provides links to Naas, and the M7 motorway to the south of the village. The R409 also links Caragh with the villages and towns in the northwest of the county. Accordingly a significant amount of county traffic passes through the village centre. Caragh is only a short distance from Sallins and the commuter train service to Dublin. No major new road development is envisaged in the area; however various upgrading works will be required in tandem with development in the village.

2.5.4.9 Other Services

Caragh has a number of social and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- National School
- Montessori/Creche
- Filling station
- Shops, hair salon
- GAA Grounds
- Fast food take away
- Pub
- Mondello Park Car Racing Circuit (outside the Village Plan boundary to the north)

2.5.4.10 Village Plan Principles

- Caragh should be developed in a planned coherent manner to ensure the development of a sustainable village.
- The rate of growth must cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village shall not be permitted.
- Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.

2.5.4.11 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. In this regard 3.3ha has been identified for residential development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C1, C2, C3" (New Residential) on Map V2-2.5:

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- The residential amenity of adjoining properties shall be protected.
- The use of high quality traditional building materials and indigenous landscaping shall be required.
- Seek the improvement of pedestrian and cycling facilities to the village centre, if deemed necessary.

- RD 2** Any development proposal for lands zoned C2 shall have regard to the topography of the land and seek to minimise the visual impact through high quality design and landscaping.

Village Centre

Caragh has experienced a lot of population growth in recent years and it has been developed in a sequential manner from the compact village centre. Further residential development has been proposed on sites sequential to the town centre and a small area of land opposite the church to the front of one of these sites has been designated for village centre expansion.

It is an objective of the Council to:

- VC 1** Provide for an extension of Caragh Village Centre on lands directly opposite the church. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at these locations subject to the relevant planning criteria.

Public Utilities

- PU 1** To identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** To facilitate Irish Water's upgrade of the Upper Liffey Valley Sewerage Scheme in particular Contract 2B to serve the existing needs of the village and planned sustainable growth.
- PU 2** To identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** To facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Caragh has not experienced any recent significant flooding events.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of this Plan and “The Planning System and Flood Risk Management - Guidelines for Planning Authorities”, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.5 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

- T 1** Widen and upgrade the existing railway bridge on the R409 at Gingerstown.
- T 2** Upgrade the extent of the R409 within the development boundary of Caragh village. Improvements shall include realignment, widening, pedestrian facilities, drainage, public lighting and traffic calming.
- T 3** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.



Employment

Local services and businesses are the main source of employment in the village. It is important to retain the existing businesses and to promote expansion of new local industries and businesses in the village. The close proximity of Naas and Newbridge ensures that many of Caragh's residents can reside proximate to their place of employment.

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and business where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

Caragh National School caters for primary school children in the village. As a result of the population expansion in the village an extension of the school has been constructed. Notwithstanding this, the requirement for further educational facilities in tandem with population growth will be monitored during the course of this Plan. The village is well catered for with services and community facilities and it is important that these are retained.

It is an objective of the Council to:

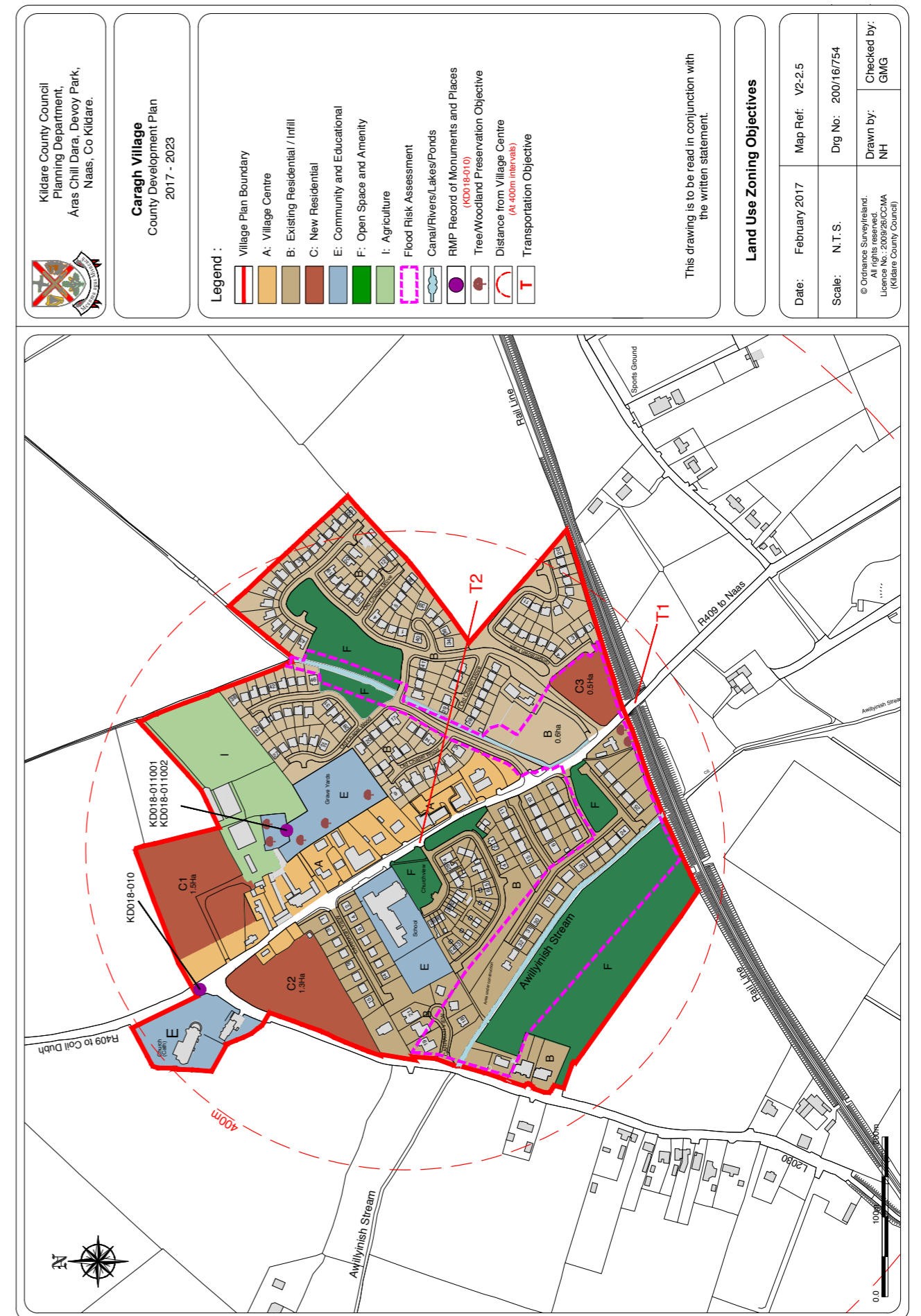
- CE 1** Review the need for educational facilities in the village having regard to changes in the population of the village.
- CE 2** Work with the community to provide a children's playground in the lifetime of this plan

Heritage

Caragh has a number of recorded monuments, which are illustrated on Map V2-2.5 and listed elsewhere in this Plan.

It is an objective of the Council to:

- NH 1** Survey the trees illustrated by the appropriate symbol on Map V2-2.5 and to seek to protect trees deemed to be of sufficient amenity value.



2.5.5 COILL DUBH/COOLEARAGH

2.5.5.1 Introduction and Context

Coill Dubh / Coolearagh is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Coill Dubh / Coolearagh. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village, are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.5.2 Location

Coill Dubh / Coolearagh are two separate settlements located in close proximity to each other in the north west of the county. Coolearagh has developed along the R403 and Coill Dubh developed around the junction of this road with the R408. The villages are located approximately 40 km from Dublin and 15 km from Naas.

2.5.5.3 Function

Coill Dubh / Coolearagh act as local service centres for their inhabitants and the surrounding hinterland. Growth in the villages should be sustainable, satisfying local demands.

2.5.5.4 Settlement Form

Coill Dubh was established in the 1950s to accommodate workers on the Bord na Mona works supplying the Allenwood peat fired power station. The planned settlement form consists of a number of established residential estates clustered together around the junction of the R403 and R408. Coolearagh is located slightly to the north of Coill Dubh and has a similar development form with newer residential estates located around the church and service station. It is desirable that future development in the villages is located on infill sites close to the centre of both villages so as to maintain a compact village form.

2.5.5.5 Population

The 2011 Census recorded a figure of 693 persons for Coill Dubh which did not include Cooleragh. Following a survey of Cooleragh in 2015 it was estimated that the current population living within the village boundaries of Coill Dubh/ Coolearagh was approximately 1,095 persons.

2.5.5.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

2.5.5.7 Public Utilities

Water Supply

Coill Dubh / Coolearagh have an adequate water supply at present to cater for the projected population growth.

Waste Water

Coill Dubh / Coolearagh are served by their own waste water treatment plant located to the west of Coolearagh. The plant has a P.E. of 2,000 and is considered adequate to meet the needs of the villages during the period of this Plan.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.5.8 Transportation

The villages of Coill Dubh / Coolearagh are located on the R403 and the R408 and have good access to Edenderry to the west, Johnstown Bridge and the N4 to the north and the larger towns of Clane, Naas and Newbridge to the south east. The Tullamore – Dublin Bus Eireann service 120 serves the villages.

2.5.5.9 Employment

The local services and businesses are the main source of employment in the villages. It is important to retain the existing businesses and to promote their expansion and the development of new local industries and businesses in the villages in order to benefit the local economy and ensure more sustainable travel patterns.

2.5.5.10 Other Services

Coill Dubh / Coolearagh have a number of social and community facilities serving the villages and their hinterlands including:

- Roman Catholic Church
- Community centre
- National School
- Shops and petrol station
- Golf Course
- Credit Union
- Sports Grounds
- Bus Shelter
- Vehicle repair workshop
- Crèche
- Post Office

2.5.5.11 Village Plan Principles

- Develop the villages in a planned coherent manner around both village centres so that an attractive sustainable urban form is achieved.
- The rate of growth shall cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village will not be permitted.
- Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.

2.5.5.12 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard, sites zoned 'C' (New Residential) have been identified for village expansion.

It is an objective of the Council to:

- RD 1** Facilitate the development of lands shown as 'C' (New Residential) as outlined on Map V2-2.6 in accordance with the principles of proper planning and sustainable development and to apply the following development requirements:
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.6) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It will generally not be considered appropriate that additional septic tanks are provided within the development boundaries of Coill Dubh and Coolearagh.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

PU 3 Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Transportation

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the villages.

It is an objective of the Council to:

- T 1** Realign and improve the junction of the L1019 and the L7073.
- T 2** Examine the feasibility of providing traffic calming in and between the villages.
- T 3** Provide for continuous footpaths of a suitably high standard between Coill Dubh and Coolearagh and to improve the quality and width, where appropriate, of all footpaths within both villages.
- T 4** Improve access for people with disabilities.
- T 5** Provide for a continuous footpath of a suitably high standard between Coill Dubh and Coill Dubh AFC at Blackwood.

Employment

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

Coill Dubh / Coolearagh National School caters for primary school children. It will be important to monitor the need for additional educational facilities in the village as the population expands. The villages are well catered for with services and community facilities and it is important that these are retained.



It is an objective of the Council to:

- CE 1** Assess the need for educational facilities in the village as the population grows.
- CE 2** Facilitate the expansion of existing services and facilities in both villages in accordance with proper planning and sustainable development.

Heritage Objectives

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings in the villages as listed in this Plan.
- HE 2** Protect all RMP sites in the villages as listed in Volume 1, Chapter 12, Architectural and Archaeological Heritage, and shown on Map V2-2.6 of this Plan, along with their settings.
- HE 3** Protect the character of the planned village of Coill Dubh / Coolearagh from inappropriate development.

Amenity and Recreation

Since the 2011- 2017 Development Plan was adopted the Woodlands Golf Club at Coill Dubh has closed. This was a significant loss to the amenities of the area.

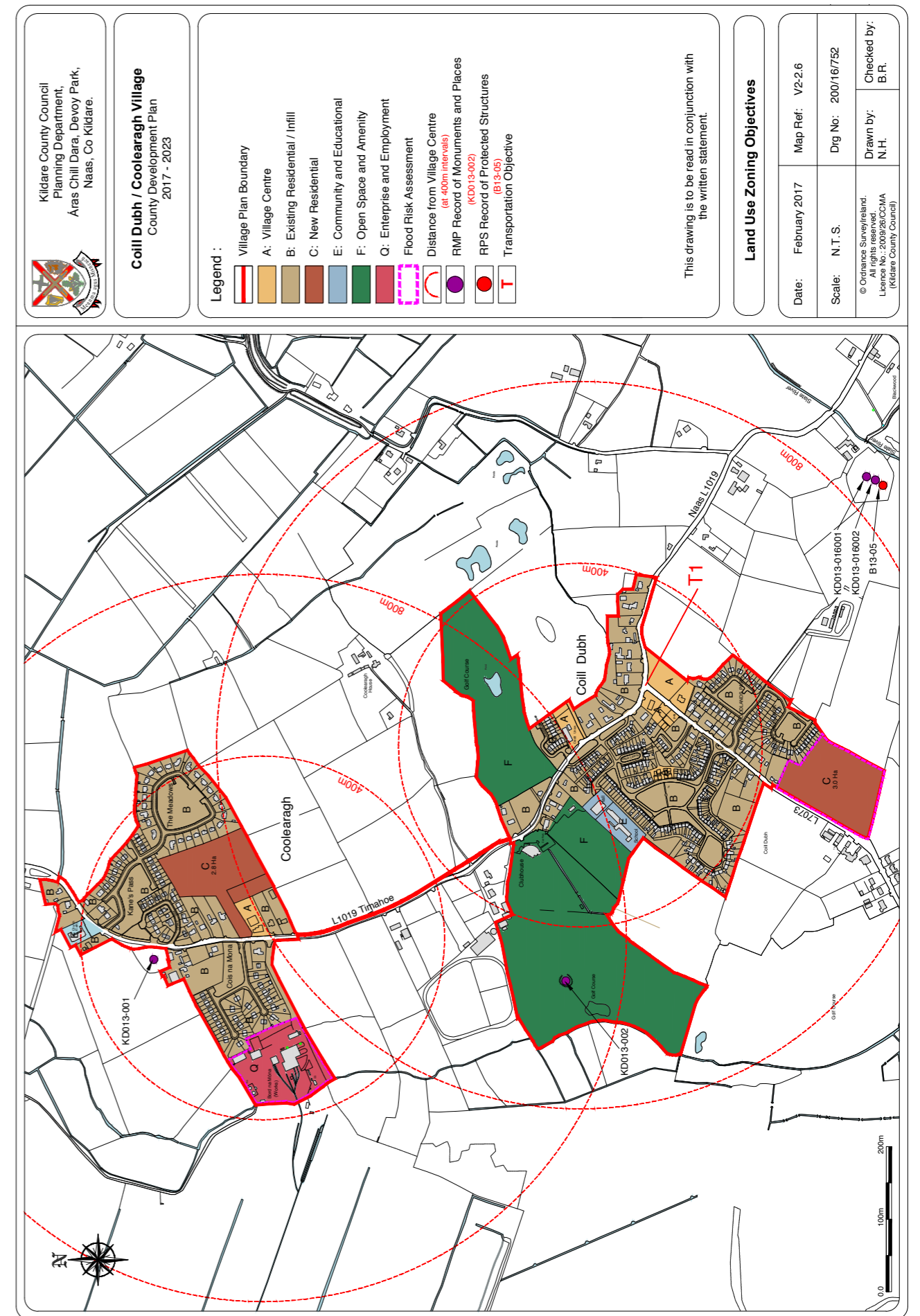
It is an objective of the Council to:

- AM 1** Support the development of sports and recreational facilities in the village in accordance with the principles of proper planning and sustainable development.
- AM2** Investigate the feasibility of providing a playground facility in Coill Dubh/ Coolearagh Village.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7, of this Plan and “The Planning System and Flood Risk Management - Guidelines for Planning Authorities”, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.6 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.



2.5.6 CROOKSTOWN

2.5.6.1 Introduction and Context

Crookstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Crookstown. The Village Plan consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.6.2 Location

Crookstown is located in south Kildare, approximately 17km from Athy and 30km from Naas. There are no obvious natural or historic boundaries to the settlement although it can be taken that a new primary school marks one end of the village while the entrance from the R448 Kilcullen – Castledermot road defines the entrance to Crookstown at the opposite end.

2.5.6.3 Function

Crookstown performs a role as a local service centre for its environs including Ballitore and, to a lesser extent, Moone and Timolin. Growth in the village should be sustainable, satisfying local demands having regard to the character, form and scale of the existing village.

2.5.6.4 Settlement Form

Crookstown has developed around the Church which was built in 1867. To date there has been limited residential development in the village with the main elements of the village comprising the new and former primary schools, an industrial park and a petrol station / shop.

2.5.6.5 Population

Following a survey of the village in 2015 it was estimated that the population of the village within the village boundary was approximately 129 persons.

2.5.6.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy.

2.5.6.7 Public Utilities

Water Supply

Water supply in Crookstown is deemed satisfactory at present.

Waste Water

Wastewater from parts of Crookstown is diverted to the Ballitore Waste Water Treatment Plant which has capacity to cater for both villages.

Surface Water and Flood Alleviation

While the treatment of surface water is adequate in Crookstown at present, the continued cleaning and maintenance of the River Greese to the west of the village is essential to prevent flooding in the area. Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.6.8 Education

A new primary school, St Laurence's, has been constructed in the village and it provides modern educational facilities for the children of Crookstown, Ballitore and the surrounding area. The old school is used for community uses and the long term future of the buildings is being explored.

2.5.6.9 Other Services

Crookstown has a good base of social and community facilities serving the village and its hinterland including:

- Church and parochial house
- Petrol service station
- Shop & butchers
- Industrial Complex including a tyre depot, antiques store, furniture and bedding store, hardware store, saddlery and farm supply store
- Existing and former primary schools
- Community hall.
- Pharmacy
- Health centre
- Hair salon

2.5.6.10 Heritage

There are a number of protected structures on the RPS in Crookstown listed in this Plan.

2.5.6.11 Village Plan Principles

- Develop the village in a planned coherent manner around the village centre so that an attractive sustainable urban form is achieved.
- The rate of growth shall cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village will not be permitted.
- Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.

2.5.6.12 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social/community and appropriate commercial development. In this regard sites zoned 'C' (New Residential) have been identified for village expansion.

It is an objective of the Council to:

- RD 1** Facilitate the development of lands shown as 'C' (New Residential) as outlined on Map V2-2.7 in accordance with the principles of proper planning and sustainable development.
- RD 2** Apply the following development requirements to lands identified as 'C' (New Residential) as outlined on Map V2-2.7.
 - Existing trees and vegetation on sites shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.

- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required where possible.

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.7) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Ensure that any permitted development is adequately serviced.
- PU 2** Facilitate a centrally located recycling facility for the benefit of the industrial park, the nearby residents and the primary school.
- PU 3** Ensure that all development in the village is connected to the Ballitore Waste Water Treatment Plant.
- PU 4** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 5** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Continue to keep clean and maintain the River Greese. In this regard, only development within the development boundary of Crookstown that would not negatively impact upon the River Greese

shall be encouraged. Adequate drainage measures for all development proposals must be addressed in order to continue to prevent flooding in the area.

FL 2 Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).

FL 3 Ensure that the development strategy for the lands identified within the dashed pink line on Map V2-2.7 shall be subject to a Level 3 Flood Risk Assessment.

Employment

The Industrial Park provides services and employment and occupies an important site in the context of the village. It forms the first impression of Crookstown to visitors arriving from the former N9 – the R488. However this entrance is not visually pleasing and needs to be addressed in order to enhance the overall appearance of the village.

It is an objective of the Council to:

EM 1 Improve the visual appearance of the Crookstown Industrial Park and filling station area and approaches to these sites.

EM 2 Encourage quality contemporary architecture while respecting the general scale of buildings in this rural area in order to enhance the overall appearance of Crookstown.



EM 3 Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

It is an objective of the Council to:

CE 1 Facilitate the extension of a graveyard in the vicinity of the church and former school.

Heritage

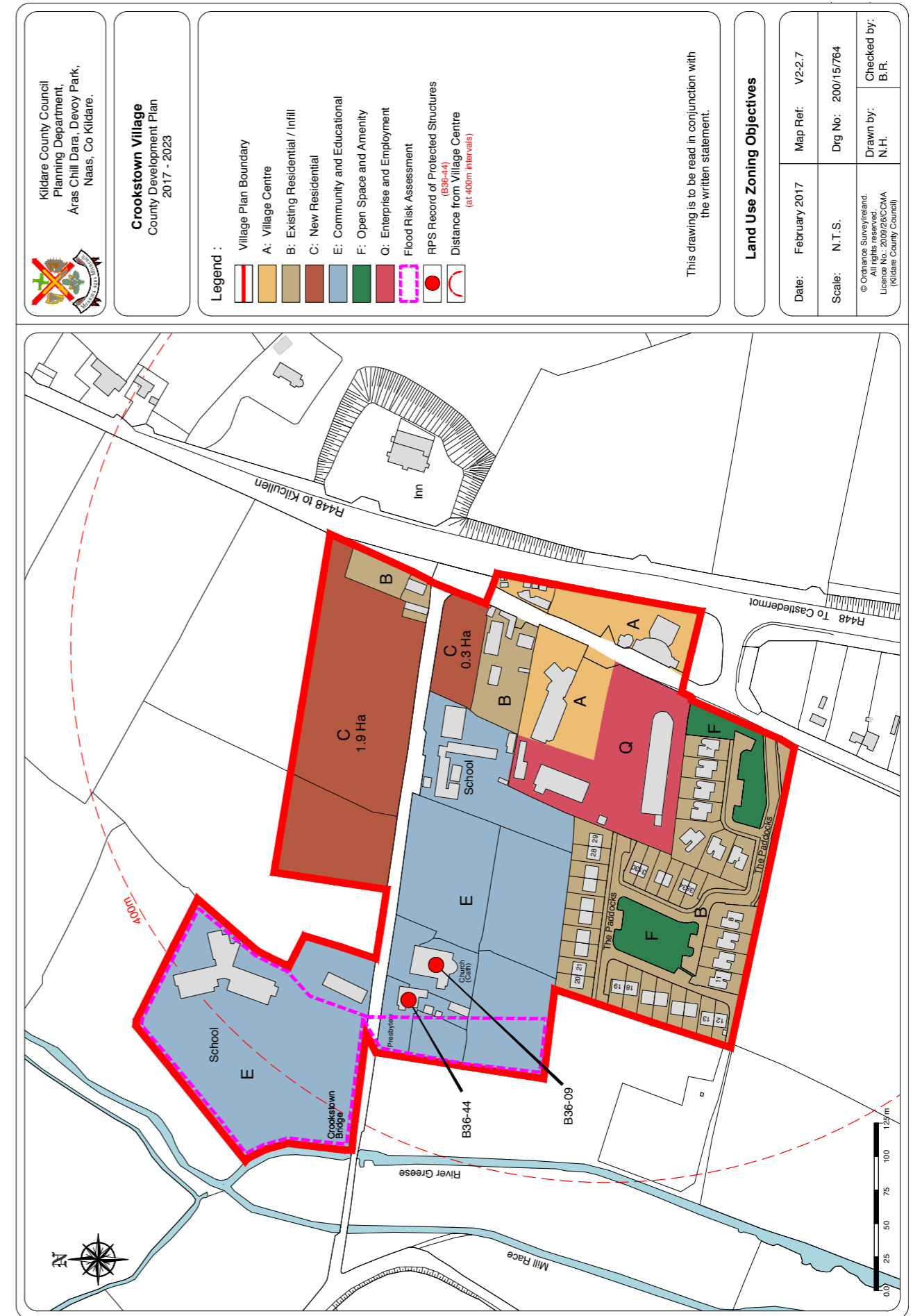
It is an objective of the Council to:

HE 1 Protect all RPS structures, along with their settings in Crookstown as illustrated on Map V2-2.7 and listed in this Plan.

