

Kildare County Development Plan 2023-2029 Volume 2



Volume 2 comprises of:

- Small Towns and Environs Plans
- Village Plans and Rural Settlements

Cover Photographs:

Library, Castledermot
Pump, Kilmeague
School, Caragh
Church, Rathangan
Playground, Prosperous
GAA, Ardclough

**Planning Department
Kildare County Council**



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1. INTRODUCTION

V2 1.1 Introduction

Volume 2 deals specifically with small towns, environs, villages and settlements and shall have a key economic and social function within the settlement hierarchy of the Plan. In order to develop thriving areas where people want to live, the overall objective of Volume 2 is to;

- (i) support the sustainable growth of our small towns, villages and settlements,
- (ii) support appropriate local employment opportunities and economic activity,
- (iii) build on each areas unique character and natural assets.

Investing in key areas to support regeneration such as town centre renewal is key in supporting the growth and viability of the county's local centres.

The Settlement Hierarchy as determined in the Core Strategy (Volume 1, Chapter 2) is set out as follows:

Table 1.1 - County Kildare Settlement Hierarchy

Settlement Category	Designated Settlement
Key Towns	Maynooth, Naas
Self-Sustaining Growth Towns	Athy, Kildare Town, Leixlip, Newbridge
Self-Sustaining Towns	Celbridge, Kilcock, Monasterevin, Clane
Small Towns	Castledermot, Derrinturn, Kilcullen, Kill, Prosperous, Rathangan, Sallins
Villages	Allenwood, Athgarvan, Ballitore, Ballymore Eustace, Caragh, Coill Dubh/Cooleragh, Crookstown, Johnstown, Johnstownbridge, Kildangan, Kilmeague, Moone, Narraghmore, Robertstown, Straffan, Suncroft, Timolin.
Rural Settlements	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh/Mountrice, Maganey/

Settlement Category	Designated Settlement
	Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House.
Rural Nodes	Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Maddenstown, Newtown, Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan.

For the purpose of Volume 2 the towns of Kilcullen, Sallins and Clane shall not be included as part of the Small Towns as a Local Area Plan has been prepared for each of these settlements. All other towns, villages and settlements, as identified above, shall be included in Volume 2. The Blessington and Ladytown Environs Plans are also included in Volume 2.

V2 1.2 Compliance with National and Regional Policy

Volume 2 is informed by the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region (EMRA) Area.

V2 1.3 National Planning Framework (NPF)

Project Ireland 2040 is the Government’s overarching long-term policy platform to guide and manage the future growth and development of the country. The primary aim of Project Ireland 2040 is to improve the quality of life in Ireland for all the country’s citizens by creating and promoting opportunities for people and protecting and enhancing our environment. In order to achieve this goal, the NPF includes a series of national policy objectives (NPOs), which sets out the intentions of the plan within specific areas, most notably Serviced Sites, Regeneration and Renewal and Climate Resilience.

NPO 18b of the NPF requires the Council to develop a programme to attract people to build their own homes and live in small towns and village. Under this Plan all small towns, villages and settlements were assessed for the provision of Serviced Sites. Specific locations within the various settlements have been identified, where serviced sites could be located (See Appendix 4 of this Plan which provides guidance with respect to how serviced sites should be developed).

V2 1.4 Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019 -2031 sets out a framework to direct the future growth of the region over the medium to long term. The RSES is underpinned by key people-focused principles that reflect the three pillars of sustainability – Healthy Place Making, Climate Action and Economic Opportunity. Some of the key objectives in the RSES, which relate to this section of the Plan include Sustainable Settlement, Compact Growth and Urban Regeneration, Climate Resilience, Enhanced Green Infrastructure and Biodiversity and Natural Heritage.

V2 1.5 Sustainable Communities

Volume 2 supports new residential development which respects the character and form of each settlement. The development strategy for each small town, village and settlement is to support new housing and population growth, provide a viable alternative to rural one-off housing and contribute to the principle of compact growth. High quality design, incorporation of the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreation facilities will be paramount. It is also important that each small town, village and settlement has the ability to harness and support rural economies and to maximize employment opportunities in areas such as agri-business, tourism, renewable energy and food production. The provision of physical support infrastructure is also vitally important, including the provision of adequate supplies of water, wastewater and communication infrastructure.

V2 1.6 Regeneration and Healthy Place Making

Regeneration of settlement centres is fundamental to sustaining a vibrant community. Some of the settlements throughout the County have seen some level of decline, particularly within the town cores, and the Plan aims to bring these centres back to life by identifying key sites for regeneration and supporting a number of key public realm projects, which have been prepared by the Strategic Projects & Public Realm Team. The Strategic Projects & Public Realm Team is a recently established team within the Planning Directorate of Kildare County Council which has a particular focus on implementing the Town and Village Renewal Scheme launched in May 2021.

V2 1.7 Climate Resilience

Development in each settlement will build climate resilience by supporting the need to conserve and enhance biodiversity, protect habitats, species, landscapes and ecosystems to support the sustainable management of our natural resources. Climate resilience shall also be supported by promoting compact growth and sustainable movement.

V2 1.8 Overarching Objectives for the Small Towns, Environs, Villages and Rural Settlements

The following overarching objectives apply to all the settlements addressed in Volume 2 of the Plan and should be read in conjunction with the objectives identified in the Small Towns, Villages and Rural Settlements sections of Volume 2.

V2 1.8.1 Residential Development

It is an objective of the Council to;

GO 1	Provide for new residential development which is in accordance with the Core Strategy and Settlement Strategy.
GO 2	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the county's population.
GO 3	Particularly support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout (to include high quality permeability connections) being achieved.
GO 4	Provide viable alternatives to rural one-off housing in the form of serviced sites with adequate infrastructure to attract people to build their own homes and to live in more sustainable, serviced settlements.

V2 1.8.2 Economic Development

It is an objective of the Council to;

GO 5	Support and maintain existing employment in each settlement.
GO 6	Support the creation of new employment opportunities including economic rural diversification in areas such as agri-business, local food production, renewable energy, tourism and forestry.
GO7	Support proposals to further develop and strengthen the tourism potential of each settlement.

V2 1.8.3 Regeneration and Public Realm

It is an objective of the Council to;

GO 8	Identify specific sites for regeneration and ensure funding opportunities will be directed to support these opportunity sites.
GO 9	Promote the retention and reuse of existing buildings and out-buildings where possible in order to promote sustainable development.
GO 10	Support environmental and public realm enhancements in the settlements together with measures to visually enhance the built form and streetscape.
GO 11	Facilitate public realm improvement works for settlements, focusing on traffic calming to achieve better balance between the needs of the pedestrians / cyclists / public transport and those of the private car and give better definition and legibility to a settlements' core.
GO 12	Design the Public Realm of settlements to ensure universal access for all.

V2 1.8.4 Heritage

It is an objective of the Council to;

GO 13	Ensure that any development that has the potential to impact on a European Site is subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive.
GO 14	Avoid encroachment on European Sites and implement buffer zones of 10 - 30m where feasible or as determined following consultation and written agreement with the Inland Fisheries.
GO 15	Ensure that groundwater abstractions that form part of planning applications do not negatively impact on the hydrology of any adjacent habitats.

GO 16	Ensure an Ecological Impact Assessment (EclA) is prepared by a suitably qualified professional for proposals for development within or adjacent to a Natural Heritage Area (NHA) or proposed NHA to ensure the development is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the area, particularly plant and animal species listed under the Wildlife Acts.
GO 17	Preserve and protect the structures and items listed in the Record of Protected Structures (RPS) identified in the County Development Plan and as may be amended during the lifetime of the Plan; and ensure an Architectural Heritage Impact Assessment Report prepared by an accredited conservation architect or equivalent accompany planning applications for works to protected structures.
GO 18	Require archaeological impact assessment, prepared by a suitably qualified archaeologist for any development within or in close proximity to Zones of Archaeological Potential.

V2 1.8.5 Environment

It is an objective of the Council to;

GO 19	Identify potential sites for the provision of recycling banks for the various settlements as appropriate.
GO 20	Support community groups and associations in reducing litter, while maintaining and improving the overall environment of the county.