Amenity and Recreation

It is an objective of the Council to:

AM 1 Promote the development of a linear walk along the River Greese between Ballitore and Crookstown.



2.5.7 JOHNSTOWN

2.5.7.1 Introduction and Context

Johnstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Johnstown. The Village Plan consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.7.2 Location

Johnstown is situated on the southern side of the N7 National Primary Route approximately 3 kilometres from Naas town centre. Local roads link the village with Naas to the south and Kill to the north and the village is surrounded by high quality agricultural land.

2.5.7.3 Function

Johnstown acts as a local service centre. Future development in the village should be sustainable satisfying local need and should respect the existing character, form and scale of the village while also ensuring that it retains its separate physical identity.

2.5.7.4 Settlement Form

Johnstown is a compact village with a special scale and character that needs to be protected. The village has a fine architectural streetscape with fine stands of mature trees forming a backdrop to several fine buildings.

The future expansion of the area is restricted due to the presence of the N7 National Primary Route to the north, and the motorway slip roads to the north and south of the village where access points would be restricted. A number of sites on the Main Street are vacant or in low density use following the relocation of the Johnstown Garden Centre to the north of the N7.

2.5.7.5 Population

The population of Johnstown in 2002 was 282 persons. In 2006 this figure had increased substantially to 899, following the construction of new housing development in the village. The 2011 Census indicates a further increase in the population to 1004 persons.

2.5.7.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy. This growth is to be located on lands previously zoned in Johnstown, with an additional area closer to the village core identified, which provides an opportunity to consolidate the village and enhance its character.

2.5.7.7 Public Utilities

Water Supply

Johnstown has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Johnstown is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osberstown Treatment Plant in Naas. The wastewater situation will be improved once Contract 2B of the Upper Liffey Valley Sewerage Scheme is delivered.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7, of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.7.8 Transportation

Johnstown has excellent access onto the N7 National Primary Route, via either interchanges north of the village or south of the village at Maudlins. This access has made Johnstown an attractive location for commuters to Dublin. The village also has good vehicular links with Naas and Kill. No major new road development is required in the area; however, various upgrading works will be required in tandem with development in the village.

The number 126 Bus Eireann route between Dublin and Kildare serves the village a number of times during the day.

2.5.7.9 Employment

Londis Distribution Warehouse and Boran Plastics are located in the village. It is important to retain these enterprises in the village as they benefit the local economy and ensure more sustainable travel patterns.

2.5.7.10 Other Services

Due to the proximity of Johnstown to Naas and Kill the village relies on its larger neighbouring towns to provide many of its community services and schools. The village has the following services:

- Convenience shop
- GP/medical centre
- Childcare facilities
- Pub
- Restaurant
- Hair/beauty salon
- Interiors/fabric shop
- Dance studio
- Fast food takeaway
- Children's playbarn
- Industrial / Employment development
- Office development
- Johnstown Garden Centre, north of the N7

2.5.7.11 Amenity and Recreation

There is a shortfall of formal recreational areas in Johnstown. The residents of the village are reliant on Naas and Kill for their formal recreational needs. Part of the former Johnstown Garden Centre site is zoned Open Space and Amenity to facilitate recreational and community uses.

2.5.7.12 Village Plan Principles

- (i) Develop the village in a planned, coherent manner so that an attractive and sustainable village is achieved.
- (ii) The rate of growth must cater for local need at an appropriate scale.
- (iii) Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.

(iv) New development shall have regard to the character, form and scale of the streetscape buildings in the village and reuse where possible, existing buildings and out-buildings in order to promote sustainable development.

(v) New development shall have regard to the protected structures in the village core.

2.5.7.13 Development Objectives

Residential Development

In order to facilitate sustainable growth and in recognition of the level of development that has taken place over the last decade, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 4.1ha has been identified for residential expansion.

It is an objective of the Council to:

- RD 1** Apply the following principles in relation to those lands zoned "C1" on Map V2-2.8:
- The improvement of the junction identified by objective T1 on Map V2-2.8 shall be carried out as part of the development of these lands.
 - Improvements in pedestrian and cycling facilities to the village centre;
 - Improvements in the road along the northern boundary of the site will be required.
 - Retain the trees identified by objective NH 2 on Map V2-2.8.
 - Existing trees and vegetation on the site shall be incorporated into any new development where appropriate.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Seek improvements in pedestrian and cycling facilities back to the village centre as part of development proposals of site C1.

- RD 2** Require the following principles to relate to lands labelled C2 on Map V2-2.8. The following development guidelines shall apply:
- Improve the junction identified by objective T1 on Map V2-2.8 as part of the development of these lands.
 - Improve pedestrian and cycling facilities to the village centre.
 - Improve the road along the southern boundary of the site as part of development proposals of these lands.

Public Utilities

It is an objective of the Council to:

- PU 1** Identify potential sites for the provision of recycling banks for the village and the wider rural hinterland.
- PU 2** Facilitate Irish Water's upgrade of the Upper Liffey Valley Sewerage Scheme, in particular Contract 2B, to serve the existing needs of the village and planned sustainable growth.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Flooding relating to the Morrell, Annagual and Hartwell rivers has been a significant problem in Johnstown in the past and has necessitated flood alleviation works.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and "Planning System and Flood Risk Management - Guidelines for Planning Authorities" (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.8 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

- T 1** Realign and improve the junction of the L6033 and the L6034.
- T 2** Extend public footpaths to the Playbarn site.
- T 3** Provide a footpath along the north side of Main Street.
- T 4** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5** Review the on-street parking arrangements in the village and make improvements as required.

Employment

There are a number of enterprise and employment opportunities within the plan area. The zoning objective Q1 at the Johnstown Garden Centre, north of the N7, reflects the existing uses permitted on site. Intensification of uses on this site will need to be carefully considered, in order to protect the vibrancy of Johnstown Village Centre and retain village centre type uses proximate to the village population.

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

School going children in Johnstown rely on education facilities in Naas and Kill for their primary and secondary education. It will be important to monitor the need for educational facilities in the village as the population increases. There is a lack of community facilities in the village and new community facilities should be provided in tandem with development.

It is an objective of the Council to:

- CE 1** Assess the need for educational facilities in the village as the population increases.

- CE 2** Investigate the possibility of providing community / recreational facilities as part of the redevelopment of the former Garden Centre site.

Heritage

Johnstown has a rich archaeological and architectural heritage due to its historic origins. It has a number of structures on the RPS. It is an objective of this Plan to define an Architectural Conservation Area around Main Street. There are a number of recorded monuments in the village which are outlined below. All of these are illustrated on Map V2-2.8 and listed in the RPS and RMP. There is also an abundance of mature trees throughout the village that should be protected. The recorded monuments in Johnstown include;

- KDO19-059 (Standing Stone)
- KDO19-060 (Enclosure)

In addition there are 4 features scheduled for inclusion in the next revision of the RMP as follows;

- KDO19-014001 (Church)
- KDO19-014002 (Graveyard)
- KDO19-014003 (Grave slab)
- KDO19-014004 (Font)

It is an objective of the Council to:

- NH 1** Require archaeological assessment prior to any development taking place for development in close proximity to recorded monuments.
- NH 2** Survey the trees illustrated by the appropriate symbol on Map V2-2.8 and to seek to protect those trees deemed to be of sufficient amenity value.
- NH 3** Investigate the definition of an Architectural Conservation Area boundary in the village as outlined in Volume 1, Chapter 12 Architectural and Archaeological Heritage. (ACA 1)

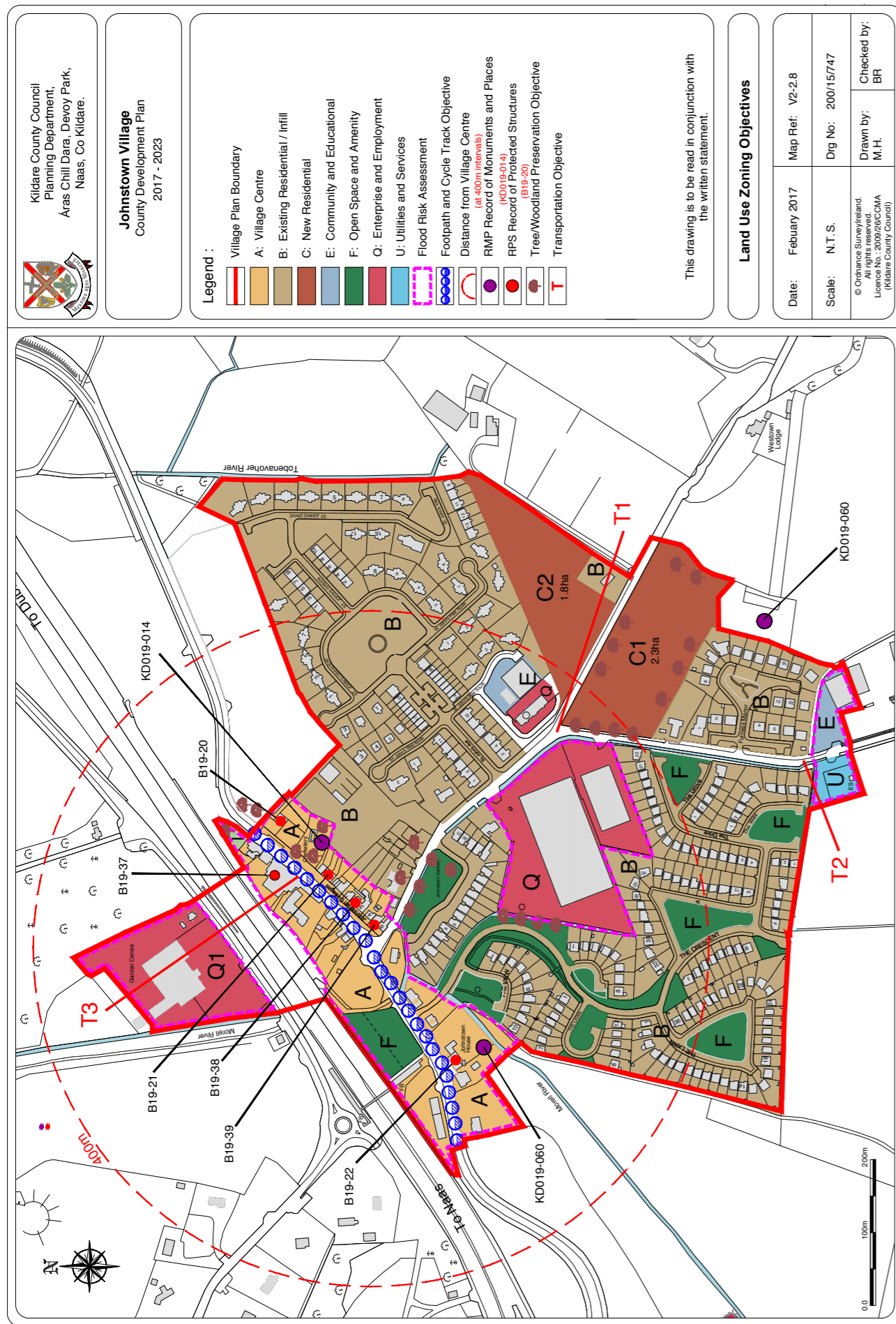
Amenity and Recreation

There is a shortfall of recreational areas in Johnstown.

It is an objective of the Council to:

- AM 1** Investigate the possibility of providing amenity / recreational facilities in the village during the lifetime of this Plan.





2.5.8 JOHNSTOWNBRIDGE

2.5.8.1 Introduction and Context

Johnstownbridge is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Johnstownbridge and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.8.2 Location

Johnstownbridge is situated in the north west of the county 40km from Naas, close to the boundary with County Meath and just south of the M4 Dublin to Sligo Motorway. The R402 Enfield to Edenderry road runs through the village. The River Blackwater flows to the north of the village.

2.5.8.3 Function

Johnstownbridge acts as a local service centre for its inhabitants and the surrounding rural area. Development in the village should be sustainable, satisfying local demands and integrating with the character, form and scale of the existing village.

2.5.8.4 Settlement Form

Johnstownbridge is a village of linear form with a special scale and character. Apart from some developments that are accessed off the main road the majority of buildings are situated fronting onto the R402. Future development in the village will be directed to infill sites in the village core so as to maintain a compact village core.

2.5.8.5 Population

Johnstownbridge has experienced a significant population increase in recent years. The 2006 Census recorded a 153% increase in population from 211 persons in 2002 to 535 persons in 2006. The 2011 Census has recorded the population of the village at 650 persons which represents a 21% increase.

2.5.8.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. This growth shall be located in an expansion of the village core with other appropriate social and community facilities.

2.5.8.7 Public Utilities

Water Supply

Johnstownbridge has an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Johnstownbridge is connected to a wastewater treatment plant operated by Meath County Council. Kildare County Council has use of one third of the capacity of this plant which is 1,000 P.E.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.8.8 Transportation

Johnstownbridge has excellent access on to the M4 Motorway, which has made Johnstownbridge an attractive location for commuters to Dublin. This route also provides excellent access to the other large towns in north Kildare (Kilcock, Leixlip, Maynooth and Celbridge). Since the 2011 plan was adopted the Johnstown / Edenderry Regional Road R402 has been significantly improved west of the village. No major new road development is required in the area, however, various upgrading works will be required in tandem with development in the village.

2.5.8.9 Other Services

Johnstownbridge has a good level of social and community infrastructure serving the village and its hinterland including:

- Roman Catholic Church
- Hotel
- Health Centre
- Community Centre
- National School
- Shops, convenience and hardware

- Hairdressers
- Car dealership
- Pharmacy
- Funeral Home

2.5.8.10 Village Plan Principles

- To develop the village in a planned coherent manner so that an attractive sustainable outcome is achieved.
- The rate of growth must cater for local demands at an appropriate scale.
- Suburban residential development located on the outskirts of the village shall not be permitted.
- Protect and enhance the physical and natural environment in terms of its recreational and ecological potential.
- New development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.
- New development shall be focussed primarily on the backlands in the centre of Main Street in order to achieve a more compact village form.

2.5.8.11 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard 4.1ha has been identified for residential development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified C (New Residential) on Map V2-2.9.
- To seek the improvement of the junction identified by objective T3 on Map V2-2.9 as part of the development of this site.
 - Improvements in pedestrian and cycling facilities to the village centre as part of this development.

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- High quality traditional building materials and indigenous landscaping will be insisted upon.

Village Centre

As noted above, Johnstownbridge has experienced rapid population growth in the last decade. As a result of the recent population growth and the moderate growth proposed in this Plan additional village centre lands have been zoned to facilitate village centre expansion to accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council to:

- VC 1** Provide for village expansion on lands zoned A (Village Centre). A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at this location subject to the relevant planning criteria.
- VC 2** Seek the improvement of the junction identified by objective T2 on Map V2-2.9.

Public Utilities

Waste water treatment capacity in the village is sufficient to cater for the level of growth projected in this Plan. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council to:

- PU 1** Continue to co-operate with Meath County Council and Irish Water in relation to the provision of wastewater treatment capacity in the village.
- PU 2** Identify potential sites for the provision of recycling banks in the village and the wider rural hinterland.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and wider rural hinterland.

Flooding

There have been no recent flooding events in the village.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.9 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

- T 1** Identify and provide a by-pass of Johnstownbridge to divert traffic travelling from the M4 to Edenderry.
- T 2** Realign and improve the junction of the L1004 and the R402.
- T 3** Realign and improve the junction of the L1003 and the R402.
- T 4** Improve the quality and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5** Review on street parking arrangements in the village and make improvements as required.

Employment

Local services and businesses are the principal source of employment in the village. It is important to retain the existing businesses and to promote the expansion of new local industries and businesses.

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

St Patrick's National School caters for primary school children in the village. The need for additional educational facilities in the village will be reviewed as the population increases. The village is well catered for with service and community facilities and it is important that these are retained.

It is an objective of the Council to:

- CE 1** Assess the need for educational facilities in the village in line with changing population numbers.

Heritage

Johnstownbridge has a rich archaeological and architectural heritage due to its historic origins. It has a number of structures on the RPS. It is an objective of this Plan to define an Architectural Conservation Area around Main Street. There are a number of recorded monuments in the village which are outlined below. All of these are illustrated on Map V2-2.8 and listed in the RPS and RMP. There is also an abundance of mature trees throughout the village that should be protected.

The recorded monuments in Johnstownbridge include;

- KD019-059 (Standing Stone)
- KD019-060 (Enclosure)

In addition there are 4 features scheduled for inclusion in the next revision of the RMP as follows:

- KD019-014001 (Church)
- KD019-014002 (Graveyard)
- KD019-014003 (Grave slab)
- KD019-014004 (Font)

It is an objective of the Council to:

- NH 1** Require archaeological assessment prior to any development taking place for development in close proximity to recorded monuments.

2.5.9.1 Introduction and Context

Kildangan is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Kildangan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.9.2 Location

Kildangan is located in southwest Kildare, close to the Laois border and to the south of Monasterevin town. The village is situated on the R417 Monasterevin to Athy regional route. The Kildare to Athy railway line runs through the village. The village is located 5km from Monasterevin, 10km from Kildare and 14km north of Athy.

2.5.9.3 Function

Kildangan acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable, satisfying local need and integrating with the existing character, form and scale of the village.

2.5.9.4 Settlement Form

Kildangan originally developed as an Anglo-Norman settlement. Maurice Fitzgerald of Allen built a castle on the land which now accommodates the world-renowned Kildangan Stud. All development since the village's foundation has occurred to the west of Kildangan Stud along the railway line and the main Monasterevin to Athy road. Kildangan's development was further influenced by the train station, which operated from 1909 to 1963. The surrounding hinterland area is characterised by agricultural activity.

The settlement form consists of a large Roman Catholic Church to the north east of the village adjacent to the village national school. The Crosskeys pub, a filling station with a shop, a fast food takeaway, a beautician/hair salon and a creche are located to the south west of the village around the junction connecting the L 3010 to the R417 roadway.

The village hall is located in the centre of the village, in close proximity to the railway bridge. The remainder of the village comprises residential development in the form of one off dwellings and various types and sizes of housing developments.

Future development in the village should be located on strategic infill sites and appropriate back land sites close to the centre of the village so as to improve the vitality of the village centre and to maintain a compact village form.

2.5.9.5 Population

The 2011 census recoded a population of 299 persons for Kildangan but the boundary used by the CSO did not include the Kilbeg Terrace, Cluain Dara or Courtyard housing developments. Following a survey of the village in 2015 it was estimated that the population of the village was approximately 470 persons within the defined village boundary.

2.5.9.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy. Lands that had been identified as suitable for development in the 2011-2017 CDP have largely remained undeveloped.

The residential development proposals in this plan take into account the Core Strategy, wastewater capacity and flooding considerations.

2.5.9.7 Public Utilities

Water Supply

Kildangan receives its water supply from the Ballymore Eustace Water Treatment Plant. This plant provides an adequate water supply and it is sufficient to serve the current needs and sustainable future development of the village.

Waste Water

Kildangan is currently serviced by two separate waste water treatment systems. The most recently commissioned treatment system was constructed as part of The Paddocks Housing Development and is within the control of Kildare County Council. This treatment system has a capacity of 500 Population Equivalent (p.e.) and its current loading is approximately 196 p.e.

The treatment system is currently operating within its capacity.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.9.8 Transportation

Kildangan is located on the R417, which allows for excellent access to Monasterevin and the M7 motorway to the north and Athy town to the south. Kildangan is only a short distance from Monasterevin. No major new road development is required in the area however, various upgrading works will be required in tandem with development in the village.

2.5.9.9 Employment

Local services and businesses are a source of employment in the village, with Kildangan Stud providing significant employment in the area.

2.5.9.10 Other Services

Kildangan has a good base of social and community facilities serving the village and its hinterland including:

- Church (Roman Catholic)
- Primary School
- Shop and Filling Station
- Fast Food Take Away
- Crèche
- Beautician and Hair Salon
- Pub
- Village Hall
- Employment (Kildangan Stud- outside village boundary)
- Sports facilities (Kildangan GAA pitch - outside the village boundary)

2.5.9.11 Village Plan Principles

- (i) Develop the village in a planned coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of population growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.

- (iv) New development shall protect the physical and natural environment in terms of its recreational and ecological potential is paramount.
- (v) All new development shall have regard to the character, form and scale of buildings in the village.

2.5.9.12 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with appropriate social and commercial development. 6.1ha has been identified for residential development.

It is an objective of the Council to:

- RD 1** Require those lands zoned 'C' (New Residential) on Map V2-2.10 to display:
- High quality architectural proposals having regard to the character of the area.
 - The use of traditional building materials and indigenous mixed species landscaping
 - Existing trees and vegetation on the site shall be retained and integrated into any new development.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - Improvements in pedestrian and cycling facilities to the village centre as part of development proposals.
- RD 2** Encourage the appropriate development of backland areas. Any development proposed should not compromise the existing residential amenity of the area and the potential of the identified village centre area.

Village Centre

As a result of population growth and the growth proposed in this Plan land zoned to facilitate village centre uses can accommodate additional services required in the village. The lands identified for village centre expansion may accommodate a quantum of residential development subject to the relevant planning criteria.

It is an objective of the Council to:

VC 1 Provide for consolidation and an extension of Kildangan Village Centre. A range of appropriately designed and scaled retail, commercial, cultural, community and residential uses will be acceptable at these locations subject to the relevant planning criteria.

VC 2 Ensure that any new village centre development should seek to provide a strong and architecturally attractive edge to the streetscape and should be pedestrian friendly.

Public Utilities

The sewerage treatment network will require an upgrade in order to facilitate future development in the village. Water capacity is sufficient for the future needs of the village.

It is an objective of the Council to:

PU 1 Decommission the old Kildangan village waste water treatment plant and to connect existing and any new dwellings to the new waste water treatment system.

PU 2 Identify potential / appropriate sites for the provision of recycling banks within the defined village boundary.

PU 3 Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

PU 4 Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Flooding is not a recurring problem for Kildangan village. However, in the interests of best practice, the following objectives apply to new developments:

It is an objective of the Council to:

FL 1 Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).