V2 1.8.6 Green Infrastructure / Climate Resilience

It is an objective of the Council to;

GO 21	Require proposals for development to demonstrate how they integrate/respond to Green Infrastructure and contribute to the development and protection of overall Green Infrastructure assets.
GO 22	Support the development of green walking and cycling routes within and through settlements to the rural hinterlands including areas of interest and attractions.

GO 23	Support climate resilience development, which supports the promotion of compact growth, sustainable movement and other adaption/mitigation measures.
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V2 1.8.7 Physical Infrastructure

It is an objective of the Council to;

Water / Wastewater

GO 24	Liaise with Irish Water to provide adequate water and wastewater services to meet the development needs of each settlement within the Plan period.
GO 25	Require separate foul and surface water systems for all future developments.
GO 26	Connect where feasible, communal effluent treatment systems and individual one-off dwellings serviced by individual waste water treatment plants to the public network.

Surface Water / Flooding

GO 27	Implement Sustainable Urban Drainage Systems where appropriate.
GO 28	Ensure that all proposed developments are carried out in accordance with “The Planning System and Flood Risk Management” – Guidelines for Planning Authorities, DEHLG (2009) with respect to flooding.
GO 29	Identify any deficiencies in the surface water drainage systems of the settlements and to facilitate the improvement of these systems where necessary subject to available resources.
GO 30	Continue to maintain and upgrade, where necessary, surface water drains in the settlements.

GO 31	Ensure that development proposals for lands identified by the dashed pink line on the attached Maps for the small towns and villages shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.
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Public Lighting

GO 32	Support and facilitate appropriate street lighting throughout the small towns, villages and rural settlements.
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Car Parking

GO 33	Review on street parking arrangements in the small towns, villages and rural settlements and make improvements as required.
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Public Transport

GO 34	Support the enhancement of public transport services and facilities in the settlements and facilitate the erection of well designed bus shelters at appropriate locations.
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Cycling

GO 35	Support and facilitate the GDA Cycle Network Plan, where appropriate, throughout the small towns, villages and rural settlements.
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Small Towns & Environs

2. SMALL TOWN & ENVIRONS PLANS

Aim:

To provide a coherent planning framework for the development of Castledermot, Derrinturn, Kill, Prosperous and Rathangan, designed as small towns in the County Settlement Strategy and for the Environs lands of Blessington and Ladytown.

V2 2.1 Small Towns

V2 2.1.1 Background

Chapter 2 of Volume 1 sets out the Core Strategy and the Settlement Strategy for the county for the period 2023 – 2029. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in doing so to demonstrate that a development plan and its policies and objectives are consistent with national and regional development objectives set out in the National Planning Framework (2018), the Implementation Roadmap (2018) and the Eastern and Midland Regional Assembly's Regional Spatial and Economic Strategy (2019). The Planning and Development (Amendment) Act, 2010 requires a Core Strategy to include a settlement hierarchy; evidence-based population and housing targets for all towns, villages and the open countryside.

Under the Settlement Strategy, Castledermot, Derrinturn, Kill, Prosperous and Rathangan are designated as towns. Sallins and Kilcullen, recorded populations in the 2016 Census of 5,849 and 3,710 respectively, and are also designated as towns. However, given their existing population levels together with the level of growth experienced in these two towns in the intervening period, the towns of Sallins and Kilcullen will continue to be governed by individual LAPs. Each small town plan has associated zoning objectives and this is dealt with in the land use zoning matrix in Table 2.4 of this chapter (see below).

V2 2.1.2 Role of Small Towns

Small towns have been designated to develop as key local centres for services, with levels of growth to cater for local need at an appropriate scale and to support local enterprise. Rates of residential growth for the towns over the period 2016-2029 are outlined in Table 2.1 below. Growth in these towns will be managed in order to limit pressure on the environment and to avoid further unsustainable commuting patterns. Within designated small towns local businesses will be promoted and retail will mainly be of a

convenience nature to serve the town and its local catchment. The towns will also provide services including schools, health facilities and recreational facilities. In all cases the level of growth in small towns will need to be managed so that local services can sufficiently cater for the population they are expected to serve.

All the small towns shall be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance. Zoning shall extend outwards from the centre with a particular emphasis placed on encouraging infill opportunities.

There is continued considerable pressure for development of single homes in the rural area across County Kildare. The National Planning Framework (NPF) acknowledges that this is a national issue and further acknowledges that in rural Ireland, many people seek the opportunity to build their own homes but find it difficult to do so in smaller settlements because of a lack of available sites and services. Having regard to the NPF and specifically NPO 18b of same, this Plan has identified a number of serviced sites in the small towns in order to provide a sustainable, alternatives to one off housing in the countryside.

V2 2.1.3 Residential Unit Targets

The settlement strategy for County Kildare, as outlined in Chapter 2, must be implemented to ensure compliance with the Core Strategy. Table 2.1 in this chapter lists the population and unit targets for the small towns. Map Ref 2.2 (Chapter 2 of Volume 1) shows the location of the relevant small towns within the county.

V2 2.1.4 Development Strategy for Small Towns

In order to implement the settlement strategy an understanding of the existing development capacity of each small town is required. A full review of all potential residential development sites was conducted and indicative densities applied in accordance with Chapter 3 (Housing, Volume 1).

Table 2.1 – Development Capacity of Small Towns

Small Towns	2016 Population Census	2021 Population Estimate (based on % growth from 2011-2016)	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
Castledermot	1,475	1560	126	46	2	30-35
Derrinturn	1,602	1695	151	55	2	30-35
Kill	3,348	3,542	327	119	3	35-40
Prosperous	2,333	2,468	251	91	3	30-35
Rathangan	2,611	2,762	226	82	3	30-35

V2 2.1.5 Compliance with Core Strategy

To ensure that the future development of each small town is facilitated in accordance with the provisions of the Core Strategy, appropriate monitoring will be conducted and development management measures applied as appropriate. In this regard:

It is the policy of the Council to:

- STP 1** Monitor the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the Core Strategy including population targets for each small town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.

The development of the small towns will be governed by the overarching policies and objectives of the relevant chapters within this Plan together with the relevant development management standards outlined in Volume 1, Chapter 15 of this Plan.

V2 2.1.6 Strategic Flood Risk Assessment (SFRA)

The Plans for Castledermot, Derrinturn, Kill, Prosperous and Rathangan all contain lands within their Plan areas which are to be the subject of site specific flood risk assessment appropriate to the type and scale of the development being proposed.

V2 2.1.7 Environmental Impact Assessment (EIA) / Appropriate Assessment (AA)

Proposed developments shall be subject to EIA Screening (and subsequent stages as required) and AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species and their hydrological connections.

V2 2.1.8 Small Town and Environs Plans

Sections 2.2 - 2.6 contain the individual plans of each Small Town and Section 2.9 contain the zoning and objective maps of each Small Town. These plans and maps should be read in conjunction with this section and Tables 2.2, 2.3 and 2.4 (see below).

Section 2.2; Castledermot Plan

Section 2.3; Derrinturn Plan

Section 2.4; Kill Plan

Section 2.5; Prosperous Plan

Section 2.6; Rathangan Plan

Table 2.2 - Small Towns Land Use Zoning Objectives

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including residential, commercial, office and civic use.</p> <p>The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. 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 shall not be out of character with the already established town centre area. Retail developments shall have regard to Chapter 8 of Volume 1. Warehousing and other industrial uses will generally not be permitted in the town centre.</p>
B	Existing Residential/ Infill	<p>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and provides for infill development within these existing residential areas. The primary aim of this zoning objective is to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density.</p>
C	New Residential	<p>To provide for new residential development.</p> <p>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, pedestrians and cycle routes and the landscaping of open space.</p>
SS	Serviced Sites	<p>To provide for 'build your own home', low density residential development</p> <p>This zoning specifically makes provision for serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns. It is envisaged that the provision of serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements will provide an alternative to one-off housing in the countryside. New serviced sites areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes</p>