FL 2 Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.10 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of minor road upgrade works, identified on Map V2-2.10, are required to improve vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

T 1 Realign and improve the junction of the R417 and the L3010 roadways.

T 2 Realign and improve the junction of the L3010 and the L7063 roadways.

T 3 Maintain and improve as required the local road network to ensure a high standard of road quality and safety.

T 4 Improve the quality, aesthetics and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.

T 5 Realign and improve all regional and local roads in the village and on the approaches to the village. Improvements shall include realignment, widening, where appropriate, pedestrian facilities, drainage, public lighting and traffic calming where necessary.

T 6 Investigate the possibility of re-aligning the road, in co-operation with Iarnod Eireann, between Kildangan Manor and the Village Centre, and to make the railway bridge pedestrian friendly.

Employment

It is an objective of the Council to:

EM 1 Retain and promote the expansion of businesses in the village in order to benefit the local economy and ensure more sustainable travel patterns.

Community and Educational

Kildangan National School caters for primary school children from the village and the surrounding area. The school currently accommodates 223 pupils. It is important to monitor the need for educational facilities in the village as the population increases.

The village is well catered for with services and community facilities and it is important that these are retained and that additional appropriate services and businesses are encouraged within the village centre.

It is an objective of the Council to:

CE 1 Assess the need for educational facilities in the village as the population increases in line with changing population numbers.

Heritage

Kildangan has a protected structure (Roman Catholic Church) in the village and a number of recorded monuments surrounding the village, which are illustrated on Map V2-2.10 and listed in this Plan.

It is an objective of the Council to:

NH 1 Survey the tree(s) illustrated on Map V2-2.10 and to seek to protect trees deemed to be of sufficient amenity value.

NH 2 Retain attractive features such as stone walls, mature trees, village pump and features of interest where possible.

NH 3 Promote the retention and reuse of existing buildings and out-buildings where possible in order to promote sustainable development.

Amenity and Recreation

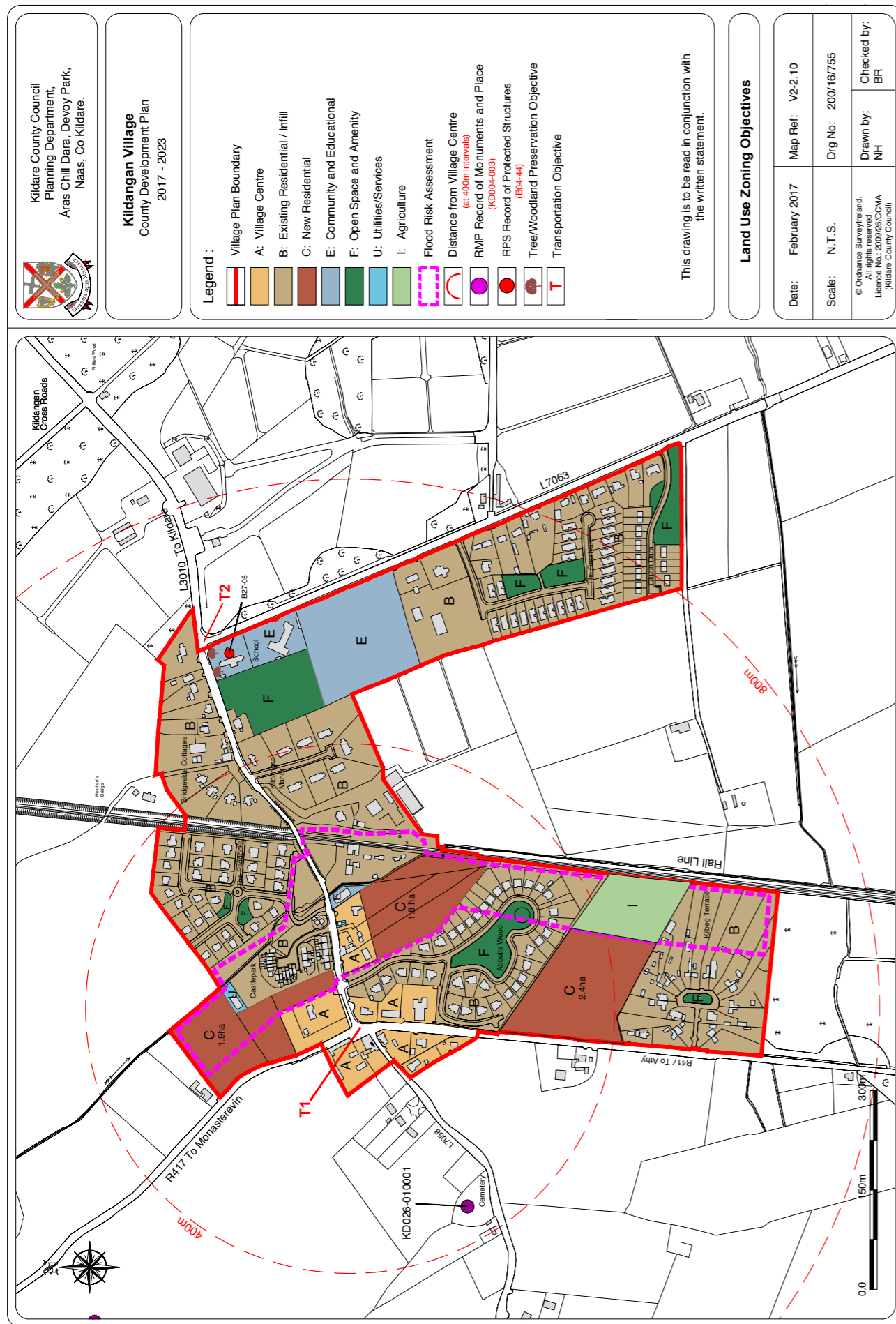
Kildangan has a deficit in passive recreational areas. Therefore it is important that an area of this nature is provided. In terms of formal recreational areas the GAA clubs are located a short distance from the village boundary and are easily accessible to pedestrians.

It is an objective of the Council to:

AR 1 Facilitate the creation of a passive recreation area which would complement the adjoining church and school land uses on lands zoned "F" (Open Space and Amenity).

AR 2 Facilitate the provision of a public car park in front of the church and school in Kildangan.





2.5.10 KILMEAGUE

2.5.10.1 Introduction and Context

Kilmeague is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Kilmeague and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.10.2 Location

Kilmeague is located in the northwest of County Kildare, approximately 13km from Naas town. The R415 roadway from Milltown to Allenwood runs through the village along with various local roadways leading to the village centre from Allenwood, Robertsown, Prosperous and Naas. The village is located 1.5km north of the village of Allen.

2.5.10.3 Function

Kilmeague acts as a local service centre for its inhabitants and the surrounding hinterland. Growth in the village shall be sustainable, satisfying local need and in compliance with the existing character, form and scale of the village.

2.5.10.4 Settlement Form

The lands for the development of the village were donated in the 1830s by the Aylmer family of Donadea Demesne. The site for the village was carefully selected with the lands to the north rising to provide protection from the wind. The two storey terraced dwellings were laid out in two streets at right angles to each other. The streets form the majority of the village centre area and the structures retain their built form and much of the original materials used. Some of the original Ballyknocken granite footpaths remain in situ along with the distinctive village pattern.

2.5.10.5 Population

The 2011 census recorded the population of Kilmeague at 997 persons, an increase of 46% from the 2006 census figure of 682 persons.

2.5.10.6 Growth

This Plan provides for local demands in accordance with the provisions of the settlement strategy.

2.5.10.7 Public Utilities

Water Supply

Kilmeague receives its water supply from the Ballymore Eustace Water Treatment Plant. This plant provides an adequate water supply and it is sufficient to serve the current needs and the sustainable future development of the village.

Waste Water

The village is currently served by the Kilmeague Sewerage Scheme which terminates at the Kilmeague Waste Water Treatment System. The treatment plant is located between Kilmeague and Allen villages. This treatment system has a capacity of 700PE.

The Kilmeague treatment system requires upgrading and the provision of a new outfall. Development will be restricted in the village until the system upgrade is carried out and completed.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.10.8 Transportation

Kilmeague is located on the R415 roadway which provides for access to Allenwood, Milltown and Newbridge. Other local roads leading from the village provide links to Naas, Prosperous and Robertstown. No major new road development is required in the area, however, various upgrading works will be required in tandem with development in the village.

Bus Eireann operates Monday to Saturday from Kilmeague to Dublin and Dublin to Kilmeague on a four times daily basis.

2.5.10.9 Employment

The local services and businesses are the main source of employment in the village.

2.5.10.10 Community and Educational

Allen National School, located in the adjacent village, caters for primary school children from Kilmeague village and the surrounding area. The school currently accommodates 238 pupils. There is also a village hall located in Allen.

Kilmeague is well catered for with services and nearby community facilities and it is important that these are retained and that additional appropriate services and businesses are encouraged within the village centre.



2.5.10.11 Other Services

Kilmeague has a number of businesses and community facilities serving the village and its hinterland including:

- Church (Church of Ireland)
- Shop, Office, Hair Salon, Butcher
- Post Office
- Fast Food Take Away
- Pub
- Medical Centre
- Betting Office
- Montessori school
- Bus Stop
- Sports facilities (Ballyteague GAA Club is located outside the village)
- Primary School and Roman Catholic Church (located in adjacent Allen village)

2.5.10.12 Village Plan Principles

- (i) Kilmeague shall be developed in a planned coherent manner so that an attractive sustainable outcome is achieved.
- (ii) The rate of growth must cater for local need at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is paramount.
- (v) All new development shall have regard to the distinctive character, form and scale of buildings in the village, attractive features such as the stepped two storey terraced structures forming the village centre, stone walls, cobbled and granite paving, mature trees etc. Existing buildings and out-buildings shall be retained and reused where possible in order to retain and maintain the character of the village.

2.5.10.13 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development which has taken place in the recent past, future residential development shall be undertaken in conjunction with social, community and appropriate commercial development. In this regard Kilmeague has been identified for village expansion.

It is an objective of the council to:

- RD 1** Require the following principles in relation to those lands zoned 'C' (New Residential) on Map V2-2.11;
- High quality architectural proposals will be considered that have regard to the character of the area.
 - The use of traditional building materials and indigenous mixed species landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.

- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals.

Village Centre

The level of residential development and population growth in Kilmeague had increased significantly in recent years. The village centre accommodates a pub, take away, a betting office, Montessori school and a butcher's shop. Village Centre lands have been zoned to reflect the current use of the original village centre. The area zoned 'A' (Village Centre) could be further consolidated and improved and the potential for further appropriate development could be exploited within existing vacant structures.

It is an objective of the Council to:

- VC 1** Provide for further appropriate services within the village and to consolidate the existing village centre area on lands zoned "A" Village Centre. Any new development should have regard to the established pattern and architectural style of the village core.

Public Utilities

The Kilmeague sewerage treatment system is approaching capacity. A new outfall is also required to accommodate any future development in the village.

It is an objective of the Council to:

- PU 1** Require and facilitate the upgrading of the existing Kilmeague Waste Water Treatment System and the provision of a new outfall to cater for the existing loading and any possible future development of the village.
- PU 2** Identify potential appropriate sites for the provision of recycling banks.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Flooding is not a recurring problem for Kilmeague village. However in the interests of best practice the following objective should apply to new developments.

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.11 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of minor road upgrade works are required to improve vehicular and pedestrian facilities in the village. Any improvements works carried out should have regard to the character and materials of the original paving and cobbled footpaths.

It is an objective of the Council to:

- T 1** Realign and improve the junction of the R415 and the L7081 and L7085 roadways.
- T 2** Realign and improve the junction of the R415 and the L7076 roadways.
- T 3** Maintain and improve as required the local road network to ensure a high standard of road quality and safety.
- T 4** Improve the quality, aesthetics and width, where appropriate, of all footpaths in the village and improve access for people with disabilities.
- T 5** Realign and improve all regional and local roads in the village and on the approaches to the village. Improvements shall include realignment, widening, where appropriate, pedestrian facilities, drainage, public lighting and traffic calming where necessary.
- T 6** Review the on street parking arrangements in the village and make improvements as required.

2.5.11 MOONE

2.5.11.1 Introduction and Context

Moone is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Moone and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.11.2 Location

Moone is located in South Kildare, approximately 23 km from Athy and 33km from Naas.

2.5.11.3 Function

Moone functions as a centre of local facilities and acts as a complementary village to Timolin to the north. Growth in the village shall be sustainable, satisfying local demands and have regard to the character, form and scale of the existing village.

2.5.11.4 Settlement Form

The village is linear in form extending for a distance of 1km. The village comprises a mixture of older detached houses and modern type bungalows. There are some pleasant rural cottages and interesting examples of vernacular architecture in Moone.

2.5.11.5 Population

Following a survey of the village in 2015 it was estimated that the population within the village boundary was approximately 144 persons.

2.5.11.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

2.5.11.7 Public Utilities

Water Supply

Water supply in Moone is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Moone.

Surface Water and Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.11.8 Employment

Employment opportunities in Moone itself are limited. However the Industrial Park in Crookstown which is located c. 6km from Moone is a centre for local employment opportunities. In addition, given the relative proximity of Athy and Naas and other towns, additional employment opportunities are afforded to those who wish to travel to these centres.

2.5.11.9 Education

St Colmcille's primary school currently has an enrolment of 133 children and is of sufficient size to cater for the anticipated growth in the village.

2.5.11.10 Other Services

Moone has a number of social and community facilities serving the village and its hinterland. These include;

- Church
- Primary School
- Post Office/ Convenience Shop
- Creative Centre
- Community Hall
- Handball Alley
- Graveyard

2.5.11.11 Heritage

There are a number of protected structures listed on the RPS in Moone and the vicinity of the village.

An Architectural Conservation Area has been identified to the west of Moone (Refer to Map V2-2.12)

2.5.11.12 Village Plan Principles

- (i) Moone shall be developed in a coherent manner to ensure the development of an attractive and sustainable village.

- (ii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iii) The rate of growth shall cater for local demands at an appropriate scale.
- (iv) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.

2.5.11.13 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' have been identified for New Residential development.

It is an objective of the Council to:

- RD 1** Require the following principles in relation to those lands zoned 'C' (New Residential) on Map V2-2.12:
- Existing trees and vegetation on sites shall be retained and integrated into any new development, if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre, where possible.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of overall development schemes.
- PU 2** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.12 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Construct a footpath/cycle track between Timolin and Moone, given the interdependency of services between the settlements.
- T 2** Examine the possibility of providing traffic calming in Moone.

Employment

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

It is an objective of the Council to:

- CE 1** Facilitate the expansion of existing services and facilities in accordance with proper planning and sustainable development.

Heritage

It is an objective of the Council to:

- HE 1** Protect all structures in Moone on the RPS, along with their settings listed in this Plan and illustrated on Map V2-2.12.
- HE 2** Protect all RMP sites in Moone as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.12 of this Plan, along with their settings.

2.5.12 ROBERTSTOWN

2.5.12.1 Introduction and Context

Robertstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Robertstown. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.12.2 Location

Robertstown is located on boglands in north central Kildare, predominantly on the southern banks of the Grand Canal and approximately 14km from Naas. The Barrow Line of the Grand Canal connects to the main line of the Canal west of the village, at Lowtown.

2.5.12.3 Function

Robertstown performs a role as a local service centre for the surrounding rural hinterland in conjunction with the other settlements in the area such as Allenwood and Prosperous. The village has significant potential in terms of tourism/amenity functions.

2.5.12.4 Settlement Form

Robertstown is an historic settlement which developed with the arrival of the Grand Canal in 1784. Located within the western boglands, physically the village core has a T-shape form, along the canal between Binn's Bridge and the former Canal Hotel, and the intersection with Robinstown Hill. The village has expanded primarily on the southern side of the canal, with a mixture of local authority housing and more recent suburban style housing to the north-western edge of the town.

2.5.12.5 Population

Robertstown has experienced a steady population increase in recent years. The 2011 Census figure for the village is 669 persons.

2.5.12.6 Growth

This Plan provides for local demands in accordance with the provisions of the County Settlement Strategy. This growth is to be located on lands previously identified for development in Robertstown with other appropriate social and community facilities.

2.5.12.7 Public Utilities

Water and Waste Water

Water supply in Robertstown is deemed satisfactory at present. Robertstown has a wastewater treatment plant with a design capacity of 1,000 P.E. and a current loading of 375 PE. The plant is located outside of the village to the northwest and discharges to the River Slate. The plant is considered robust and no upgrades are currently required or planned.

Surface Water and Flood Alleviation

There have been no on-going issues with surface water in the village. Existing infrastructure is currently being extended to Robinstown Hill and has recently been cleaned in the village centre. As such, provision is considered adequate. Notwithstanding this, the village is located on bogland and development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation.

Energy and Communications

Robertstown is not connected to the natural gas network. Electricity supply in the village is underground which benefits the visual amenities in the village. There is a telephone exchange within Robertstown and the village has good 3G and 4G mobile phone and broadband coverage, by multiple operators.

2.5.12.8 Transportation

Bus Eireann provides a Monday-Saturday service between Robertstown/Dublin three times daily and also between Robertstown/Newbridge. Road conditions on approach to and within the village vary, partly due to the underlying bogland and the heavy nature of vehicles from the concrete manufacturing plant to the west of the village. This Plan provides for improved vehicular and pedestrian routes through the village along with cycle and car parking improvements.

2.5.12.9 Education

Robertstown is served by an eight classroom primary school located at the south eastern extremity of the village. Planning permission has recently been granted for an extension to the school which will provide an additional classroom, staffroom and resource room. Having regard to the projected population in Robertstown over the period of the Plan the existing and planned extension of the school are considered adequate.

2.5.12.10 Heritage

Robertstown is rich in architectural heritage and many protected structures are located in the village these include

- B13-10 Robertstown Canal Hotel (former),
- B13-12 Binn's Bridge
- B13-20 Robertstown House
- B13-23 Thatched House
- B13-28 RIC Barracks
- B13-29 Building (misc.)
- B13-31 Robertstown House Gate Lodge
- B13-32 Stone aqueduct with embankment
- B13-33 Water Pump
- B13-34 Lamp Standard
- B13-35 Section of Canal

The views to and from Binns Bridge (GC10) are also protected under the County Development Plan.

There are no recorded sites / monuments within the village plan boundary. The Grand Canal is a proposed Natural Heritage Area, and Ballynafagh Lake (including the Blackwood Feeder less than 1km from the village centre) is a Special Area of Conservation.

2.5.12.11 Other Services

Robertstown has a number of social and community facilities serving the village and its hinterland including:

- Pre-School
- Soccer Pitch
- GAA Pitch (outside village plan area)
- Post Office
- Garda Station
- Credit Union
- Pubs
- Convenience Shops
- Takeaway

2.5.12.12 Village Plan Principles

Having regard to the existing village form and its built heritage, the need to protect the amenities of the Grand Canal, the low lying nature of lands north of the canal and the nature of the crossing point, the focus of the village expansion will remain to the south. The following principles of development will apply.

- (i) To protect and develop the tourist potential of the village, having regard to its location on the Grand Canal.
- (ii) New development should take place in a coherent manner so that an attractive sustainable village is achieved.
- (iii) The rate of growth must cater for local demand at an appropriate scale.
- (iv) Suburban residential development on the outskirts of the village shall not be permitted.
- (v) All new development shall have regard to the character, form and scale of buildings and distinctive features/ structures in the village.

- (vi) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (vii) To reuse where possible existing buildings / out-buildings within the village boundary in order to maintain the historic character of the village and regenerate the village core.

2.5.12.13 Development Objectives

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.13A) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** Implement public realm improvements in the village centre, particularly pedestrian facilities.

Residential

Robertstown has sufficient zoned land to cater for the growth of the village. Future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.13A:
 - Existing trees and vegetation shall be retained if merited and integrated into any new development.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Residential layouts shall be permeable for walkers/cyclists and provide for improvements in pedestrian and cycling links back to the village centre.

- Dwelling design shall provide an aspect to roads and areas of public open space in the interest of supervision and visual amenity.
- RD 2** In addition to the above, to apply the following development requirements to lands identified "C1" (New Residential) on Map V2-2.13A:
- The setting of the former Grand Canal Hotel shall be respected .
 - Having regard to the proximity of the site to the local primary school, to secure childcare facilities and children's play facilities within the site or on nearby lands.
 - Secure the improvement of access and layout of existing recycling facilities.
 - Support improved access to and supervision of the adjacent soccer pitch

- RD 3** Apply the following development requirements to lands identified "C2" (New Residential) on Map V2-2.13A:
- Improvements/supervision of the area of public open space adjoining the site to the north-east, within Fr. Murphy Park, shall be considered as part of any proposed development.
 - Dwelling design shall provide overlooking of roads and areas of public open space to ensure passive supervision of these areas.

- RD 4** Facilitate the appropriate redevelopment of derelict buildings and suitable infill development proposals, having regard to any protected structures within the vicinity of the site.

- RD 5** Improve the public realm at open space areas in Father Murphy Park, Grove Lane and Grove Heights (e.g. cleaning, planting adjacent walls at public open spaces, lighting improvement and footpath delineation).

Amenity and Recreation

Robertstown's location on the Grand Canal offers significant potential for the village in terms of waterways related tourism. There is potential for the village to develop walking /cycling routes linked to the wider network along the canal and the Barrow Navigation (proposed Barrow Blueway), along with looped local routes. Better facilities in the village centre and improved pedestrian/cycle links between the village and moorings/facilities at Lowtown would in turn have economic benefits for the village.

It is an objective of the Council to:

- AMR 1** Protect open space along the Grand Canal, as set out on Map V2-2.13A.
- AMR 2** Control new development accessed from the Grand Canal towpath in order to protect it as walking/cycling route.
- AMR 3** Develop a walking/cycling route from Binn's Bridge to Fenton's Bridge to link with routes on the Grand Canal and Barrow Navigation, as illustrated on Map V2-2.13B.
- AMR 4** Identify local looped routes which pass through the Village.
- AMR 5** Consider the provision of a community park wildlife area within the Village area.
- AMR 6** Protect amenity areas/seating and ensure development benefits their supervision and amenities.

Heritage Objectives

It is an objective of the Council to:

- NH 1** Protect the structures in Robertstown on the RPS, protected views and proposed Natural Heritage Area within the village environs, as illustrated on Map V2-2.13B and listed in this Plan.
- NH 2** Support the development of a Canal/ Waterways museum within the village centre.
- NH 3** Survey the trees illustrated on Map V2-2.13B and to seek to protect trees deemed to be of significant amenity value.

Community and Educational

Robertstown relies on neighbouring settlements for many of its ecclesiastical needs, and is deficient in some community facilities, particularly a community centre and play facilities.

It is an objective of the Council to:

- CE 1** Secure the development of a community centre in the village.
- CE 2** Secure the development of playground facilities within the village.

Transportation

Transportation objectives shall aim to improve the village environment for pedestrians and cyclists, and to ensure more efficient vehicular and pedestrian movement through the village.