Ref	Use	Land-Use Zoning Objectives
		and the landscaping of open space.
E	Community and Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
F	Open Space and Amenity	<p>To protect and provide for open space, amenity and recreation provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the small towns. 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.</p>
H	Industry and Warehousing	<p>To provide for new warehousing and industrial development.</p> <p>This zoning provides for new warehousing and industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>
Q	Enterprise and Employment	<p>To provide for and facilitate the provision of high job-generating uses.</p> <p>This zoning provides for primarily office type developments. Other uses, ancillary or similar to office type developments will be considered on the merits of each planning application and may be acceptable in this zone.</p>
KIE	Equine Based Leisure, Tourism and Enterprise	<p>To develop equine based industry at Goffs</p> <p>This zoning objective is to facilitate the expansion of an existing equine-based development at Kill. This zone is for equine based leisure tourism and enterprise. Any development must be equine based and fully integrated within this primary focus of activities on the site. Any application for development shall be accompanied by a Traffic and Transport Assessment carried out by the applicant to determine the impact on the Kill Junction and M7 route.</p>
R	Retail and Commercial	<p>To provide for commercial development</p> <p>The purpose of this zoning is to provide a retail park for the sale of bulky goods and office development only.</p>

Ref	Use	Land-Use Zoning Objectives
SR	Strategic Reserve	To provide for Strategic Reserve. To protect lands from inappropriate forms of development which would impede the orderly expansion of the strategic urban centre in future plan periods. The lands identified as Strategic Reserve are generally not developable for housing within the lifetime of the Plan except in exceptional circumstances, where the onus will be on the applicant to demonstrate such exceptional circumstances to the satisfaction of the Planning Authority.
T	General Development	To provide for general development. This zoning provides for a wide range of uses including office, leisure, residential, retail and light industrial / employment use. In this zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones.
T1	Service Station	To facilitate the operation of a Service Station To facilitate the operation of a Service Station on the western side of the N9 within the town of Kill. Any development proposal shall be limited to a Fuel Filling Station use including associated, suitably scaled ¹ , ancillary uses and must be in accordance with the development standards for Fuel Filling Stations as outlined in Chapter 15 of the Plan and 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.
V	Equestrian	To develop Kill Equestrian Centre. The purpose of this zoning is to facilitate the further development of Kill International Equestrian Centre. The primary use within this zone is equestrian related activities such as stabling, indoor and outdoor performance arenas, hay barns, veterinary centre and associated offices and car parking. A limited amount of self catering accommodation associated with the equestrian centre may be acceptable in this land use zoning.

¹ The scale of any retail space must not be of a level which would undermine the viability of existing retail units in adjoining settlements.

Table 2.3 - Definition of Terms

<p>Zoning Matrix</p>	<p>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 (see Table 2.4 below) 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. 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.</p>
<p>Definition of Terms</p>	
<p>Permitted in Principle</p>	<p>The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 2.2 of this Plan. Land uses designated under each zoning objective as ‘Permitted in Principle’ are generally acceptable, subject to compliance with those objectives set out in other chapters of the Plan.</p>
<p>Open for Consideration</p>	<p>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.</p>
<p>Not Permitted</p>	<p>Land uses which are indicated as ‘Not Permitted’ in the Land Use Zoning Matrix (Table 2.4) will not be permitted.</p>
<p>Other Uses</p>	<p>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.</p>

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 2.4 - Small Towns - Land Use Zoning Matrix

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEI: Equine Based Leisure, Tourism & Enterprise	R: Retail & Commercial	T: General Development	T1: General Development	U: Utilities/ Services	V: Equestrian	SR: Strategic Reserve	SS: Serviced Sites	Q: Enterprise & Employment
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Car Park	Y	N	N	O	O	O	O	Y	O	N	O	O	Y	N	O
Cattle Shed / Slatted Unit / Broiler House	N	N	N	N	N	O	O	N	O	N	N	O	N	N	N
Cemetery	N	N	N	Y	O	N	N	N	O	N	N	N	N	N	N
Community/ Recreational / Sports Buildings	Y	O	O	Y	Y	O	O	O	O	N	N	O	N	N	O
Crèche / Playschool	Y	Y	Y	Y	N	O	N	O	O	N	N	N	O	Y	O
Cultural Uses / Library	Y	O	O	Y	N	N	N	O	O	N	N	N	N	N	O
Dancehall / Disco	Y	N	N	O	N	N	N	N	O	N	N	N	N	N	N
Dwelling	Y	Y	Y	O	N	N	O	O	O	N	N	O	Y	Y	N

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEI: Equine Based Leisure, Tourism & Enterprise	R: Retail & Commercial	T: General Development	T1: General Development	U: Utilities/ Services	V: Equestrian	SR: Strategic Reserve	SS: Serviced Sites	Q: Enterprise & Employment
Funeral Homes	Y	N	N	Y	N	O	N	O	O	N	N	N	N	N	O
Garage / Car Repairs	N	N	N	N	N	Y	N	N	O	N	N	N	N	N	O
Guest House / Hotel / Hostel	Y	O	O	N	N	N	Y	O	O	N	N	N	N	O	O
Heavy Commercial Vehicle Park	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Hot Food Take Away	O	N	N	N	N	N	N	O	O	N	N	N	N	N	N
Light Industry	O	N	N	N	N	Y	O	O	O	N	N	O	N	N	Y
Medical Consultant / Health Centre	Y	O	O	Y	N	N	O	O	O	N	N	O	O	N	Y
Motor Sales	N	N	N	N	N	N	N	O	O	N	N	N	N	N	O
Nursing Home / Retirement Village	Y	Y	Y	Y	N	N	N	N	O	N	N	N	O	N	N

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEI: Equine Based Leisure, Tourism & Enterprise	R: Retail & Commercial	T: General Development	T1: General Development	U: Utilities/ Services	V: Equestrian	SR: Strategic Reserve	SS: Serviced Sites	Q: Enterprise & Employment
Offices	Y	N	N	O	N	O	O	Y	O	N	N	O	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	Y	O	O	N	O	Y	O	O	Y
Fuel Filling Station and associated ancillary uses.	O	N	N	N	N	N	N	O	O	Y	N	N	N	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	O	N	N	N	N	N	N
Playing Fields	N	O	O	Y	Y	O	N	N	O	N	N	N	O	N	O
Pub	Y	O	O	N	N	N	N	O	O	N	N	N	N	N	N
Restaurant	Y	O	O	N	N	N	N	O	O	N	N	N	N	N	N
School	Y	O	O	Y	N	N	N	N	O	N	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	O	O	N	N	N	N	N	N

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEI: Equine Based Leisure, Tourism & Enterprise	R: Retail & Commercial	T: General Development	T1: General Development	U: Utilities/ Services	V: Equestrian	SR: Strategic Reserve	SS: Serviced Sites	Q: Enterprise & Employment
Shop (Convenience)	Y	O	O	O	N	N	N	Y	O	N	N	N	O	N	O
Stable Yard	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N
Tourist Related Facilities	Y	O	O	O	O	O	O	O	O	N	N	O	N	N	O
Utility Structures	O	O	O	O	O	O	O	O	O	O	Y	O	O	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	Y	O	N	O	N	N	O	N	N	O
Workshops	O	O	O	O	N	Y	O	O	O	N	N	O	N	N	O

Y = Permitted in Principle

O= Open for Consideration

N= Not Permitted

V2 2.2 Castledermot

Population	1,475 (2016 Census) an increase of 5.5% from 2011 (1,398)
Housing Stock	622 houses (541 occupied; 81 vacant – 2016 Census)
Physical Infrastructure	Water - Water Supply in Castledermot is mainly supplied by Carlow County Council with some of the northern parts of the town supplied by the Ballymore Eustace Plant. Castledermot has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.
	Wastewater - Castledermot is connected to the Castledermot WWTP. Additional spare capacity of 627PE.
Social Infrastructure	<u>Schools</u> Colaiste Lorcaín Community College (current enrolment of 389; currently at capacity), Scoil Diarmada National School (current enrolment of 344, close to full capacity).
	<u>Religious</u> R.C. Church of the Assumption, C.O.I. St. James.
	<u>Sporting Facilities</u> GAA, Soccer and Pitch and Putt Clubs.
	<u>Retail</u> Convenience shops, Service Station.
	<u>Other</u> Butchers, Craft Shops, Florists, Pharmacies, Community Shops and Hairdressers. Garda Station, Library, Post Office, Public Houses, Hot Food Take-Aways, Art Studio, Car-Repair Garage, Pre-school facilities, Montessori, People's Park on Old Pound Site, Playground and Fairgreen.
Pedestrian Priority	Footpaths Footpath network throughout the town.
Sustainable Travel	Public Transport Regular daily bus service to Dublin, Dublin Airport, Carlow and Waterford (route 736). Castledermot is also served by bus route 880 operated by Kildare Local Link on behalf of the National Transport Authority, which provides a connection to surrounding towns.
Natural Heritage	The River Lerr, a tributary of the River Barrow, flows through the town of Castledermot. The River Barrow / River Nore is a designated Special Area of Conservation (cSAC, Site code 002162) (See Map V2 – 1.1B).

Archaeological Heritage	37 items within the boundary of the town are listed on the Register of Monuments and Places (RMP) (See Map V2 – 1.1B). A Zone of Archaeological Potential is identified within the town (See Map V2 – 1.1B).
Built Heritage	15 structures within the boundary of the town are listed in the county’s Record of Protected Structures (RPS) (See Map V2 – 1.1B). Please refer to Appendix 6 of the CDP for the full RPS.

V2 2.2.1 Town Centre

It is an objective of the Council to;

- ST C1** Improve the quality of the Market Square with new paving, mature trees, streetlamps, high quality seating and street furniture to mark the importance of this area as the heart of the town centre.
- ST C2** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- ST C3** Actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.
- ST C4**
 - (i) Require that the Opportunity site (See Map V2 – 1.1B) includes a landmark mixed use / retail development building, creates a strong presence along Main Street and forms a definite building at this town centre location.
 - (ii) This significant infill development will be contingent on a masterplan and phasing arrangement being agreed with the Council.
- ST C5** Actively encourage the provision of shops and services to consolidate and strengthen the role of Castledermot in meeting the needs of its population and its hinterland.
- ST C6** Encourage owners and developers in the village centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

V2 2.2.2 Regeneration / Public Realm

It is an objective of the Council to;

- ST C7** Improve the streetscape around Castledermot Abbey to highlight this important landmark feature (See STC 7 of Map V2 – 1.1B).
- ST C8** That Kildare County Council in association with the Office of Public Works, develop the Abbey at Castledermot as a tourist attraction.
- ST C9** Improve the town entry points at the Gateway locations (See Map V2 – 1.1B) in order to strengthen Castledermot’s identity and give a better overall first impression of the town.
- ST C10** Require that any development along Church Lane and Ivors Lane be 2/3 storeys in height in order to reinforce and complement the existing relationship between St. James’ Church and Round Tower, The Laurels, and the Parochial House.
- ST C11** Support the objectives and priority projects of the forthcoming Castledermot Town Renewal Plan.

V2 2.2.3 Social and Community Infrastructure

It is an objective of the Council to;

- ST C12** Develop the River Lerr riverside in conjunction with all relevant statutory and non-statutory bodies to include the following:
 - (i) A linear park (See Map V2 – 1.1B).
 - (ii) High quality formal and informal seating arrangements;
 - (iii) The provision of a high-quality cycling and pedestrian route. Any future footpaths, cycle tracks or lighting should be located on the western side of the existing road. No development will be permitted between the L8095 (Hamilton Road) and the River Lerr as it is part of the SAC;
 - (iv) The planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally; and

(v) In the event of lighting being proposed along the river corridor, an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys should be conducted by specialists and the recommendations of the specialist studies shall be implemented where appropriate. This shall be done in consultation with NPWS and in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.

ST C13 Support and facilitate the masterplan for the Fairgreen town park and investigate the feasibility of providing a multi-function facility.

ST C14 Facilitate and support the development of a new secondary school in Castledermot to accommodate future education needs and to facilitate the development of sports, recreational and cultural facilities.

V2 2.2.4 Natural Heritage

It is an objective of the Council to;

ST C15 It is an objective of the Council to protect the following trees / groups of trees (See Map V2 – 1.1B)

- (i) 'The Laurels', avenue of mature lime trees between Abbey St. and Church Lane;
- (ii) Row of lime trees on Keenan's Lane;
- (iii) Lime trees bounding two sides of Fairgreen;
- (iv) Mixture of lime, alder and hawthorn on Hamilton Road along the riverbank.
- (v) Row of trees along St. James Church.

V2 2.2.5 Movement and Transport

It is an objective of the Council to;

- ST C16** Prepare a Local Traffic Plan for Castledermot that will identify the requirement for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities.
- ST C17** Provide a high-quality footpath/ cycleway network throughout Castledermot by improving pedestrian facilities through the refurbishment or reconstruction of existing footpaths, construction of new footpaths and the provision of appropriate crossing facilities on the following routes (See Map V2 – 1.1B).
- (i) Along the R448 regional road (old N9) between the development boundaries, including the village centre along Main Street and Abbey Street;
 - (ii) Along the R418 regional road (Athy Road) between the village centre and the L8054 local road at Skenagun;
 - (iii) Along the L8095 local road (Hamilton Road) adjacent to the River Lerr;
 - (iv) Along the L8054 local road between the R448 and R418 regional roads;
 - (v) Along The Dales and Keenans Lane from the R448 regional road to the Green Bridge;
 - (vi) Along Ivors Lane from Church Lane to Keenans Lane.
- ST C18** Co-operate with bus operators to ensure that adequate transport services including bus stops and shelters are provided for Castledermot to enhance bus links to Naas, Newbridge, Athy and Carlow.
- ST C19** Construct the following transport links and to preserve these routes free from development (See Map V2 – 1.1B).
- (i) From the R418 Regional Road (Athy Road) (A) to the L4009 local road (Maganey Road) (B);
 - (ii) From the L4009 local road at Carlowgate (C) to the R448 regional road (old N9) (D).
- ST C20** Complete the construction of a new link street between the L8054 local road at Skenagun (E) and the R418 regional road at Barrack Road (F), including a potential link to Main Street, in order to facilitate the development of the adjacent lands (See Map V2 – 1.1B)

- ST C21** Implement safety improvements at the following locations.: (See Map V2 – 1.1B).
- (i) The junction between the L8095 local road and the St. Johns housing estate at the Green Bridge, to include the realignment of the Green Bridge if necessary;
 - (ii) The junction between the R448 regional road (old N9) and the R418 Tullow Road;
 - (iii) The junction between the L4009 local road (Maganey Road) and the L4011 local road.
- ST C22** Investigate the feasibility of implementing a one-way system through the narrow lanes in the town centre (the L40091 local road, Church Lane and Ivors Lane) in order to facilitate the provision of improved facilities for vulnerable road users.
- ST C23** Examine the feasibility of using existing off street public car parking within close proximity to the town centre.

V2 2.2.6 Surface Water

It is an objective of the Council to;

- ST C24** Ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.1B shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

V2 2.2.7 Site Specific Objective

- ST C25** Any development of the 'C' zoned lands identified within the yellow boundary on Map V2-1.1A shall incorporate a 10m 'open space/amenity' buffer either side of the stream that runs in a north-south direction through the subject lands. Where a 10m buffer cannot be satisfactorily achieved, for stated reasons, compensatory open space for the quantum of open space that cannot be provided, shall be provided at an alternative, suitable, central location to be agreed with the Planning Authority noting that in accordance with Section 2.1.6, lands within the flood zone area must be accompanied by a site-specific flood risk assessment. There shall be no requirement for any additional open space to be provided on the lands outlined in yellow, in addition to the open space as required above.