It is an objective of the Council to:

- T 1** Implement footpath, junction and parking improvements in the village, including the provision of additional car parking at Robertstown National School.
- T 2** Improve the canal crossing point for pedestrians at Binn's Bridge.
- T 3** Provide cycle parking facilities within the village.
- T 4** Support improved access to the soccer pitch.

Public Utilities

It is an objective of the Council to:

- PU 1** Maintain and improve the recycling banks within the village.
- PU 2** Ensure all new lamp standards are in keeping with the existing style in the village.
- PU 3** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 4** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.



Flooding

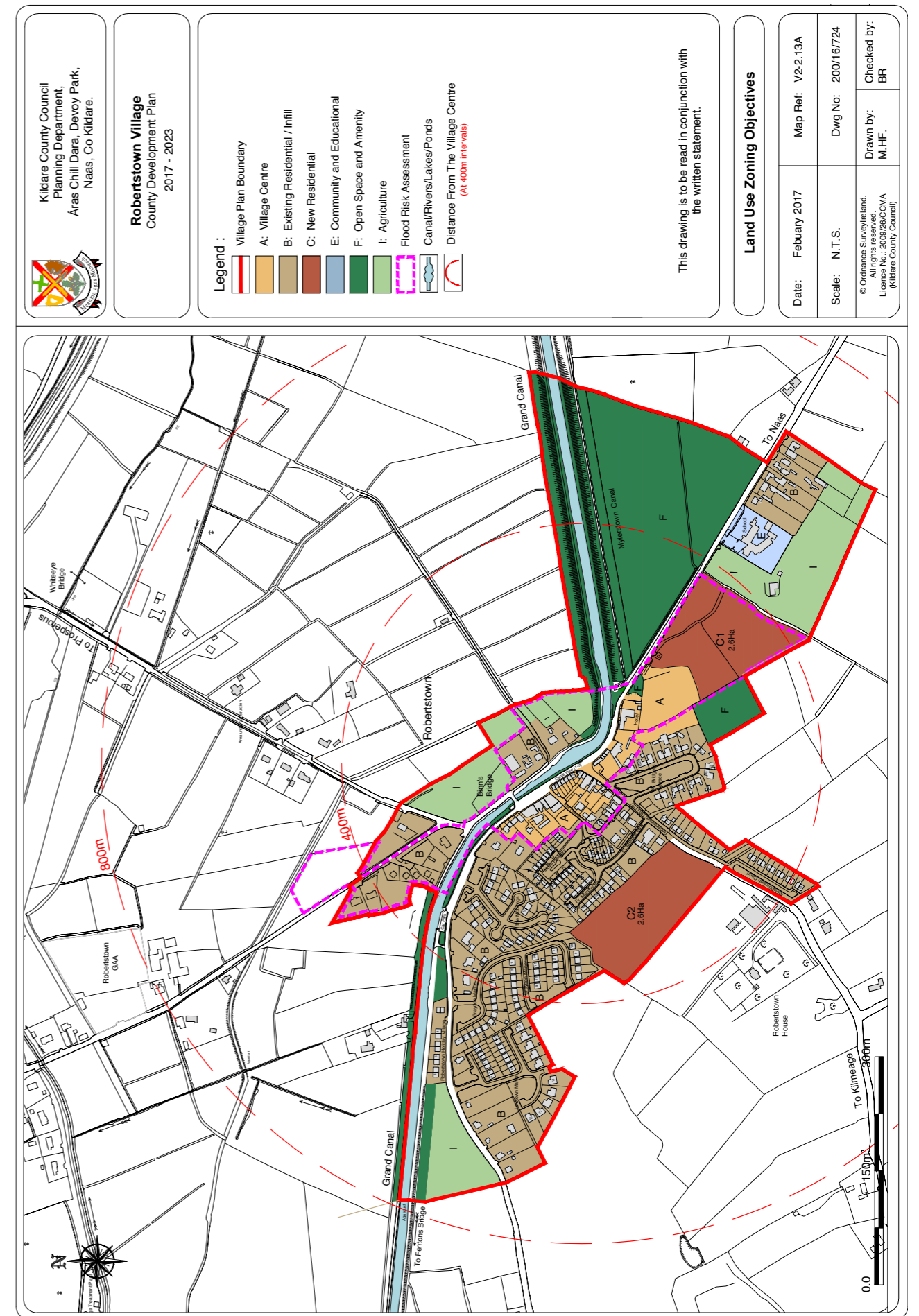
Much of the area is low-lying and on bogland. It is an objective of the Council to:

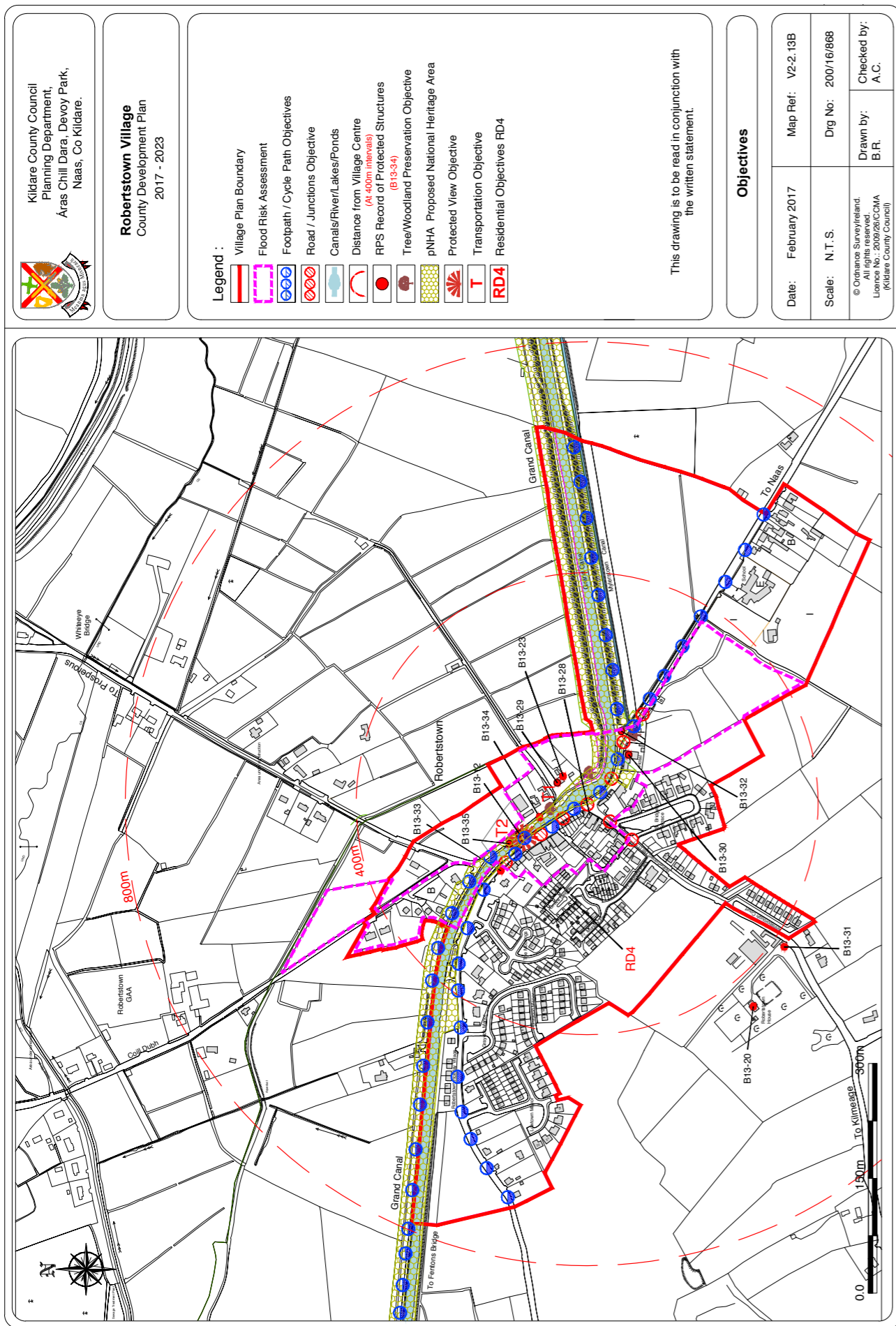
- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management- Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.13A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Employment

There are currently no large-scale employers within Robertstown. It is therefore an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and business where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.





Kildare County Council
Planning Department,
Aras Chill Dara, Devoy Park,
Naas, Co Kildare.

Robertstown Village
County Development Plan
2017 - 2023

- Legend :**
- Village Plan Boundary
 - Flood Risk Assessment
 - Footpath / Cycle Path Objectives
 - Road / Junctions Objective
 - Canals/River/Lakes/Ponds
 - Distance from Village Centre
(At 400m intervals)
 - RPS Record of Protected Structures
(B13-34)
 - Tree/Woodland Preservation Objective
 - pNHA Proposed National Heritage Area
 - Protected View Objective
 - Transportation Objective
 - Residential Objectives RD4

This drawing is to be read in conjunction with
the written statement.

Objectives

Date:	February 2017	Map Ref:	V2-2, 13B
Scale:	N.T.S.	Dwg No.:	200/16/668
© Ordnance Survey/Ireland. Licence No.: 2009/26/CMA (Kildare County Council)		Drawn by:	B.R.
		Checked by:	A.C.

2.5.13 STRAFFAN

2.5.13.1 Introduction and Context

Straffan is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Straffan and consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.13.2 Location

Straffan is situated 29 km from Dublin City, lying south of the Celbridge – Clane Regional Road R403 route and at the convergence of a number of minor roads. Straffan is 5km from Celbridge and 13km from Naas. The location of Straffan between two strategic transportation corridors, the M4 and the N7 and within the Greater Dublin Area has resulted in increased development pressure and through traffic. The village is surrounded by good agricultural land and is in close proximity to the River Liffey.

2.5.13.3 Function

Straffan acts as a service centre for its rural hinterland. Growth in the village should be sustainable, satisfying moderate population growth with supporting social and community facilities and should be in compliance with the existing character, form and scale of the village. The presence of the K Club Hotel and Golf Clubs located to the south west of the village has had a major impact on rejuvenating the village and its hinterland.

2.5.13.4 Settlement Form

The village developed around two crossroads, respectively, overlooked by the Church of Ireland and the Roman Catholic Church. Residential development in the village has progressed from the estate houses of the 19th century to Land Commission cottages to Local Authority Houses to the present day modern residential developments. Straffan has retained its unique character derived from its layout and the existence of quality traditional buildings.

It is important that the scale and form of new developments in the village respect the historic and special character of the village.

2.5.13.5 Population

Straffan has experienced a significant population increase in recent years with the 2006 Census recording a 32% increase in population from 332 persons in 2002 to 439 in 2006. The 2011 Census recorded a population of 635 persons an increase of 44% on the 2006 population.

2.5.13.6 Growth

The Plan provides for local demands in accordance with the provisions of the county settlement strategy. Having regard to the development of the village in recent times, new development should be located on lands previously zoned in Straffan, together with appropriate social and community facilities.

2.5.13.7 Public Utilities

Water and Waste Water

Straffan is serviced by the Ballygoran reservoir with water from the Fingal County Council Treatment Plant located in Leixlip. Straffan forms part of the Lower Liffey Valley Regional Sewerage Scheme. Water and wastewater infrastructure serving the village are adequate at present.

Surface Water and Flood Alleviation

The majority of historical flood events in the centre of Straffan Village were resolved by the construction of a new surface water collection system in 2006. There are still some outstanding localised flooding issues that require further consideration, and replacement of some existing surface water culverts that are in distress.

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.13.8 Transportation

The R403 Celbridge to Clane regional road runs to the north of the village through the townland of Barberstown.

No major new road development is required in the area; however, various upgrading works will be required in tandem with development in the village.

The number 120 Bus Eireann service serves the Straffan to Dublin route and has an almost hourly service in both directions. Straffan is centrally located between the Maynooth, Hazelhatch and Sallins train stations which are located within 12km of the village.

2.5.13.9 Amenity and Recreation

The Straffan GAA Club grounds are located within the Village Plan boundary and this resource is extensively used by the residents for formal and informal recreation. The K Club Golf and Spa resort with its two golf courses also provides the opportunity for locals to walk through the landscaped grounds. The River Liffey flows to the south of the village and is used for recreational purposes including canoeing and angling.

2.5.13.10 Heritage

Straffan has a rich archaeological and architectural heritage due to its historic origins. It contains a number of protected structures and recorded monuments, which are illustrated on Map V2-2.14 and listed in this Plan. There is also an abundance of mature trees throughout the village.

2.5.13.11 Other Services

Straffan has a number of social and community facilities serving the village and its hinterland including:

- Primary school
- Community hall
- GAA Club
- Shop, Service Station and Post office
- Roman Catholic and Church of Ireland Churches
- Pub
- Hotels and Restaurants (K Club and Barberstown Castle, outside the plan area)

2.5.13.12 Village Plan Principles

- (i) Straffan should be developed in a planned coherent manner to ensure the development of an attractive and sustainable village.
- (ii) The rate of growth must cater for local demands at an appropriate scale.

- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) The River Liffey shall be protected and enhanced in terms of its recreational and ecological potential.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and shall reuse where possible existing buildings / out-buildings in order to promote sustainable development.
- (vi) All new development shall have regard to the protected structures in the village core. All new buildings shall be sympathetic to their surroundings so as not to visually impinge on the historic streetscape.
- (vii) The conservation and integration into new developments of existing stone walls, trees and native hedgerows shall be required, together with the promotion of similar materials for new boundaries.

2.5.13.13 Development Objectives

Residential Development

In order to facilitate local demands, 6.2 ha of lands have been zoned for new residential development, which reflect the zoning in the previous village plan. Having regard to the size of the village, previous levels of growth and to existing planning permissions there is considered to be sufficient zoned land to cater for growth in accordance with the county Settlement Strategy. Future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified “C1” (New Residential) on Map V2-2.14:
- This site shall be accessed from the Barberstown Road with proposed buildings fronting onto this road.
 - High quality traditional building materials and indigenous landscaping will be required.
 - Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.

- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.

RD 2 Apply the following development requirements to lands identified “C2” (New Residential) on Map V2-2.14

- High quality traditional building materials and indigenous landscaping will be required.
- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where appropriate.

Village Centre

Straffan Village Centre has not developed at the same rate as residential development in recent years. There is a need for further services to be provided in the village to service its inhabitants and immediate rural hinterland. Lands to the south of the village on the Kill Road, primarily zoned Village Centre with a small area zoned for Enterprise and Employment, present an opportunity for an appropriately scaled and designed mixed use development.

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned A including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal for the area zoned A (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

It is an objective of the Council to:

- PU 1** Provide a public recycling facility in the Village Centre area.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Address the cause of flooding in the vicinity of the Straffan Inn during the lifetime of this Plan.
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.14 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

A number of minor road upgrade works are required to vehicular and pedestrian facilities in the village.

It is an objective of the Council to:

- T 1** Improve road width and alignment along the Boreen Road.
- T 2** Improve road width and alignment along the Ardrass Road.
- T 3** Continue to improve road surface and alignment along the Kill Road.
- T 4** Provide footpaths and public lighting along the Boreen Road.
- T 5** Extend footpaths and public lighting along the New Road.
- T 6** Extend footpaths and public lighting along the Ardrass Road.



2.5.14 SUNCROFT

2.5.14.1 Introduction and Context

Suncroft is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Suncroft and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.14.2 Location

Suncroft is located to the south of the Curragh and to the south east of Kildare Town. The M7 motorway located to the north of the village facilitates access to the larger towns of Kildare and the Greater Dublin Area. The village is located approximately 20 km from Naas.

2.5.14.3 Function

Suncroft acts as a local service centre for its inhabitants and the surrounding hinterland. Development in the village should be sustainable and integrate with the existing character, form and scale of the village and meet local demands.

2.5.14.4 Settlement Form

The village centre has a relatively compact form with long established residential developments extending from the core. However a number of newer developments are located at some distance from the village core and are separated from it by agricultural lands.

It is desirable that future development in Suncroft is located on infill sites close to the centre of the village so as to encourage the development of a compact village form in a sequential manner.

2.5.14.5 Population

The 2002 Census recorded a population of 607 persons in the village, the 2011 Census recorded an increase in population of 21% to 735.

2.5.14.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

2.5.14.7 Public Utilities

Water Supply

Suncroft has an adequate water supply to serve the needs of its population during the Plan period.

Waste Water

Suncroft is connected to the Upper Liffey Valley Sewerage Scheme, which pumps wastewater to the Osbertown Treatment Plant in Naas. This system requires upgrading. Development shall be restricted in the village until the system upgrade is complete.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.14.8 Transportation

Suncroft is located close to the M7 which offers excellent access to Dublin and the larger towns in County Kildare. No major new road development is planned in the area; however, various upgrading works will be required in tandem with development in the village.

2.5.14.9 Employment

The majority of the residents of Suncroft travel to employment either within the County or further afield to neighbouring counties. The local services and businesses provide a source of employment in the village. It is important to retain and provide for the expansion of local businesses in the village in order to benefit the local economy and to ensure more sustainable travel patterns.

2.5.14.10 Community and Educational

St. Brigid's National School is located in the village and caters for primary school children from Suncroft and the surrounding area. The school currently accommodates 96 pupils.

The village is well catered for with services and nearby community facilities and it is important that these are retained and the additional appropriate services and businesses are encouraged within the village centre.

2.5.14.11 Other Services

Suncroft has a number of businesses and community facilities serving the village and its hinterland including:

- Roman Catholic Church
- Primary School
- Shop, hairdressers, butchers
- Pubs
- Bookmakers
- Cemetery
- Nursing Home
- GAA Ground

2.5.14.12 Village Plan Principles

- (i) Develop the village in a planned, coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of development shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) Protection and enhancement of the physical and natural environment in terms of its recreational and ecological potential is important.
- (v) All new development shall have regard to the character, form and scale of buildings in the village and reuse where possible existing buildings / out-buildings in order to promote sustainable development.

2.5.14.13 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place over the last decade, future residential development should be undertaken in conjunction with social / community and appropriate commercial development.

It is an objective of the Council to:

- RD 1** Promote backland and infill opportunity sites in Suncroft in order to create a more compact village form:
- Existing trees and vegetation on sites shall be retained and integrated into any new development, if merited.
 - Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
 - High quality traditional building materials and indigenous landscaping will be insisted upon.
 - Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Village Centre

It is an objective of the Council to:

- VC 1** Promote the development of appropriate village centre services on lands zoned 'A' (Village Centre) (Refer to Map V2-2.15) including, retail, residential, cultural, office, employment and small scale workshops.
- VC 2** Ensure that high quality traditional materials are used in any design proposal on lands zoned 'A' (Village Centre).
- VC 3** The maximum building height shall be two storeys.

Public Utilities

The sewerage treatment system is required to be upgraded in order to facilitate future development in the village.

It is an objective of the Council to:

- PU 1** Upgrade the Upper Liffey Valley Sewerage Scheme and the Osberstown Wastewater Treatment Plant within the period of this Plan.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.

- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

Having regard to the fact that flooding has occurred in Suncroft in the past, it is an objective of the Council to:

- FL 1** Undertake drain cleaning in Suncroft to avoid further flooding damage in the village.
- FL 2** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 3** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.15 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Realign and improve the junction of L3007 and L70721 (Eascanrath Lane).
- T 2** Realign and improve the junction of L70721 (Eascanrath Lane) and the L7072.
- T 3** Realign and improve Eascanrath Lane from the junction of the L70721 (Eascanrath Lane) and the L7072 to the L3007.
- T 4** Improve the quality and width, where appropriate, of all footpaths in the village and also to improve access for people with disabilities.

Employment

It is an objective of the Council to:

- EM 1** Facilitate the appropriate expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

It is an objective of the Council to:

- CE 1** Assess the need for community and educational facilities in Suncroft in line with population change in the village and its hinterland.

Heritage

It is an objective of the Council to:

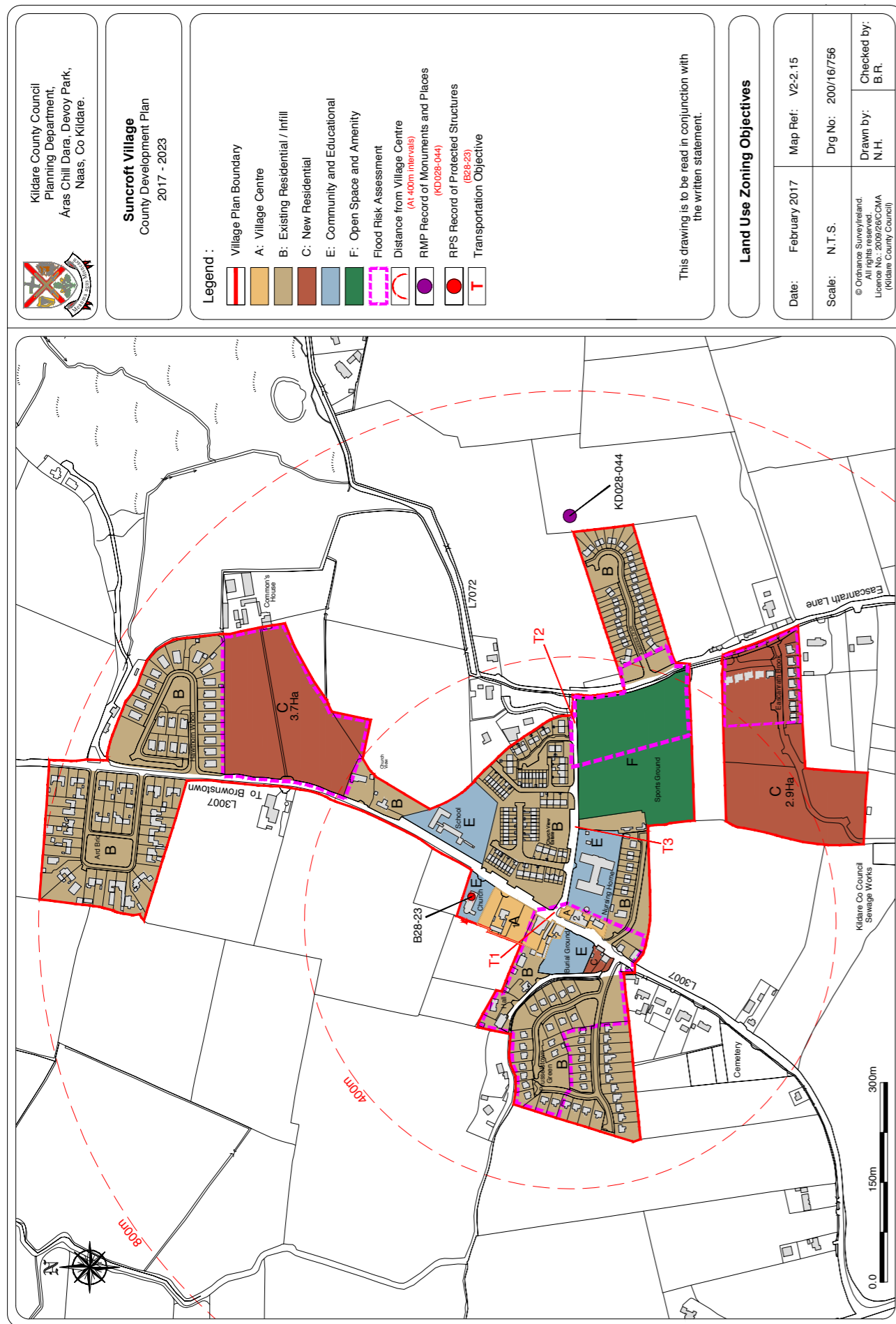
- NH 1** Protect all structures included on the RPS, along with their settings in Suncroft as listed in this Plan and illustrated on Map V2-2.15.
- NH 2** Protect all RMP sites in Suncroft as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.15 of this Plan, along with their settings.