V2 2.3 Derrinturn

Population	1,602 (2016 Census) an increase of 4% from 2011 (1,541)
Housing Stock	558 houses of which 536 were occupied and 22 were vacant ² .
Physical Infrastructure	Water Supplied by the Srowland WTP. Derrinturn has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.
	Wastewater Derrinturn WWTP is overloaded at present. Derrinturn WWTP has been selected for upgrade under the Irish Water Small Towns and Villages Growth Programme which is expected to be completed during the life of this Plan.
Social Infrastructure	<u>School</u> St. Conleth's National School (current enrolment of 324, no issue with capacity).
	<u>Religious</u> Church of the Holy Trinity R.C. and associated cemetery.
	<u>Sporting Facilities</u> Carbury GAA club, which is located just outside the town boundary to the immediate north.
	<u>Retail</u> Convenience Foodstores, Service Stations.
	<u>Other</u> Community Hall, Health Centre, Take-Aways, Playground, Post Office, Garda Station, Childcare Facility, Funeral Directors, Public House, Car Repair Shops, Barbers, Health, Beauty Clinic, Car Repairs & Garage, Pharmacy.
Pedestrian Priority	Footpaths Footpaths serve all development within the settlement boundary.
Sustainable Travel	Public Transport – The 120 Bus route provides a regular daily service to Dublin, Edenderry and surrounding villages and settlements. Bus stops are located at two locations within the settlement on the R403 Allenwood / Carbury road along with two bus shelters.

² Data collated from 2016 Census

Natural Heritage	Carbury Bog (NHA Site Code 001388) is located 2km to the north and the Grand Canal (pNHA Site Code 002104) is located 2.2km to the southwest of the town.
Archaeological Heritage	1 item within the boundary of the town is listed on the Register of Monuments and Places (RMP) (See Map V2 – 1.2b)
Built Heritage	3 structures within the boundary of the town are listed in the county’s Record of Protected Structures (RPS) (See Map V2 – 1.2b). Please refer to Appendix 6 of the CDP for the full RPS.

V2 2.3.1 Town Centre

It is an objective of the Council to;

ST D1 Actively encourage the provision of shops and services to consolidate and strengthen the role of Derrinturn in meeting the needs of its population and its hinterland.

ST D2 Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

ST D3 (i) Require that the Opportunity site (See Map V2 – 1.2b) includes a landmark mixed use / retail development, which shall consolidate this town centre location between the Church of the Holy Trinity and the Turn Inn Public House thereby creating a strong frontage at this town centre location.

(ii) This significant infill development will be contingent on a masterplan and phasing arrangement being agreed with the Council.

V2 2.3.2 Regeneration / Public Realm

It is an objective of the Council to;

ST D4 Support the objectives and priority projects of the forthcoming Derrinturn Town Renewal Plan.

ST D5 Improve and enhance the streetscape around the Derrinturn Community Centre, which will better define the entry into the village. (See Map V2 – 1.2b)

V2 2.3.3 Social and Community Infrastructure

It is an objective of the Council to;

ST D6 Facilitate the provision of open space and amenity areas including a playground facility in the town.

V2 2.3.4 Natural Heritage

It is an objective of the Council to;

ST D7 Develop a Local Biodiversity Action Plan and work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

V2 2.3.5 New Residential

It is an objective of the Council to;

ST D8 (i) No development shall take place on lands zoned C: New Residential (2.25ha and 3.8ha as identified on Map V2-1.2a) until such time as the Derrinturn Wastewater Treatment Plant is upgraded.

(ii) Agree an overall masterplan for lands located within the south-eastern portion of the town (3.8ha) and which are zoned C New Residential (See Map V2 – 1.2a). The masterplan shall show the overall site developed in a phased manner, with the lands located in the southern and eastern sections of the overall site being developed first and the remaining lands developed in a sequential manner to the north and west.

(iii) The masterplan shall have regard to the existing residential and public open space areas to the north and west.

V2 2.3.6 Movement and Transport

It is an objective of the Council to;

ST D9 Introduce traffic calming measures in the vicinity of the school on the L5023 local road (See Map V2 – 1.2b).

ST D10 Provide continuous footpaths / cycleways between the school and town centre with consistent public lighting (See Map V2 – 1.2b).

ST D11 Facilitate and support the 3.25km walking route (Sli na Slainte) that traverses the town (See Map V2 – 1.2b).

ST D12 Upgrade the roads around the Turn Inn and incorporate a pedestrian crossing (See Map V2 – 1.2b).

V2 2.3.7 Physical Infrastructure

It shall be an objective of the Council to;

ST D13 Support and facilitate the upgrade of the Derrinturn Wastewater Treatment Plant to cater for further development in the town and surrounding area.

ST D14 Ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments in Derrinturn to connect to the existing wastewater infrastructure where possible and appropriate.

ST D15 Only consider development where appropriate wastewater treatment facilities are proposed as part of development schemes.

V2 2.3.8 Surface Water

It is an objective of the Council to;

ST D16 Ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.2b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

V2 2.4 Kill

Population	3,348 (2016 Census) an increase of 8.2% from 2011 (3,095)
Housing Stock	1227 houses of which 1167 were occupied and 60 were vacant ³
Physical Infrastructure	Water - Supplied by the Ballymore Eustace WTP. Kill has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.
	Wastewater - Kill is connected to the ULVSS (Osberstown WWTP). Additional capacity of 37,450 PE.
Social Infrastructure	School Kill National School (current enrolment of 652; capacity for 832 pupils).
	Religious St. Brigid's R.C. Church, St. John's C.O.I.
	Sporting / Community Facilities GAA Club, Community Centre.
	Retail Convenience Shops.
	Other Laundrette. Pharmacy, Take-Aways, Post Office, Public Houses, Restaurants, Barbers, Bookmakers, Industry and Warehousing, Bloodstock facilities, Public park.
Pedestrian Priority	Footpaths - A footpath network is located throughout the village and all the residential areas are fully accessible to pedestrians.
Sustainable Travel	Public Transport - The 126 Bus Service stops at St. Brigid's Catholic Church and provides a regular daily service to Dublin, Naas and the surrounding villages and towns.
Archaeological Heritage	8 items within the boundary of the town are listed on the Register of Monuments and Places (RMP) (See Map V2 – 1.3b)
	A Zone of Archaeological Potential is identified within the town (See Map V2 – 1.3b).

³ Data collated from 2016 Census

Built Heritage	7 structures within the boundary of the village are listed in the county's Record of Protected Structures (RPS). (See Map V2 – 1.3b). Please refer to Appendix 6 of the CDP for the full RPS.
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V2 2.4.1 Town Centre

It is an objective of the Council to;

ST K1 Encourage owners and developers in the village centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

ST K2 Ensure that new development is consistent in form and scale with the existing older/traditional buildings in the town.

ST K3 Actively encourage the provision of shops and services to consolidate and strengthen the role of Kill in meeting the needs of its population and its hinterland.

ST K4 Encourage the use of vacant, underutilised and/or redundant buildings throughout the town for retail/commercial use.

V2 2.4.2 Tourism Development

It is an objective of the Council to;

ST K5 Encourage the development of tourism activity based on the existing equestrian industry/amenities and the numerous high quality golf courses in the wider area.

V2 2.4.3 Social and Community

It is an objective of the Council to;

ST K6 Investigate the feasibility of developing the Kill riverside in conjunction with all relevant statutory and non-statutory bodies.

ST K7 Support the development of zoned open space and amenity lands for the provision of appropriate facilities for local groups and clubs.

ST K8 Identify and encourage the provision of a permanent site for Kill Soccer Club.

ST K9 Encourage the appropriate re-use of the former primary school, provided such uses do not adversely impact on the intrinsic character of the surrounding area.

V2 2.4.4 Economic Development

It is an objective of the Council to;

ST K10 Facilitate and encourage the expansion of the established enterprises operating in Kill and ensure that future development is compatible with the character and scale of the village.

ST K11 Any development proposal for the Service Station which is located on the western side of the N9 and is zoned 'General Development' shall be limited to a Fuel Filling Station use including associated, suitably scaled⁴ ancillary uses. Any development proposal must be in accordance with the development standards for Fuel Filling Stations as outlined in Chapter 15 of the Plan and the proper planning and sustainable development of the area.

V2 2.4.5 Built Heritage

It is an objective of the council to;

ST K12 Require archaeological impact assessments, prepared by a suitably qualified archaeologist for any development within or in close proximity to the Zone of Archaeological Potential and the Preservation Order area in Kill (See Map V2 – 1.3b)

ST K13 Ensure that new development has regard to its environment, the local heritage of the village and the historic character of the streetscape.

V2 2.4.6 Natural Heritage

It is an objective of the Council to;

ST K14 Protect trees of special amenity value at the following locations (See Map V2 – 1.3b)

(i) In the grounds of St. John's Church;

⁴ The scale of any retail space must not be of a level which would undermine the viability of existing retail units in adjoining settlements.

- (ii) In the grounds of the park adjacent to St. Brigid's Church;
- (iii) Along the Main Street;
- (iv) Adjacent to the Kill River;
- (v) In the grounds of Cuain Mhuire, Kill East.

V2 2.4.7 Movement and Transport

It is an objective of the Council to;

ST K15 Protect routes of future roads listed hereunder from development (See Map V2 – 1.3b)

- (i) Kill - Johnstown road (A) to the Hartwell Rd (B). This road is intended as the primary relief road to take industrial and commercial traffic from the Hartwell Road to the N7. Investigate the feasibility of extending the relief road towards Rochford to the east of the town.
- (ii) Main St adjoining the site of the former Ambassador Hotel (C) to the proposed Kill/Johnstown Rd (A)

ST K16 Provide a high-quality footpath / cycle network linking the following areas: (See Map V2 – 1.3b)

- (i) From the Kill International Equestrian Centre to the Main St./ Village Centre
- (ii) Along Hartwell Road to the Main Street.

ST K17 Support and facilitate the development of the approved Part 8 Naas to Kill Cycle Scheme through the town of Kill (See Map V2 – 1.3b).

ST K18 Facilitate the provision of linked pedestrian / cycle network routes around the town (See Map V2 – 1.3b).

V2 2.4.8 Surface Water

ST K19 It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.3b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

V2 2.5 Prosperous

Population	2,333 (2016 Census) an increase of 3.8% from 2011 (2,248)
Housing Stock	813 houses of which 778 were occupied and 35 were vacant ⁵
Physical Infrastructure	<p>Water Supplied by the Srowland WTP. Prosperous has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.</p>
	<p>Wastewater Prosperous is served by the Upper Liffey Valley Regional Sewerage Scheme. Additional capacity of 37,450 PE. No issue with capacity.</p>
Social Infrastructure	<p><u>Schools</u> St. Farnan's Post Primary School (current enrolment of 470). At full capacity. A new 1000 pupil school on the green field site at St Farnan's Prosperous is being proposed. Prosperous N.S. (current enrolment of 502; capacity for c. 540).</p>
	<p><u>Religious</u> The Church of Our Lady and St. Joseph R.C.</p>
	<p><u>Sporting / Community Facilities</u> GAA, Soccer, Tennis and Pitch and Putt club, Playground, Community Hall.</p>
	<p><u>Retail</u> Convenience Shops, Service Station.</p>
	<p><u>Other</u> Pharmacy, Health Centre, Take-Aways, Playground, Post Office, Childcare Facilities, Funeral Directors, Public Houses, Restaurant, Hair and Beauty Salons, Bookmakers, Butchers, Credit Union, Physio, Builder Providers, Car Sales and Garage, Auctioneers, Car Repair Shops, Solicitors.</p>
Pedestrian Priority	<p>Footpaths The town is well serviced by footpaths which extend to residential areas and amenities.</p>

⁵ Data collated from 2016 Census

Sustainable Travel	<p>Public Transport</p> <p>The 120 Bus route provides a regular service to Dublin, Edenderry, Clane and surrounding villages and settlements. Bus stops / shelters are located along the R403 Allenwood / Clane Road.</p>
Natural Heritage	<p>There are 2 proposed Natural Heritage Areas in close proximity to the town, Donadea Forest Park (pNHA Site Number 001391) and The Grand Canal (pNHA Site Number 002104). There is 1 Natural Heritage Area, Hodgestown Bog (Site Number 001393). There are two Special Areas of Conservation (SAC), Ballynafagh Lake (Site Code 001387) and Ballynafagh Bog (Site Code 000391) which are located outside the development boundary to the north of the town.</p>
Archaeological Heritage	<p>4 items are located within the boundary of the town listed on the Register of Monuments and Places (RMP) (See Map V2 – 1.4b)</p>
Built Heritage	<p>9 structures are located within the boundary of the village which are listed in the county's Record of Protected Structures (RPS) (See Map V2 – 1.4b) Please refer to Appendix 6 of the CDP for the full RPS.</p> <p>The Old Main Street of Prosperous has been identified as an Architectural Conservation Area. Policies and objectives regarding the protection of architectural heritage are contained in Volume 1, Chapter 11.</p>

V2 2.5.1 Town Centre

It is an objective of the Council to;

ST P1 Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high-quality public realm.

ST P2 Ensure that new development is sympathetic to the character of the town and ensure the use of quality finishing materials, in particular along the Old Main Street;

ST P3 Actively encourage the provision of shops and services to consolidate and strengthen the role of Prosperous in meeting the needs of its population and its hinterland.

ST P4 Require that new development has a strong building line and incorporates active frontages.

ST P5 Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

V2 2.5.2 Public Realm

It is an objective of the council to;

ST P6 Provide an attractive streetscape along the R403 Regional Road and the Local Secondary Road by calming traffic flow, providing on street parking and using high quality materials to create a quality public realm.

V2 2.5.3 Tourism Development

It is an objective of the Council to;

ST P7 Encourage the further development of tourist activity based on the village’s close proximity to the amenities of the Grand Canal and Donadea Forest Park.

ST P8 Maximise the potential of the River Slate for tourism and recreational purposes by improving public access to the river, including the provision of a linear park (in conjunction with the relevant statutory authorities). (See Map V2 – 1.4b).

V2 2.5.4 Social and Community

It is an objective of the Council to;

ST P9 Maintain the recently constructed public park and children’s playground within Prosperous.

ST P10 Support and facilitate the provision of a community centre within the town, to be provided at Anne Street.

ST P11 Identify an appropriate location for all weather sports facilities on lands zoned open space and amenity.

ST P12 Facilitate and support the development of a new secondary school in Prosperous to accommodate future education needs and to facilitate the development of sports, recreational and cultural facilities.

V2 2.5.5 Economic Development

It is an objective of the council to;

ST P13 Support and facilitate the development of enterprise on appropriately zoned land and maintain and improve the range of commercial services available in the town centre.

V2 2.5.6 Built Heritage

It is an objective of the council to;

ST P14 Ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.

V2 2.5.7 Natural Heritage

It shall be an objective of the Council to;

ST P15 Maintain a minimum buffer of 10m from either side of the Slate River measured from the top of the riverbank to mitigate against pollution risks and maintain habitats.

ST P16 Protect the following trees identified for their amenity value (See Map V2 – 1.4b)

- (i) Line of trees along the avenue from Old Main Street to “The Villa”;
- (ii) Group/line of trees along Old Main Street.

ST P17 Work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

V2 2.5.8 Movement and Transport

It is an objective of the Council to;

ST P18 Reserve land for a proposed link road to the northwest and northeast of the town between the Ballynafagh Road and the R403. Such a link road will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS) (See Map V2 – 1.4b).

ST P19 Continue to carry out the following road improvements: (See Map V2 – 1.4b)

- (i) Improve the R403 Regional Road at Prosperous, as part of the overall improvement works from Clane;
- (ii) Improve the road surface between Hatter’s Cross and the junction with the R403 at New Main Street.

ST P20 Facilitate the completion of footpaths / cycleways along the R403 from the Little Scholar’s Creche to the Bus Éireann Bus Stop (See Map V2 – 1.4b).

ST P21 Refurbish the footpaths and cycleways along New Main Street (See Map V2 – 1.4b).

V2 2.5.9 Infrastructure

It is an objective of the Council to;

ST P22 Provide street lighting along the R408 Maynooth Road.

V2 2.5.10 Surface Water

It is an objective of the Council to;

ST P23 It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.4b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.’

V2 2.5.11 Appropriate Assessment

It is an objective of the Council to;

ST P24 Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the River Slate.