Amenity and Recreation

Suncroft GAA ground is the only formal recreational facility in the village.

It is an objective of the Council to:

- AR 1** Facilitate the expansion of recreational facilities on lands zoned 'Open Space and Amenity' on Map V2-2.15.



2.5.15 TIMOLIN

2.5.15.1 Introduction and Context

Timolin is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Timolin and consists of specific objectives and a land use zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.15.2 Location

Timolin is located in South Kildare, approximately 21 km from Athy and 31km from Naas. Timolin village is located along the former N9 to the east of the Kilcullen – Castledermot Regional Road R448.

2.5.15.3 Function

Most of the businesses in the village are directly related to its former location along a major national route and its function as a village in the rural area. There is no general convenience shop or post office in Timolin, with the inhabitants of the village using the facilities in nearby Moone. Growth in the village shall be sustainable, satisfying local demands.

2.5.15.4 Settlement Form

Timolin has a strong village core with the majority of development being concentrated in the core. To the north of the settlement, development is significantly more dispersed. The central core is a mixture of old and modern buildings with various land uses. There are some vacant houses and derelict sites. There is a small local authority housing scheme off Main Street.

2.5.15.5 Population

Following a survey of the village in 2015 it was estimated that the current population within the village boundary is approximately 135 persons.

2.5.15.6 Growth

This Plan provides for local demands in accordance with the provisions of the county settlement strategy.

2.5.15.7 Public Utilities

Water Supply

Water supply in Timolin is deemed satisfactory at present.

Waste Water

Currently there is no wastewater treatment system available in Timolin.

Surface Water and Flood Alleviation

Any development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation (Section 7.5.5).

2.5.15.8 Transportation

Timolin village itself is predominantly centred in the vicinity of the church to the south of the village. There are opportunities to rejuvenate and strengthen the village core and in this regard it is considered reasonable to promote the construction of a road to access those lands to the north of the Church grounds.

2.5.15.9 Employment

Employment opportunities in Timolin itself are limited. However the Industrial Park in Crookstown which is located c. 6km from Timolin provides employment opportunities in a range of activities. In addition, given the relative proximity of Athy and Naas, additional employment opportunities are afforded to those who wish to travel to either of these centres.

2.5.15.10 Education

There is a Church of Ireland school in Timolin at present which is located to the south-west of St. Mullins Church.

2.5.15.11 Other Services

Timolin has a number of social and community facilities serving the village and its hinterland including:

- Church, St. Mullins (Church of Ireland)
- Primary School
- Car Sales
- Pub and Restaurant
- Timolin Pewter Mill which is situated to the south of the village on Commonstown Road.

2.5.15.12 Heritage

There are a number of structures listed on the RPS in Timolin. There are a number of sites listed on the Record of Monuments and Places which, themselves, together with their settings, should be protected.

2.5.15.13 Village Plan Principles

- (i) Timolin shall be developed in a coherent manner so that an attractive sustainable village is achieved.
- (ii) The rate of growth shall cater for local demands at an appropriate scale.
- (iii) Suburban residential development located on the outskirts of the village shall not be permitted.
- (iv) To enhance the appearance of Timolin and to encourage the development of infill and derelict sites throughout the village.



2.5.15.14 Development Objectives

Residential Development

In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard sites zoned 'C' have been identified for village expansion.

It is an objective of the Council to:

- RD 1** Apply the following development requirements to lands identified "C" (New Residential) on Map V2-2.16.

- Existing trees and vegetation on site shall be retained and integrated into any new development, if merited.
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.
- High quality traditional building materials and indigenous landscaping will be insisted upon.
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.

Public Utilities

It is an objective of the Council to:

- PU 1** Only consider development where appropriate wastewater treatment facilities are proposed as part of the overall development. It is not appropriate that additional septic tanks be provided within the development boundary of Timolin.
- PU 2** Identify deficiencies in the surface water drainage systems in the village and to facilitate the improvement of these systems where necessary subject to available resources.
- PU 3** Facilitate the improvement of 3G, 4G and broadband services for the village and its wider rural hinterland.

Flooding

It is an objective of the Council to:

- FL 1** Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DECLG (2009).
- FL 2** Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.16 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Transportation

It is an objective of the Council to:

- T 1** Investigate the provision of an access road to those lands to the north of the Church grounds.

- T 2** Construct a footpath / cycle track between Timolin and Moone given the interdependency of services between the two settlements.
- T 3** Improve the junction at lower Main Street (Refer to Map V2-2.16).
- T 4** Examine the possibility of providing traffic calming in Timolin.

Employment

It is an objective of the Council to:

- EM 1** Facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

Community and Educational

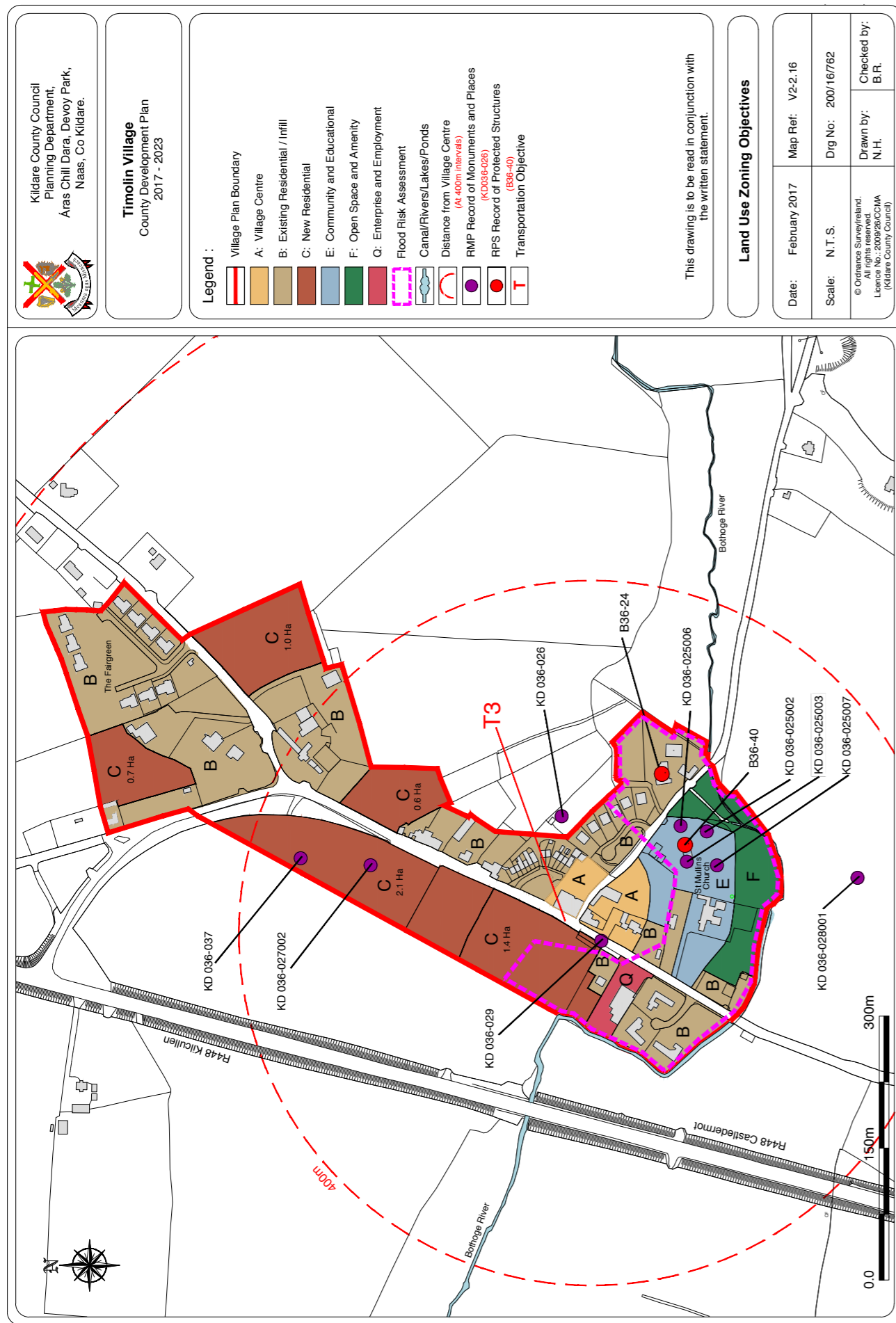
It is an objective of the Council to:

- CE 1** Support the expansion of community and education facilities in Timolin.

Heritage

It is an objective of the Council to:

- HE 1** Protect all RPS structures, along with their settings in Timolin as listed in this Plan and illustrated on Map V2-2.16
- HE 2** Protect all RMP sites in Timolin as listed in Volume 1, Chapter 12 Architectural and Archaeological Heritage and shown on Map V2-2.16 of this Plan, along with their settings.
- HE 3** Require that semi-mature trees are planted as part of all future developments in Timolin and to implement a planting scheme in the village along the Main Street in order to enhance the general appearance of the village.



2.6 RURAL SETTLEMENT OBJECTIVES

The settlement strategy in Volume 1, Chapter 3 of this Plan allocates 1.3% of the overall population growth for the county from 2017-2023 to the 18 designated Rural Settlements (Refer to Table 2.7 of this section). This equates to a 20% growth in population for each Rural Settlement over the period of this Plan. Section 2.4 of this chapter sets out the policies for the development of Rural Settlements.

Table 2.7
Rural Settlements

Rural Settlements	
Allen, Ardclough, Brannockstown, Broadford, Brownstown, Calverstown, Cutbush, Kilberry, Kilmead, Killeel, Maddenstown, Maganey / Levitstown, Milltown, Narraghmore, Nurney, Rathcoffey, Staplestown, Twomilehouse.	

Development strategies have been prepared to guide the population growth designated for each rural settlement. Each settlement strategy identifies the type of existing facilities in the rural settlement, the location of the settlement core and the extent of the existing settlement including a settlement boundary. The lands within the defined settlement boundaries do not constitute zoned land. Potential sites for settlement expansion are identified in a sequential manner in line with the 20% population growth target for each Rural Settlement. Table 2.8 sets out the objectives for development of the settlement core, existing built up area and settlement expansion areas. Maps V2-2.17 - 2.34 show the development strategies for each of the 18 designated Rural Settlements.



Table 2.7
Rural Settlements

Area of Rural Settlement	Development Aim	Development Objectives
Settlement Core	<p>The settlement core consists of local facilities, such as schools, shops and community centres. Most settlements have a defined settlement core with local facilities side by side, with some settlement cores being more dispersed.</p> <p>Each rural settlement shall be developed in a coherent, attractive and sustainable manner around the settlement core. New development, which reinforces the settlement core as the service centre and enhances its character as the centre of the settlement, will be encouraged.</p>	New development proposals should accord with the 20% population growth level designated for each settlement.
		A high quality design proposal shall emerge from careful analysis of the site's location, surrounding context and the specific characteristics of the site itself. Applications for new developments (excluding minor developments) within the central core shall include a written design statement explaining the reasons for choosing the proposed design.
		Where the settlement core is more dispersed, proposals for local services, facilities and amenities outside of the core will be considered on a case-by-case basis. Any such development must reinforce the core as the centre of the settlement.
		All new development should have regard to the existing urban grain, density, height and built character of the existing core. Where there is a historic core of architectural importance, it shall be protected, with particular care taken that any new development does not negatively impact on its character.
		The development of backlands in a coherent and well-designed manner that creates a more compact settlement core, with good linkages and an appropriate urban grain, will be encouraged. Infill development that optimises the available land in the settlement core for new services, facilities and residential use will be considered, subject to a high quality design response.
		Particular care shall be taken to ensure that new development builds on or enhances the streetscape, landscape character and open space network of the settlement core through high quality design and landscaping.
		All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.
Existing Settlement	<p>The existing settlement, which has grown around the settlement core, is mainly residential in nature, but may also include other uses such as employment and recreation.</p> <p>Developments that enhance the character and vitality of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p>	New development proposals shall accord with the population growth level of up to 20% designated for each settlement.
		Any proposals for residential infill should preserve or improve residential amenity, being at an appropriate scale, density and form to the existing residential character of the area.
		Extensions to other existing uses (employment, recreational, etc.) will be considered on a case-by-case basis subject to good design and protection of existing residential amenity.
		Any proposals for new amenities, local facilities and services should be planned in a sequential manner with strong linkages to the village core and located so as to facilitate ease of pedestrian access and to avoid local trip-making by car. Preference will be given to applications that are contiguous to the settlement core. In all cases developments must enhance the settlement core as the centre of the settlement.
		All infill development proposals will be subject to a high quality design response and will not impact negatively on the residential character and residential amenity of the existing settlement.
All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.		

Settlement Expansion	<p>In line with the objectives and policies set out for the sustainable growth of rural settlements, each development strategy has identified preferable sites for settlement expansion. Such sites have been selected on the basis of developing the settlement in a sequential and sustainable manner. The designation of sites for settlement expansion takes cognisance of all existing valid planning permissions, which have not been built out to date. Developments that reflect the character, form and scale of the existing settlement and do not negatively impact on the existing residential amenity will be encouraged.</p>	New development proposals should accord with the population growth level of up to 20% designated for each settlement.
		All new development should have regard to the character, form and scale of the existing settlement. In determining a design response, new developments should reference the elements of the settlement that give character and a sense of place, such as: the urban grain of the historic core, existing buildings of high architectural merit and local characteristics (such as local materials, building lines, walls, building heights, rivers, streams, trees/hedgerows and other local landscape features).
		Protection and enhancement of the physical and natural environment in terms of its ecological and recreational potential is paramount.
		To reuse where possible existing buildings / out-buildings within the village boundary in order to maintain the historic character of the village.
		Quality design proposals should emerge from a careful analysis of a site's location, surrounding context and the specific characteristics of the site itself.
		Developments that would not be considered suitable for the settlement core (e.g. industrial units, workshops, petrol stations) or which require a larger site than is available within the existing settlement core (e.g. sports playing fields) will also be considered on a case by case basis subject to being located in a sequential manner, good design and protection of existing residential amenity.
All proposals will be subject to the relevant development management standards set out in Volume 1, Chapter 17.		

Settlement Flooding Risk Requirements

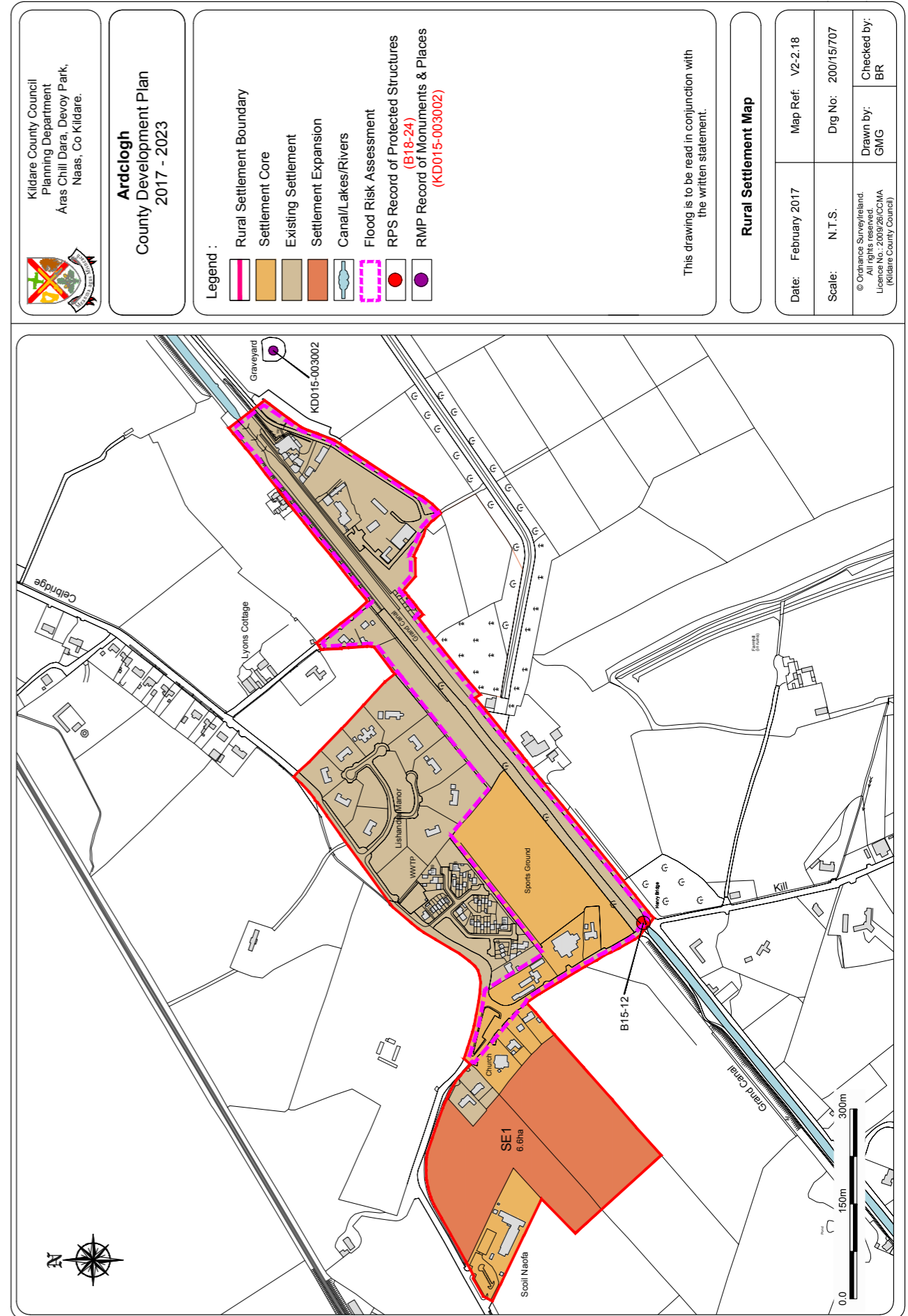
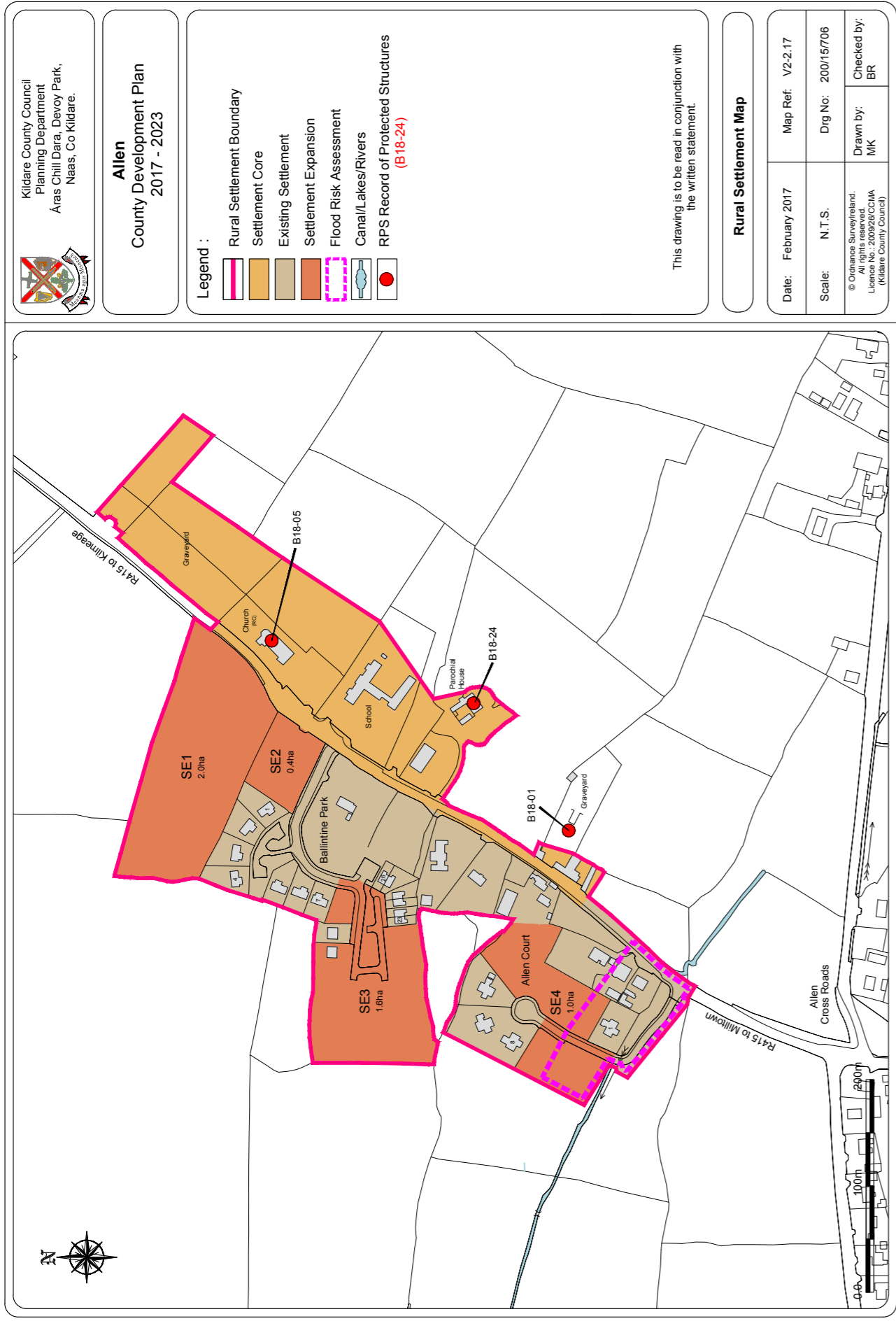
It is an objective of the Council to ensure that development proposals for lands within the rural settlements and outlined with a broken pink dashed line on the maps referenced in Table 2.9 and attached to this chapter will be subject to site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