V2 2.6 Rathangan

Population	2,611 (2016 Census) an increase of 10% from 2011 (2,374).
Housing Stock	1009 houses of which 932 were occupied and 77 were vacant.
Physical Infrastructure	<p>Water Supplied by the Rathangan Wellfields. Rathangan has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.</p>
	<p>Wastewater Rathangan is served by the Rathangan WWTP. There is very little capacity currently available. KCC Wastewater Operations are currently working with Irish Water to engage a Consultant to put together a programme of improvements over the period 2023 to 2025 (subject to funding).</p>
Social Infrastructure	<p>Schools</p> <ul style="list-style-type: none"> • Ard Scoil Rath Iomghain Vocational School (current enrolment of 710; at full capacity). • Scoil Bhríde N.S. (current enrolment of 299; capacity for 330 pupils). • St Patrick's Boys School N.S.(current enrolment of 304).
	<p>Religious Rathangan Catholic Church, Quaker Cemetery, Church of Ireland and Graveyard, St. Patrick's Graveyard.</p>
	<p>Sporting / Community Facilities GAA Club, Soccer Club, Tennis Club, Scouting Lodge, Library, Playground, Community Centre, Tannery Park (playground, walkways and seating), Grand Canal Walk.</p>
	<p>Retail Convenience Shops, Service Stations.</p>
	<p>Other Pharmacy, Motor Factors Shop, Garda Station, Take-Aways, Post Office, Childcare Facilities, Funeral Directors, Public Houses, Restaurants, Hair and Beauty Salons, Barbers, Bookmakers, Credit Union, Car Sales and Garage, Auctioneers, Car Repair Shops, Solicitors, Laundrette, Doctor's Surgery, HSE Primary Care Centre, Cafés, Engineering Companies.</p>
Pedestrian Priority	<p>Footpaths A footpath network is located throughout the majority of Rathangan.</p>

Sustainable Travel	<p>Public Transport The 126, 126x and 126a Bus Service stops in front of The Bridge Bar and provides a regular service to Dublin, Kildare Town, Naas, Edenderry and surrounding villages and towns.</p>
Natural Heritage	Rathangan is located on the Grand Canal and the River Slate. The Grand Canal is designated as a proposed Natural Heritage Area (NHA) (Site Number 002104).
Archaeological Heritage	<p>3 items within the boundary of the town are listed on the Register of Monuments and Places (RMP) (See Map V2 – 1.5b)</p> <p>A Zone of Archaeological Potential is identified within the town (See Map V2 – 1.5b)</p>
Built Heritage	<p>26 structures within the boundary of the town are listed in the county’s Record of Protected Structures (RPS) (See Map V2 – 1.5b). Please refer to Appendix 6 of the CDP for the full RPS.</p> <p>An Architectural Conservation Area has been designated in the town centre of Rathangan. Policies and objectives regarding the protection of architectural heritage are contained in Volume 1, Chapter 11.</p>

V2 2.6.1 Town Centre

It is an objective of the Council to;

ST R1 Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.

ST R2 Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

ST R3 Promote the renewal of derelict, underused and vacant sites in accordance with relevant legislation.

ST R4 Actively encourage the provision of shops and services to consolidate and strengthen the role of Rathangan Town Centre in meeting the needs of its population and of the hinterland that it serves.

ST R5 Encourage active retail uses on ground floors in the town centre.

ST R6 Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

V2 2.6.2 Tourism Development

It is an objective of the Council to;

ST R7 Promote Rathangan as a tourist destination having regard to its location on the Future Grand Canal Greenway and River Slate and to include linkages to Lullymore Heritage Park and Killinthomas Woods.

ST R8 Introduce consistent village branding at the village entry points in the form of high-quality signage, in order to strengthen Rathangan’s identity as a tourist destination.

ST R9 Identify and promote pilot projects of tourist usages for Hostel/Boutique Hotels through the reusing and reinvention of protected structures, derelict buildings and brownfield sites within the town centre of Rathangan.

V2 2.6.3 Social and Community

It is an objective of the council to;

ST R10 Protect the Grand Canal and the Slate River as the towns’ major amenities and encourage these areas to develop as major recreational resources.

ST R11 Facilitate and promote the upgrading and enhancement of the community facilities in the town, in particular any proposed extension of the Rathangan Community Centre and its attendant grounds.

V2 2.6.4 Regeneration / Public Realm

It is an objective of the Council to;

ST R12 Improve the quality of the Market Square with new paving, mature trees, streetlamps, high-quality seating and street furniture to mark the importance of this area as the heart of the town centre. (See Map V2 – 1.5b)

ST R13 Facilitate the refurbishment of the Opportunity site (See Op 2 on Maps V2 – 1.5b and 1.5c), which contains a landmark vacant 3-storey protected structure and create a vibrant street frontage at this landmark location within the town.

ST R14 (i) Require that any planning application at the Opportunity site (See Op 1 on Map V2 – 1.5b and 1.5c) at the former Drummonds Mill site consists of a proposal which sensitively manages and reuses the two protected structures on site and has full regard to the environmental constraints of the site due to its location adjoining the Grand Canal and Slate River.

(ii) This significant infill development will be contingent on a masterplan and phasing arrangement being agreed with the Council.

ST R15 Continue to facilitate the regeneration of St Patrick's Park over the period of the Plan.

ST R16 Support the objectives and priority projects of the forthcoming Rathangan (Part 8) Local Authority development, which seeks to rejuvenate the public realm at Bridge Street, Chapel Street and Market Square and the further roll-out of the Rathangan Urban Design Scheme on a phased basis to enhance public realm at Leinster Street, Chapel Square and New Street.

V2 2.6.5 Economic Development

It is an objective of the council to;

ST R17 Promote Rathangan as a local employment centre where investment can be focused on creating additional employment opportunities that will sustain the town and its local hinterland.

ST R18 Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town.

ST R19 Facilitate the development of an appropriate level of commercial, office, light industrial and warehousing development.

ST R20 Accommodate a compatible mix of employment uses within the town centre.

V2 2.6.6 Built Heritage

It is an objective of the Council to;

ST R21 Preserve and enhance the special character and appearance of the Rathangan Architectural Conservation Area (ACA) by requiring that the height, scale, design and materials of any proposed development within the town and in the surrounding area complements the character of the town and does not diminish its distinctive sense of place.

ST R22 Ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.

ST R23 Require the preparation of an archaeological impact assessment, prepared by a suitably qualified archaeologist for any development within or in close proximity to the Zone of Archaeological Potential and the Preservation Order area in Rathangan. (See Map V2 – 1.5b)

V2 2.6.7 Natural Heritage

It is an objective of the Council to;

ST R24 Preserve views and prospects to and from the River Slate and the Grand Canal and to ensure that further development along the water system does not affect the quality of either the scenic viewpoint or the amenity of the waterways. New development adjacent to the riverside and canal amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available. (See Map V2 – 1.5b)

ST R25 Retain the established tree line along the River Slate except where the removal of same is necessary for the purpose of achieving greater permeability between the town centre and the mill site and to protect those trees identified on the Objectives map.

ST R26 Protect views to and from Rathangan Bridge (See Map V2 – 1.5b).

V2 2.6.8 Movement and Transport

It is an objective of the Council to;

ST R27 Prepare a Local Traffic Plan for the town that will identify the requirements for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities.

ST R28 Promote as part of the Local Traffic Plan, a network of cycle infrastructure in accordance with the NTA National Cycle Manual.

ST R29 Provide a high-quality footpath and cycle network throughout the town by improving pedestrian and cycling facilities through the refurbishment of footpaths, construction of new footpaths and cycleways and the provision of appropriate crossing facilities as necessary on the following routes: (See Map V2 – 1.5b)

- (i) Along the R401 Regional Road between the development boundaries of the town, including the town centre along Bridge Street, Market Square and Main Street;
- (ii) Along the R414 Regional Road from Market Square to the development boundary;
- (iii) Along the R419 Regional Road from Main Street to the development boundary;
- (iv) Along the R414 Regional Road from Rathangan Bridge to the development boundary;
- (v) Along the L7003 local road from its junction with the R414 Regional Road to its junction with the R401 regional road, including improved pedestrian facilities across Spencer Bridge, the crossing of the Slate River and the junction with the R419 Regional Road.
- (vi) Along the south of the R414 from playing pitch/Acorn Business Park to Rathangan Secondary School, including public lighting.