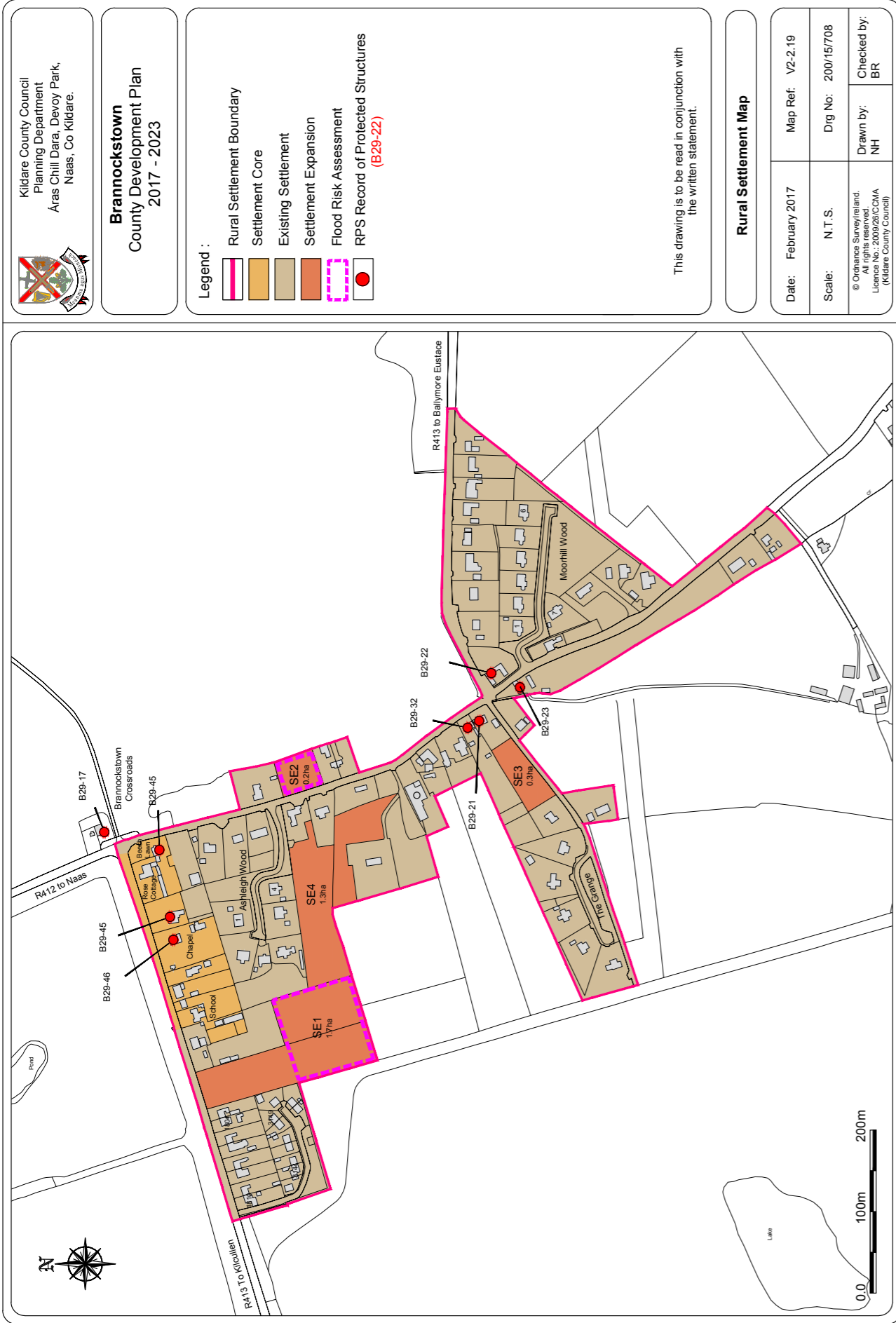
Table 2.9
Settlement Flooding Risk Requirements

Allen	Development proposals for lands located within 50m of the stream which crosses the R415 at the southern boundary of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.17
Ardclough	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) development incorporating lands east of the canal identified for Settlement Expansion; (ii) development incorporating lands identified as Settlement Core and Existing Settlement.	Map V2-2.18
Brannockstown	Development proposals for development incorporating lands located north and/or west of the Kilcullen Road junction shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.19
Broadford	Development proposals for development incorporating lands located north and/or within 50m of Broadford Bridge shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.20
Calverstown	Development proposals for all lands within 100m of any watercourse (culverted or otherwise) shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.22
Cutbush	Development proposals for lands identified for Settlement Expansion at the eastern side of the settlement shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.23

Kilberry	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) Lands identified for Settlement Expansion; (ii) Lands located within 100m of a recorded flood event (as shown on OPW flood maps).	Map V2-2.24
Maganey / Levitstown	Development proposals for lands located within 150m of the banks of the River Barrow shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.28
Milltown	Development proposals for lands located within 75m of the Grand Canal Feeder shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.29
Narraghmore	Development proposals for lands located west and south-west of the Settlement Core shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.30
Nurney	Development proposals for lands located within 100m of the river flowing through Nurney shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.31
Rathcoffey	Development proposals for lands identified for Settlement Expansion and for lands identified as Existing Settlement located south thereof shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.32
Staplestown	Development proposals for the following lands shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed: (i) Lands identified for Settlement Expansion; (ii) Development incorporating lands located within 75m of the banks of the River.	Map V2-2.33
Twomilehouse	Development proposals for lands located within 50m of watercourses shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.	Map V2-2.34

Note: The settlements of Brownstown, Kilmead, Kilteel and Maddenstown are not subject to a site specific flood risk assessment objective.





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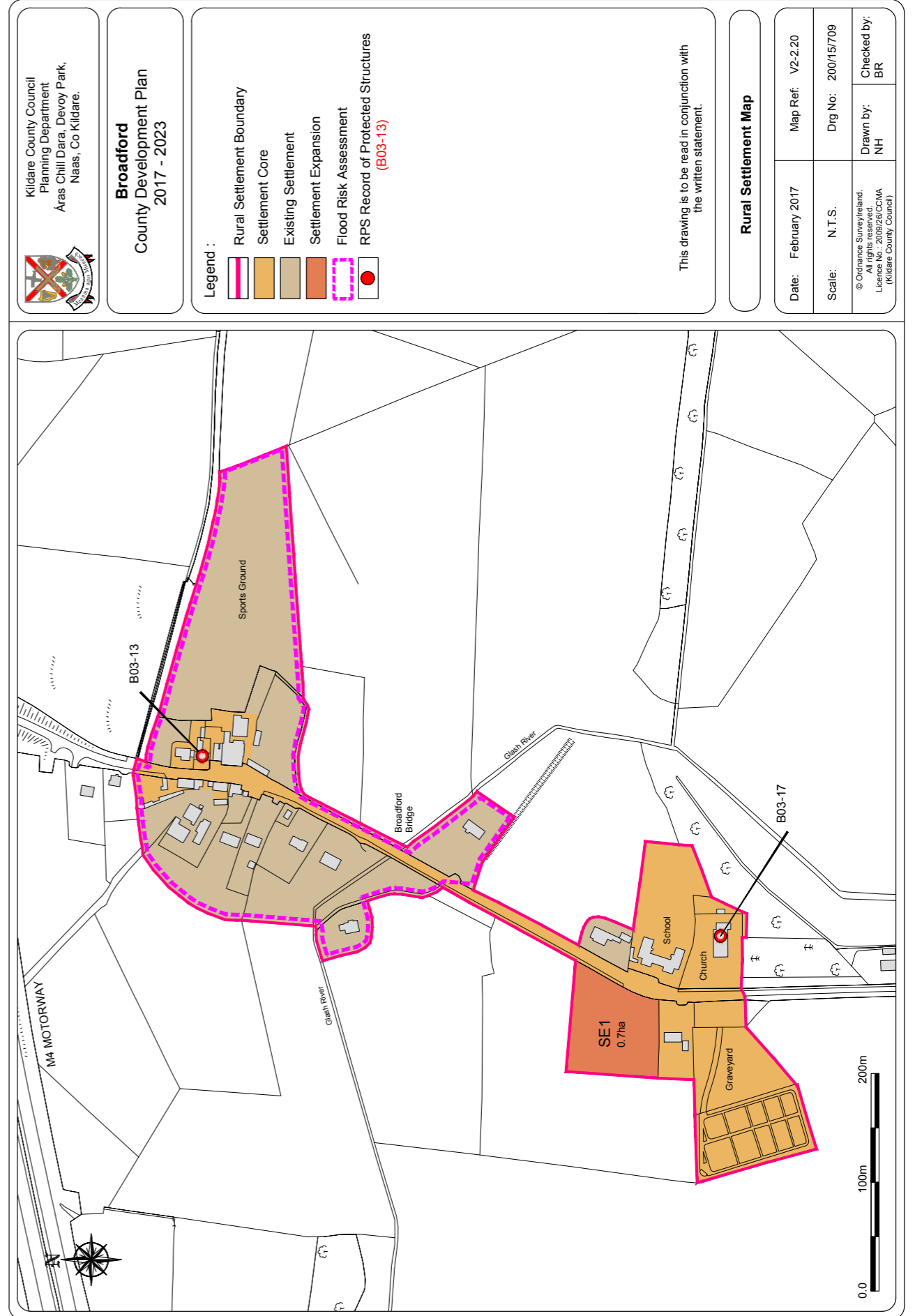
Brannockstown
County Development Plan
2017 - 2023

- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B29-22)

This drawing is to be read in conjunction with the written statement.

Rural Settlement Map

Date:	February 2017	Map Ref:	V2-2.19
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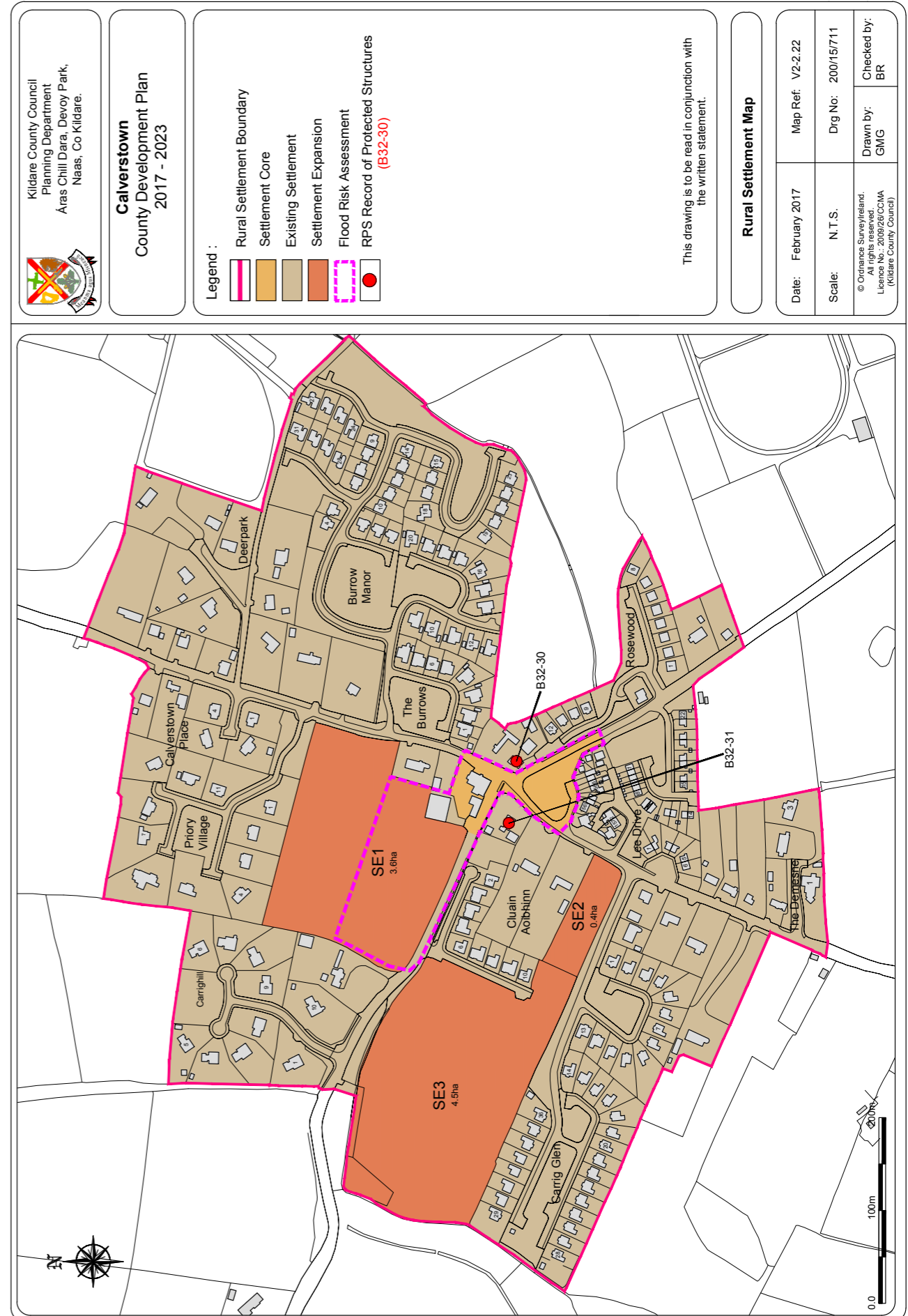
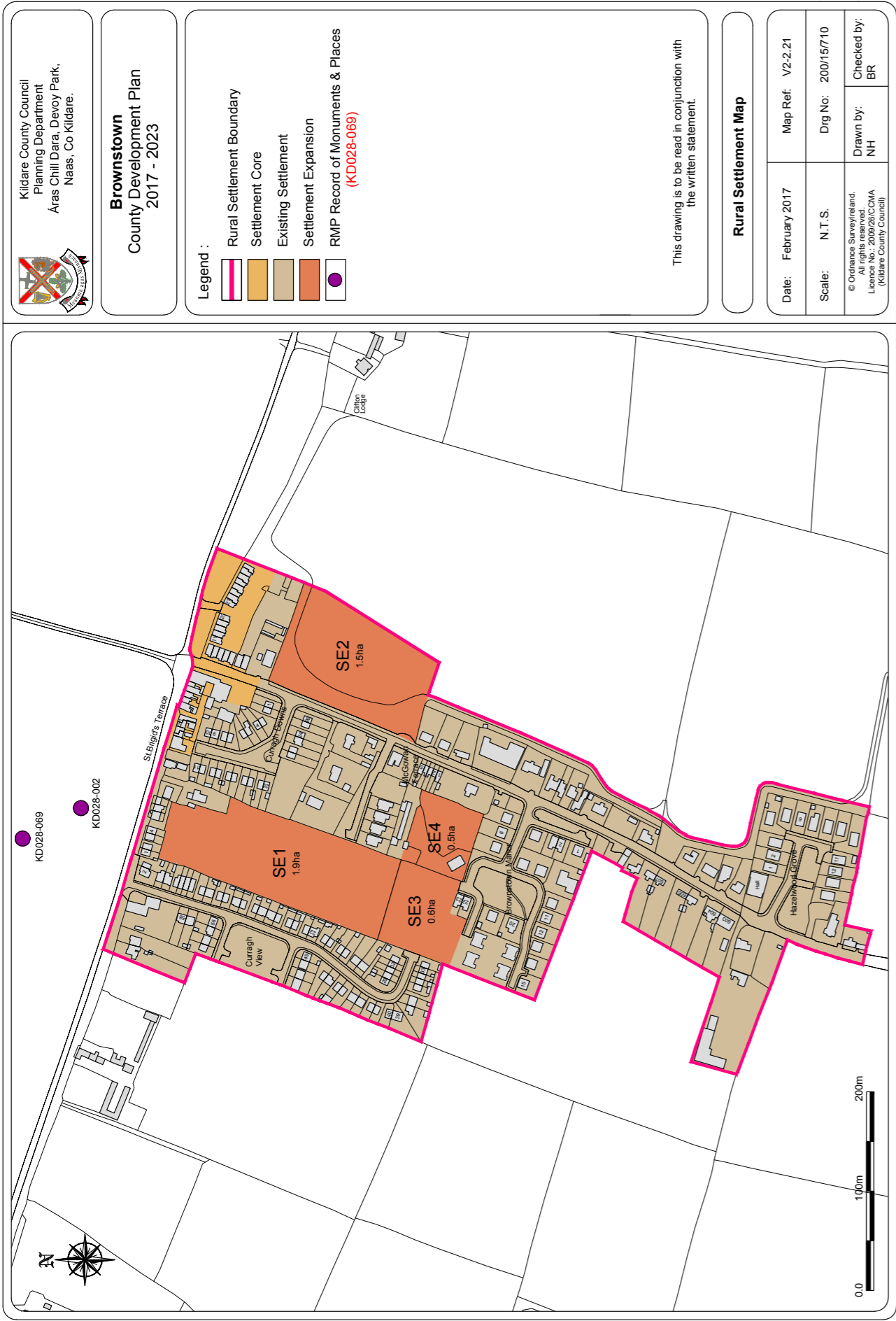
Broadford
County Development Plan
2017 - 2023

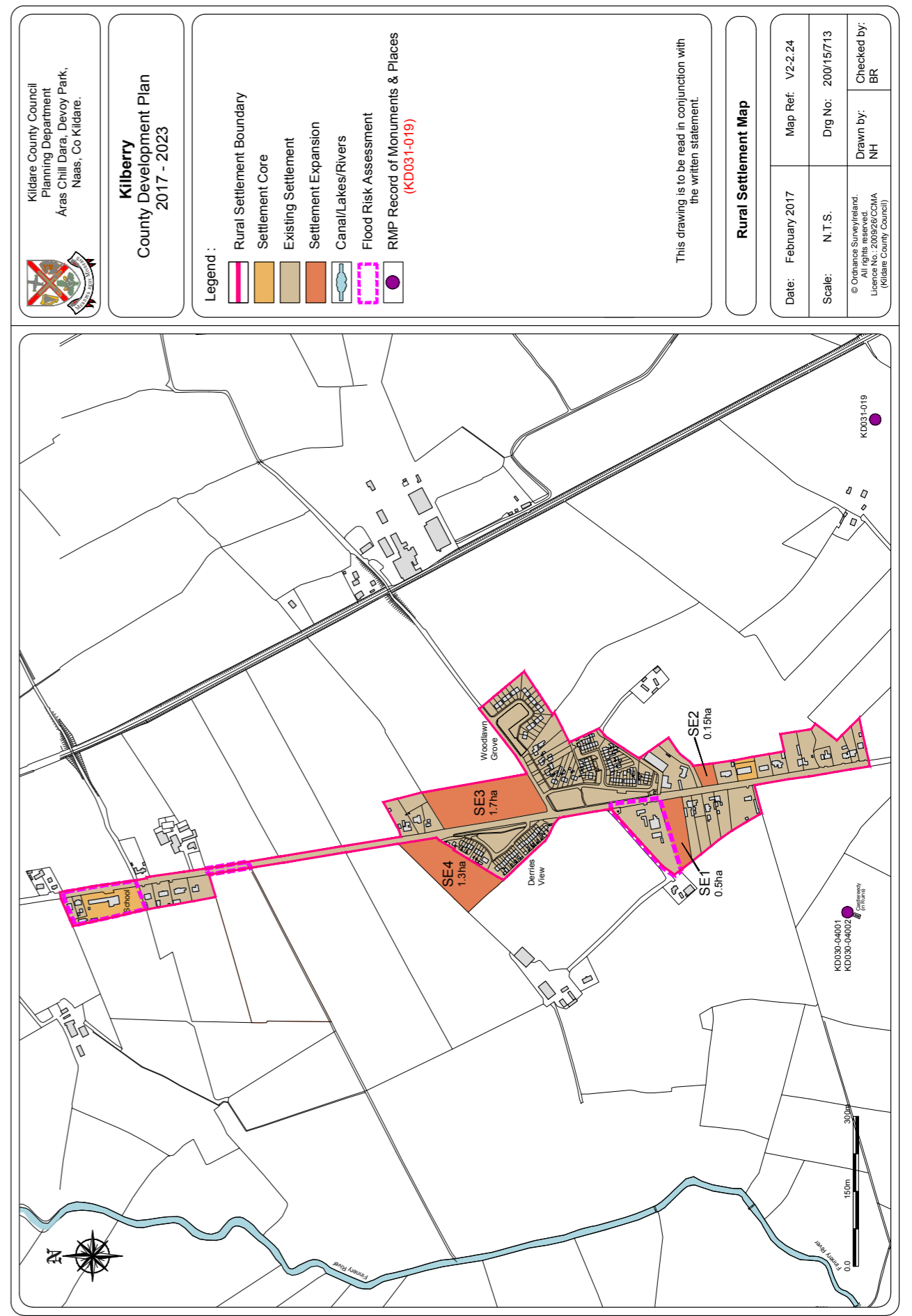
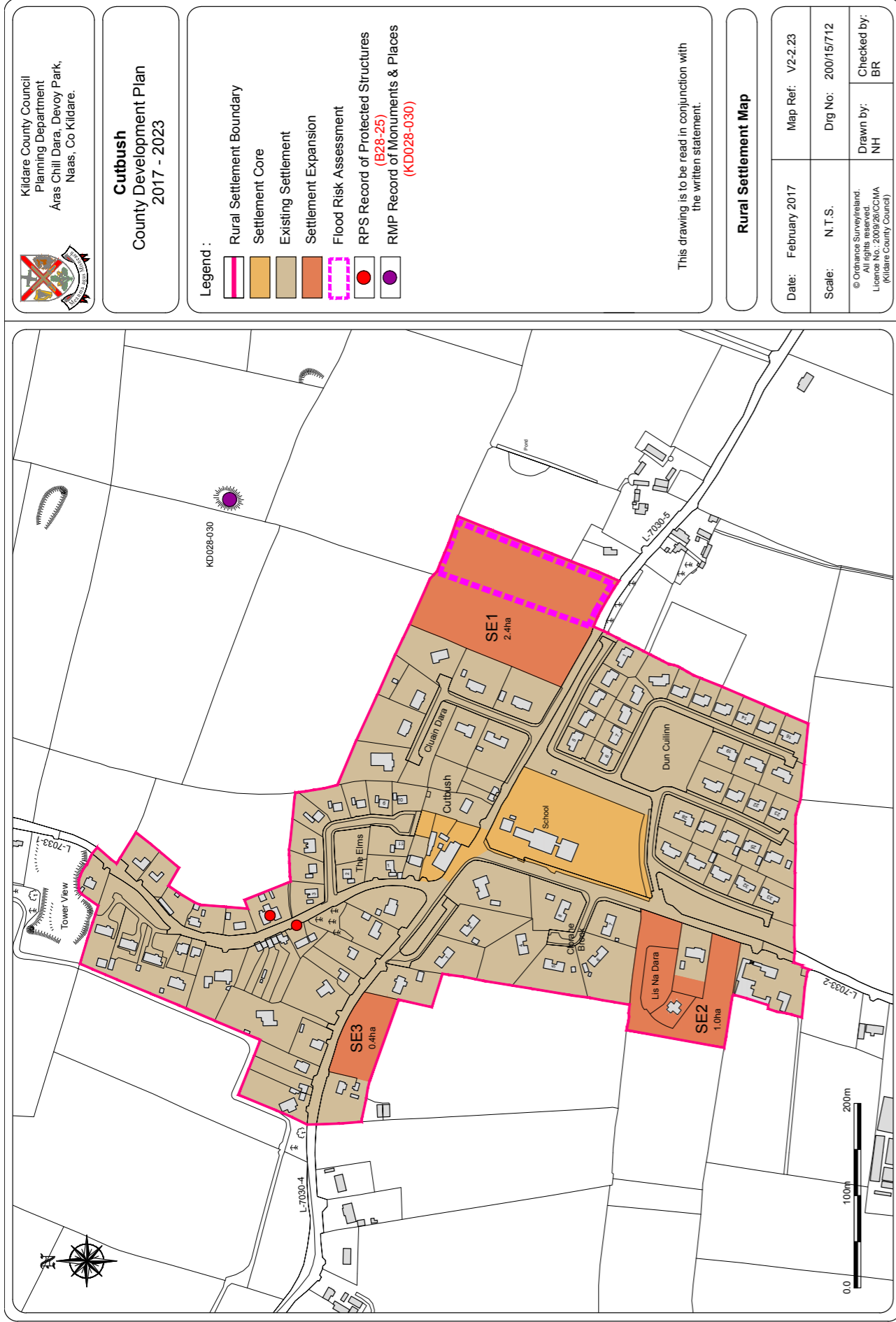
- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B03-13)

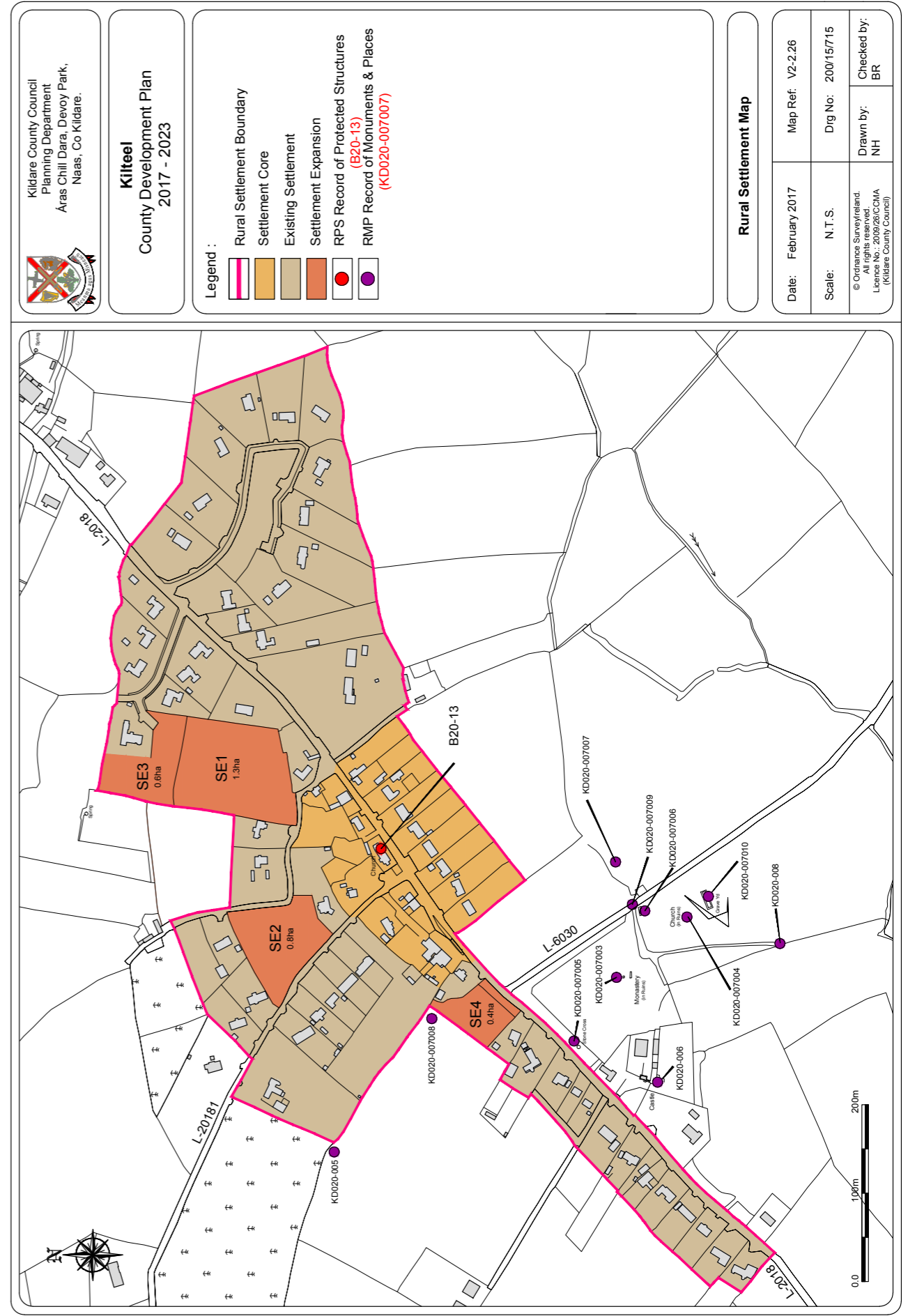
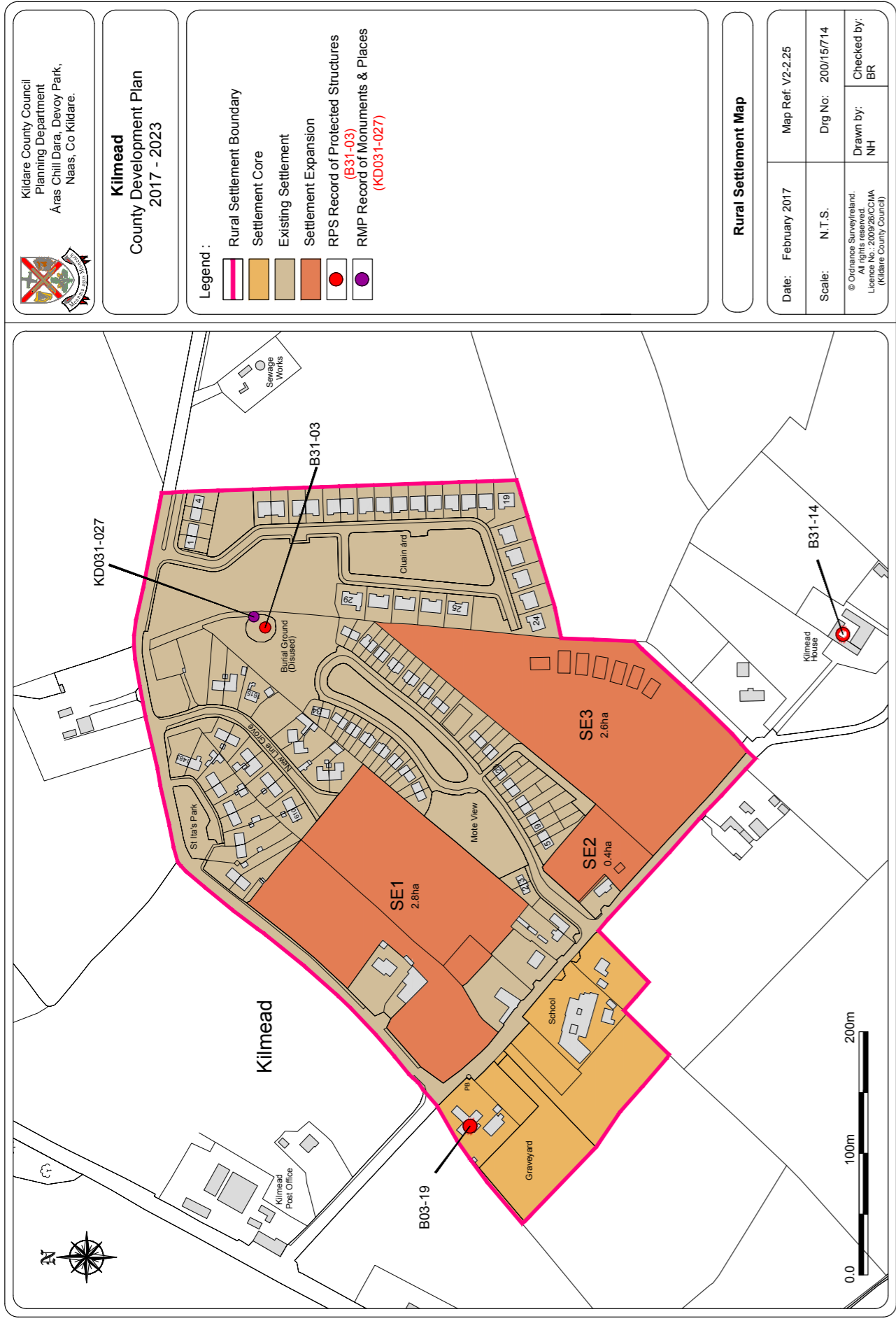
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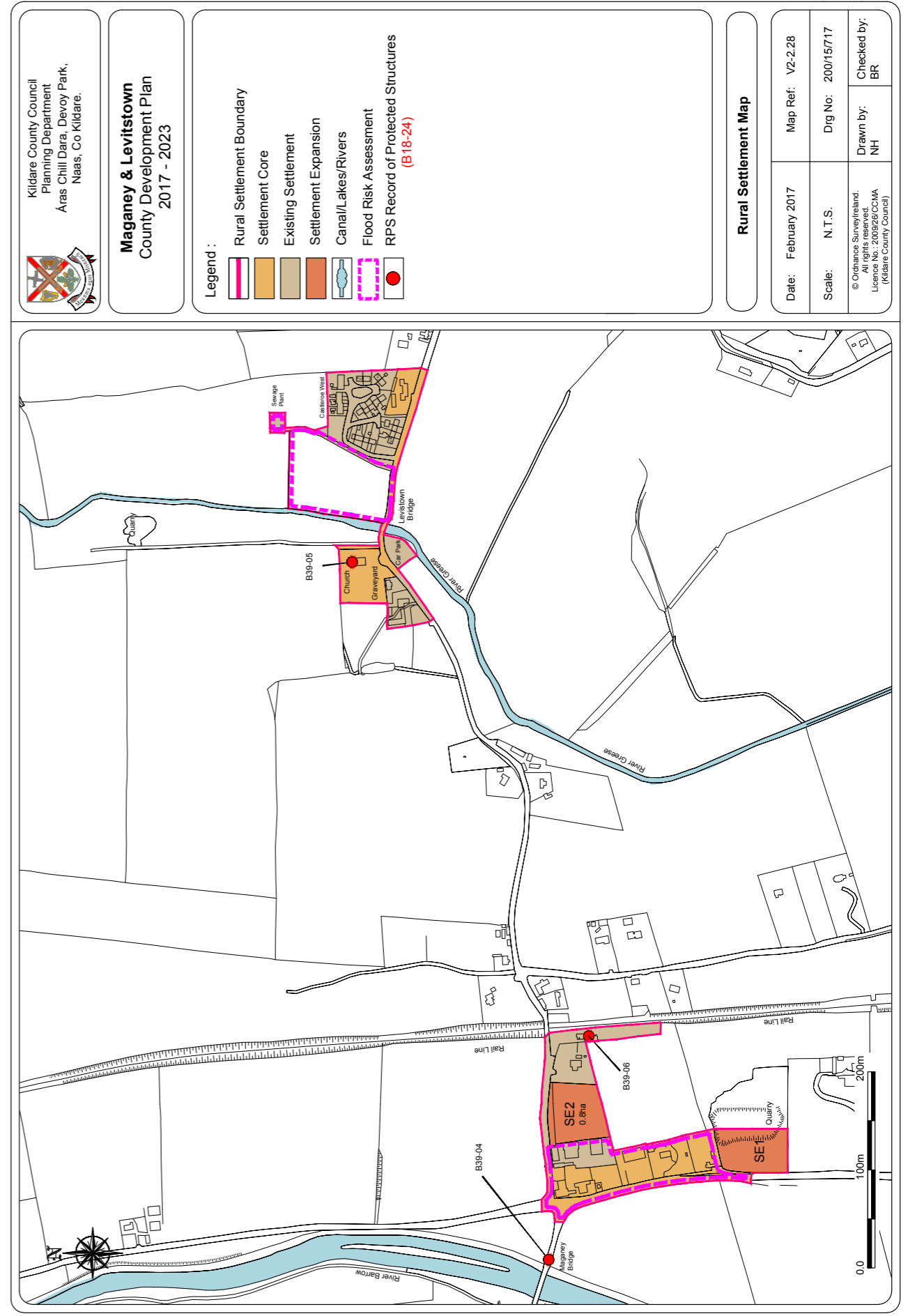
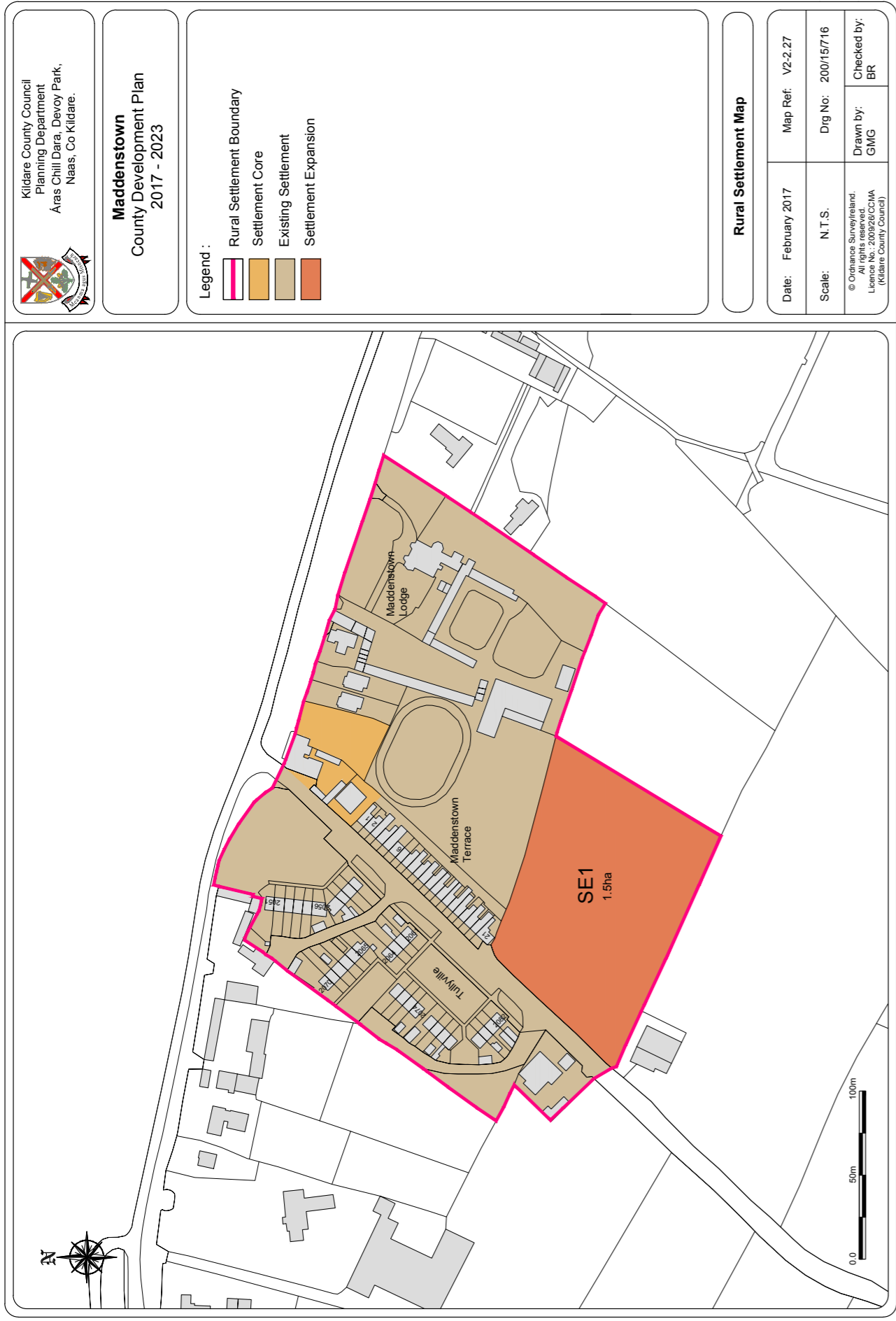
Rural Settlement Map

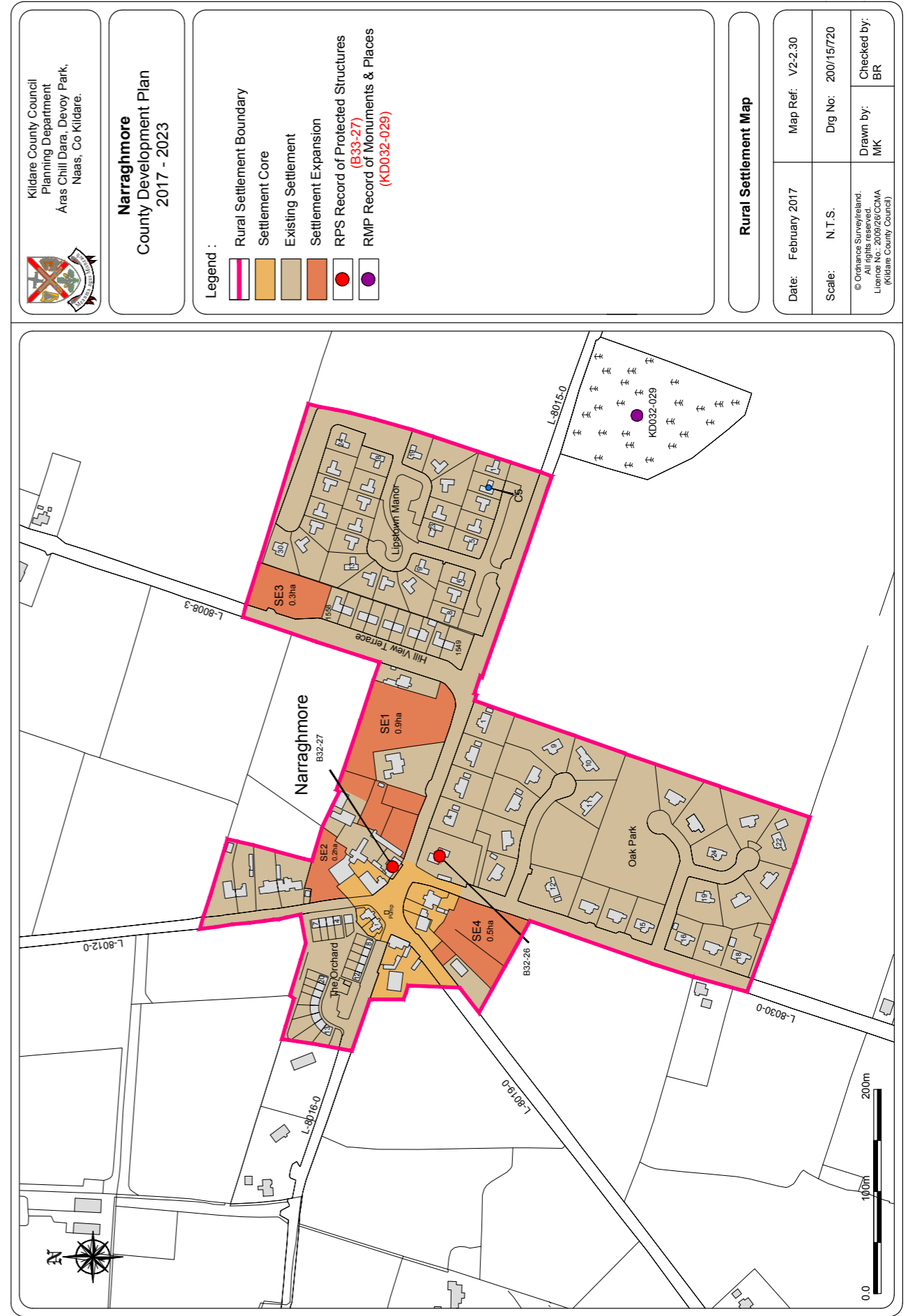
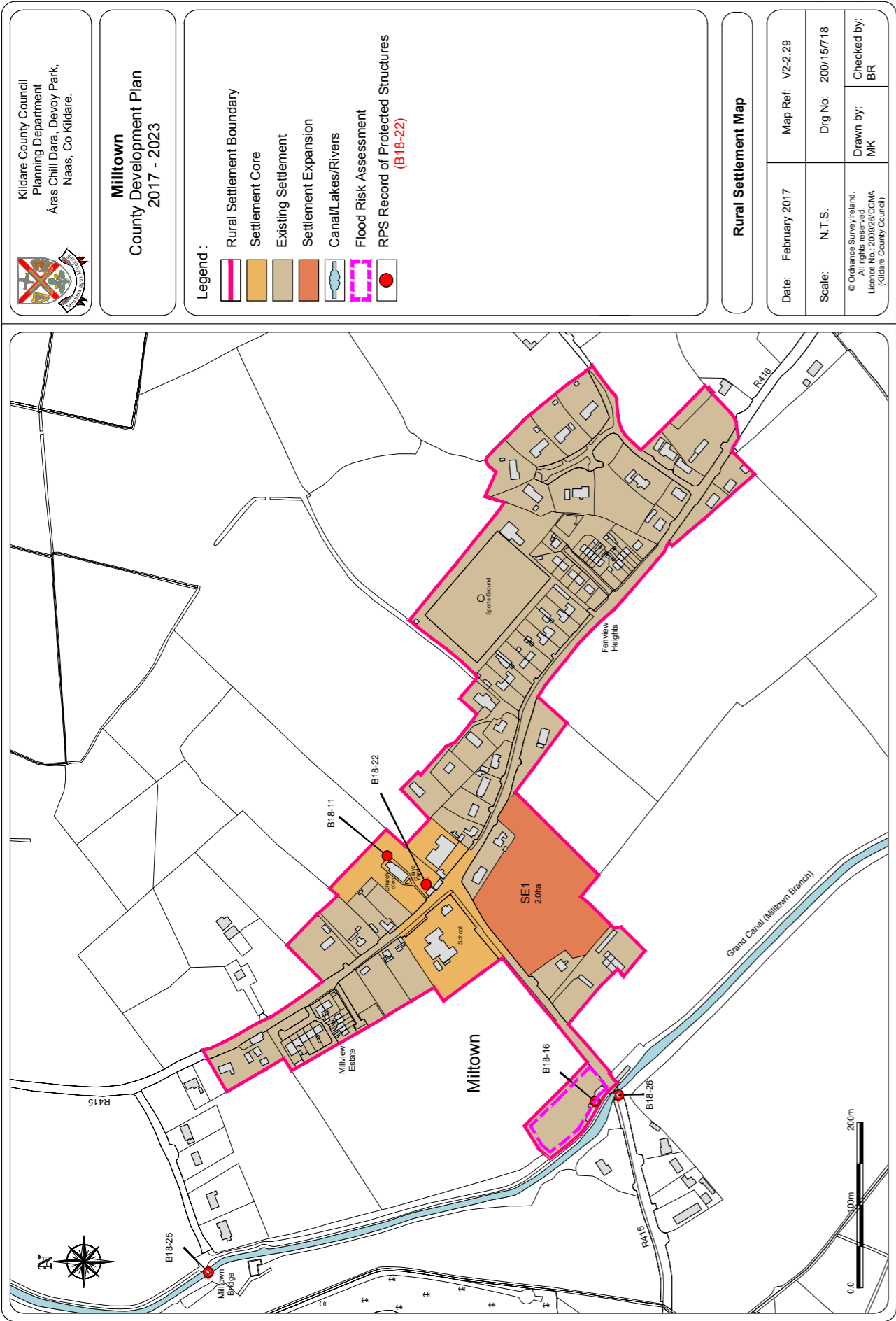
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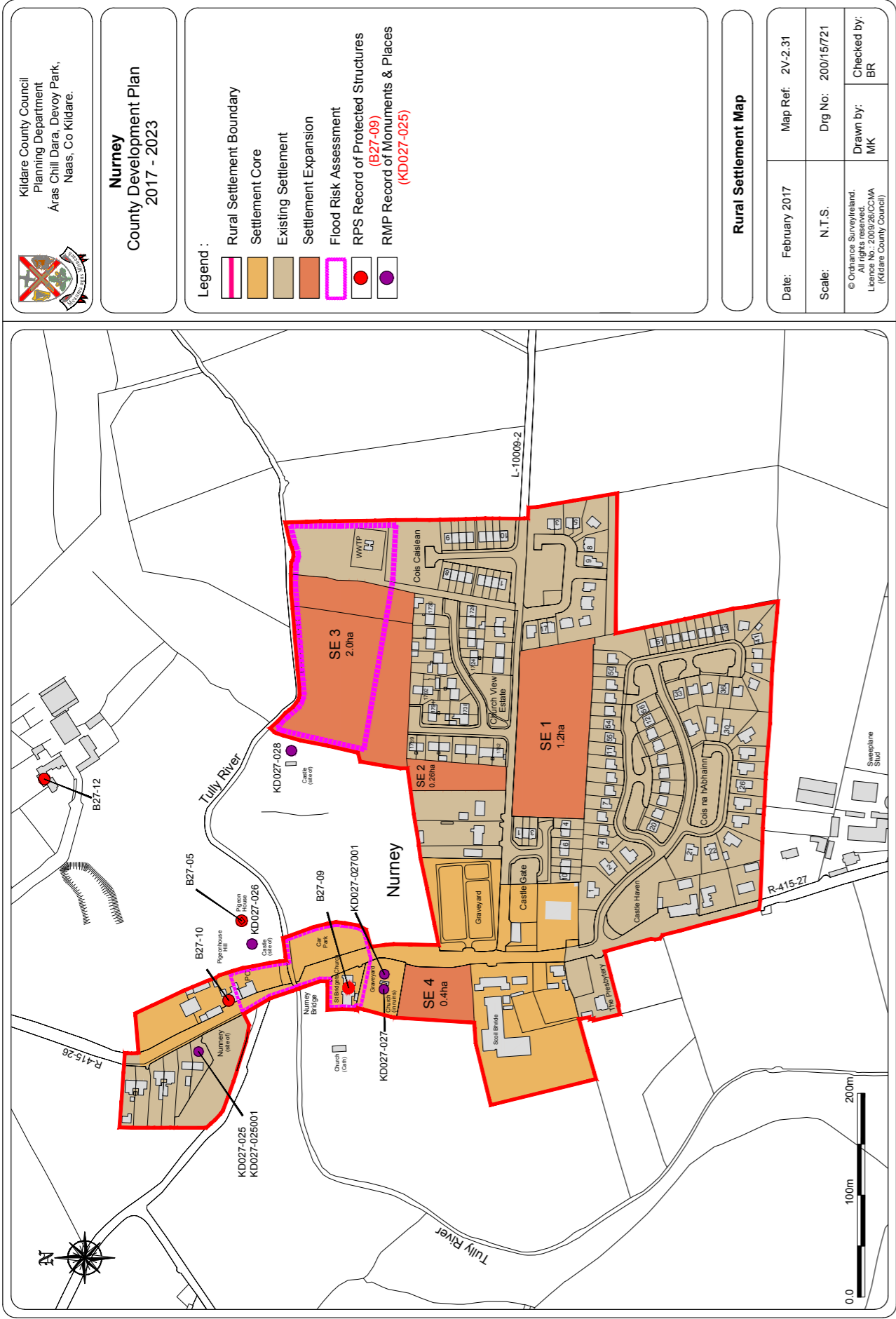












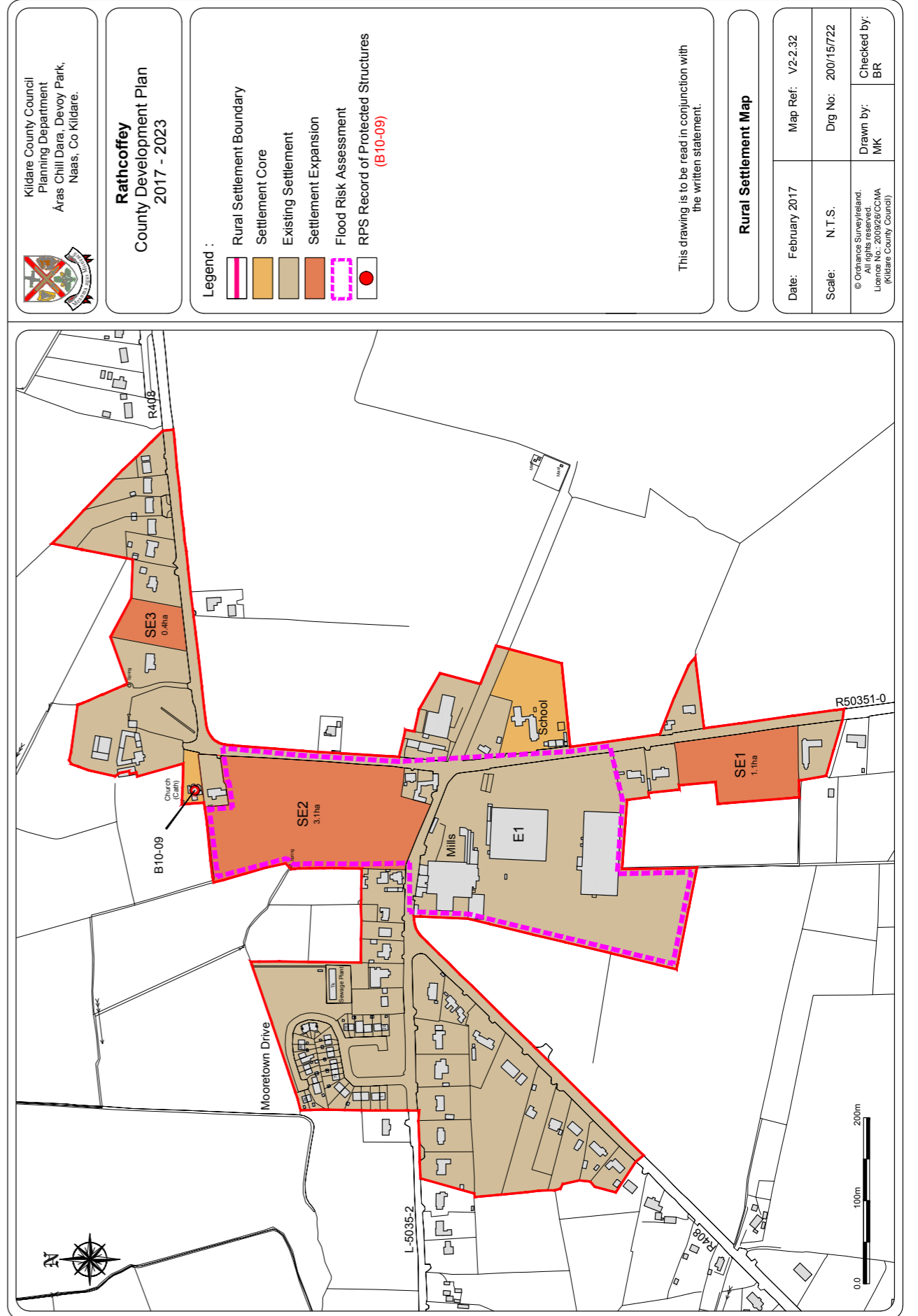
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Nurney
County Development Plan
2017 - 2023

- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B27-09)
 - RMP Record of Monuments & Places (KD027-025)

Rural Settlement Map

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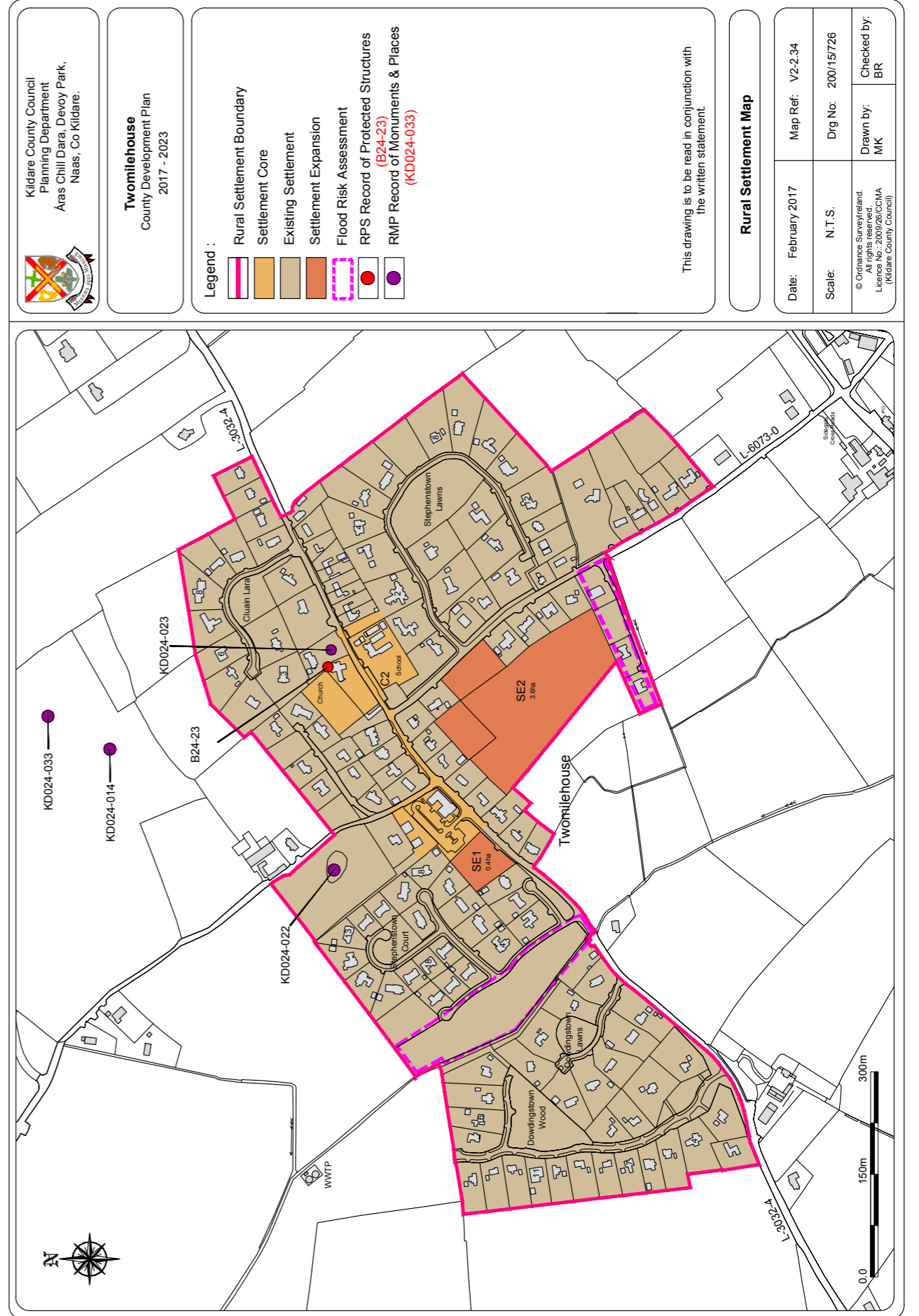
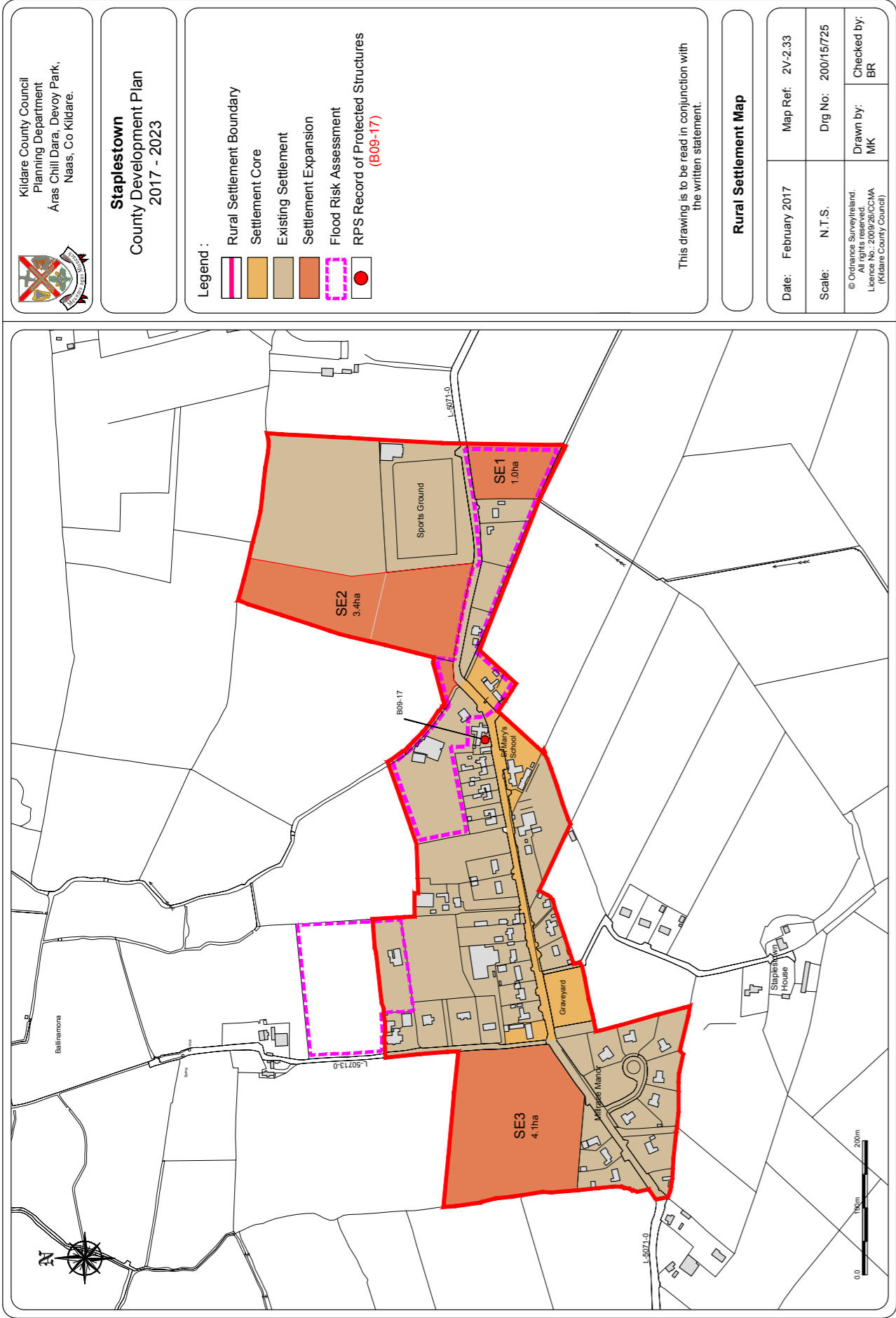
Rathcoffey
County Development Plan
2017 - 2023

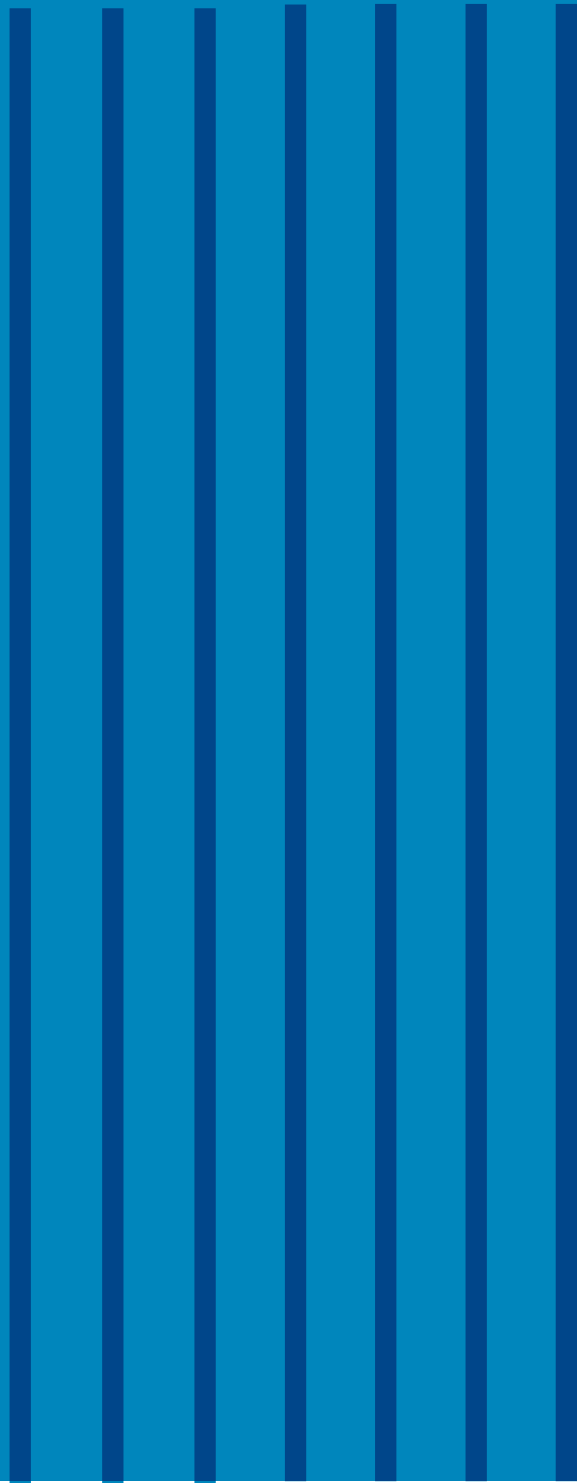
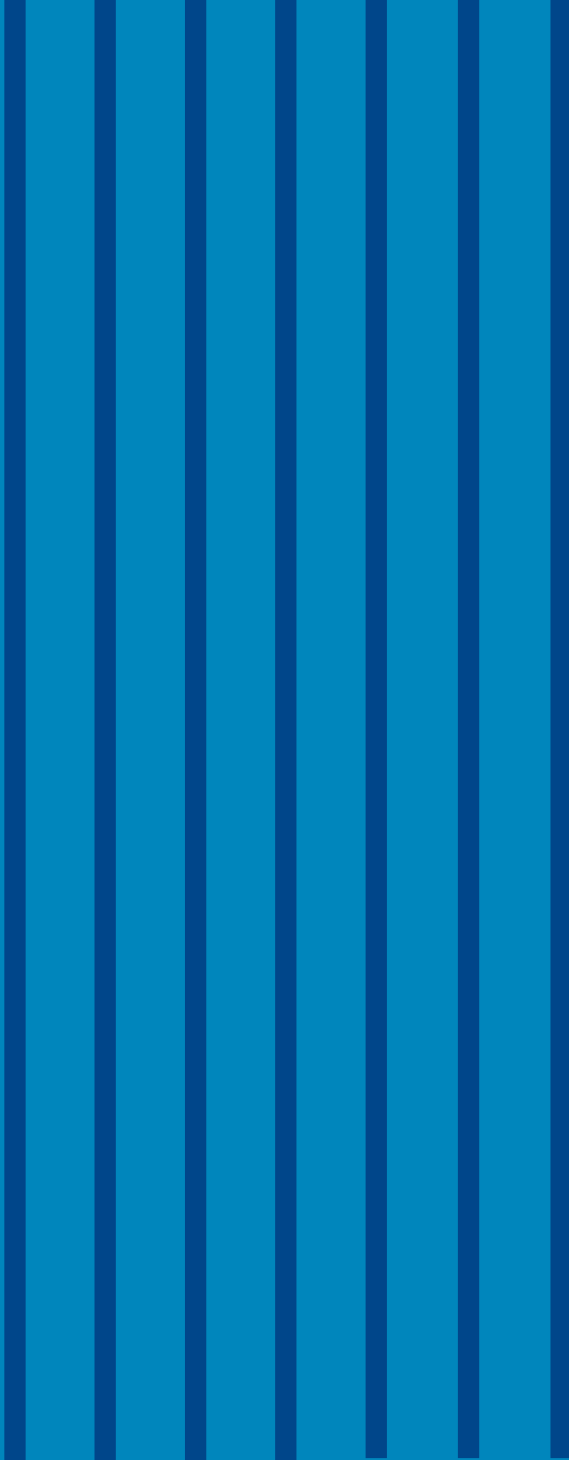
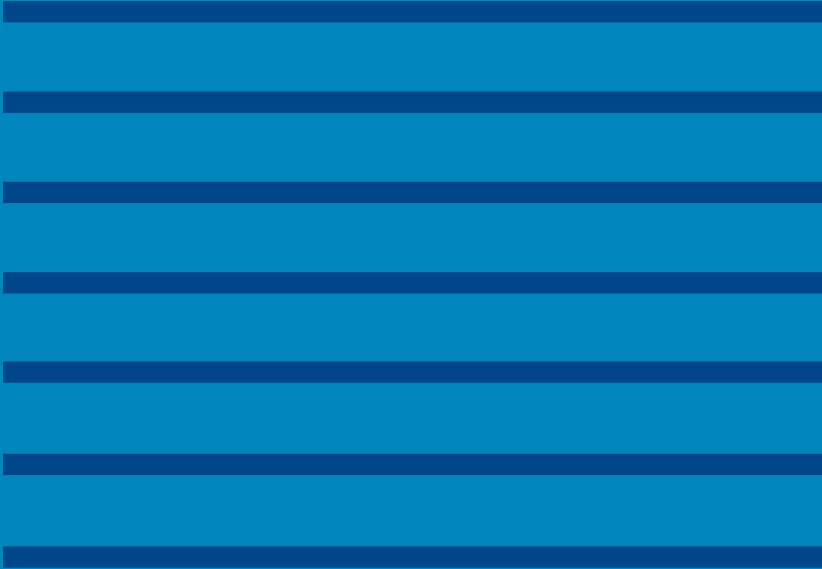
- Legend :
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - Flood Risk Assessment
 - RPS Record of Protected Structures (B10-09)

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Rural Settlement Map

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