ST R30 Investigate the feasibility of providing amenity pedestrian and cycle infrastructure along both sides of the Slate River and the Grand Canal. (See Map V2 – 1.5b)

ST R31 Construct and/or complete the following transport routes and to preserve these routes free from development: (See Map V2 – 1.5b)

- (i) From the R401 south of the Rath along Leinster Street to New Street at the Community Centre along the R414 in order to open up the backlands at this location for appropriate future development
- (ii) From the R401 Regional Road at Yellow Lough Cross Roads to the R414 regional road.
- (iii) From the R414 Regional Road at the end of New Street to the R401 Regional Road including new crossings of the Slate River and the Grand Canal.

Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European sites and their qualifying interest species which are hydrologically connected to the River Slate and the Grand Canal.

ST R32 Realign the L7003 Local Road from the Slate River to the R414 Regional Road, including the upgrading of Spencer Bridge and improvements to the junction with the R414 Regional Road. (See Map V2 – 1.5b)

V2 2.6.9 Infrastructure

It is an objective of the council to;

ST R33 Co-operate with Irish Water and ensure that the Rathangan WWTP is upgraded to service the development needs of the town and its hinterland.

ST R34 Only consider development where appropriate wastewater treatment facilities are proposed as part of development schemes.

ST R35 Investigate in conjunction with Irish Water the feasibility of upgrading the wastewater treatment network in the Newtown area of the town.

V2 2.6.10 Surface Water

It is an objective of the council to;

ST R36 It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.5b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

V2 2.6.11 Older Persons Housing

It is an objective of the council to;

ST R37 Facilitate and promote the development of age friendly housing/ nursing home/ retirement village on 'E' zoned lands located to the immediate south of the Beechgrove housing development (See Map V2-1.5A).

V2 2.6.12 Appropriate Assessment

ST R38 Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.

V2 2.7 Ladytown Environs

The Council has zoned lands at Ladytown as indicated on Map V2 - 2.2 for the uses as outlined in Table 2.5 below.

Table 2.5 - Ladytown Environs Zoning Objectives

Ref	Use	Land Use Zoning Objectives
H3	Industry/Warehousing	The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up areas of Naas and Newbridge, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network.
I	Agricultural	The purpose of this zoning is to ensure that further encroachment of development towards Newbridge in particular but also towards Naas is avoided in the interests of compact growth. Within this zone, agricultural uses will be retained and the appropriate extension of existing dwellings will be permitted. Further new housing shall not be permitted within this zone.
T	General Development	This zoning provides for a wide range of uses including office, leisure, residential, retail and light industrial / employment use. In this zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones.

Table 2.6 - Ladytown Environs - Zoning Matrix

Land Use	H3	I	T
Amusement Arcade	N	N	N
Broiler House	N	N	N
Car Parks	Y	O	Y
Cattle Shed / Slatted Unit	N	Y	N
Cemetery	N	N	N

Land Use	H3	I	T
Cinema, Dancehall, Disco	N	N	N
Community Hall / Sports Hall	O	N	Y
Conference Centre	N	N	Y
Crèche / Playschool	N	N	N
Cultural Uses / Library	N	N	N
Dwelling	N	N	N
Film Studio	O	N	N
Funeral Home	N	N	N
Garages, Panel Beating & Car Repairs	Y	N	N
Guest House / Hostel	N	O ⁶	N
Halting Site	N	N	N
Health Centre	N	N	N
Heavy Commercial Vehicle Park	Y	N	N
Hot Food Take Away	N	N	N
Hotel	N	N	Y
Industry	Y	N	N
Industry (Light)	Y	N	N
Medical and Related Consultant	N	N	Y
Motor Sales	Y	N	N
Nursing Home	N	O	Y

⁶ Open for Consideration in relation to existing houses only.

Land Use	H3	I	T
Offices	O	O	Y
Park / Playground	N	O	Y
Petrol Station	Y	N	N
Place of Worship	N	N	N
Playing Fields	O	O	N
Pub	O	N	N
Recreational Buildings	O	N	N
Store, Depot	Y	N	N
Restaurant	O	N	N
Retail Warehouse	Y	N	N
School	N	N	N
Shop (Comparison)	O	N	N
Shop (Convenience)	O	N	N
Stable Yard	N	Y	N
Tourist Facilities	N	N	N
Utility Structures	Y	O	Y
Warehouse (Wholesale)	Y	N	N
Waste Incinerator	N	N	N
Workshops	Y	N	N

Y = Permitted in Principle

O= Open for Consideration

N= Not Permitted

Objectives

It is an objective of the Council to:

- LE O1** Ensure that the development proposals for the lands identified by the dashed pink line on Map V2- 2.2 are subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
- LE O2** Retain the existing uses within the I: Agricultural lands and only permit extensions of existing dwellings or development directly associated with agriculture in order to encourage compact growth and avoid the encroachment of development towards Newbridge in particular but also towards Naas.
- LE O3** Development proposals on the lands outlined in yellow on Map V2 – 2.2 (see below), shall provide for a route that will traverse the entirety of the lands in an east-west direction. This route shall link with an eastern arm of the existing roundabout to the south-west and shall create a parallel route through the subject lands and the remainder of the lands at Ladytown. It shall comprise of a high quality, well landscaped corridor suitably designed to accommodate public transport, walking, and cycling in the first instance.
- LE O4** Proposed developments shall be subject to EIA Screening (and subsequent stages as required) and AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species and their hydrological connection.

V 2 2.8 Blessington Environs

The Council has zoned lands at Blessington Environs as indicated on Map V2-2.1 for the uses as outlined in Table 2.7 below.

Table 2.7 - Blessington Environs Zoning Objectives

Ref	Use	Land Use Zoning Objectives
C	New Residential	This zoning provides for new residential development and associated ancillary services. This zoning shall facilitate the future expansion of Blessington in co-operation with Wicklow County Council.
B	Existing Residential	The primary aim of this zoning is to preserve and improve residential amenity.
E	Community & Education	This zoning will facilitate the provision of a new school in Blessington.
F	Open Space and Amenity	This zoning will provide for open space, amenity and recreation in Blessington and for conserving biodiversity, ecosystems and the ecosystem services they provide.

Table 2.8 - Blessington Environs- Zoning Matrix

Land Use	C: New Residential	B: Existing Residential/ Infill	E: Community & Education	F: Open Space and Amenity
Car Park (other than ancillary)	N	N	N	N
Cattle Shed / Broiler House	N	N	N	N
Cemetery	N	N	N	N

Land Use	C: New Residential	B: Existing Residential/ Infill	E: Community & Education	F: Open Space and Amenity
Community / Recreational / Sports Building	O	N	Y	Y
Crèche / Play school	O	O	Y	N
Cultural Uses / Library	O	O	Y	O
Dancehall / Disco	N	N	N	N
Dwelling	Y	Y	N	N
Funeral Home	N	N	N	N
Garage / Car Repairs	N	N	N	N
Guesthouses / Hotel	O	O	N	N
Heavy Commercial Vehicle Park	N	N	N	N
Hot Food Take Away	N	N	N	N
Industry	N	N	N	N
Medical Consultant / Health Centre	O	O	N	N

Land Use	C: New Residential	B: Existing Residential/ Infill	E: Community & Education	F: Open Space and Amenity
Motor Sales	N	N	N	N
Nursing Home / Retirement Village	Y	N	N	N
Offices	N	N	O ⁷	N
Park / Playground	Y	O	Y	Y
Petrol Station	N	N	N	N
Place of Worship	O	O	N	N
Playing Fields	O	N	Y	Y
Public House / Function Rooms	N	N	N	N
Restaurant	N	N	N	N
School	O	N	Y	N
Shop (Comparison)	N	N	N	N

⁷ Denotes that this use may be acceptable as ancillary to a primary use.

Land Use	C: New Residential	B: Existing Residential/ Infill	E: Community & Education	F: Open Space and Amenity
Shop (Convenience)	O	N	N	N
Stable Yard	N	N	N	N
Tourist Related Facilities	O	N	N	Y
Utility Structures	O	N	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N
Workshop	N	N	N	N
Camping Site	N	N	N	N
Caravan Park	N	N	N	N

Y = Permitted in Principle

O= Open for Consideration

N= Not Permitted

Objectives

It is an objective of the Council to:

- BE O1** Ensure the development of a masterplan for the total extent of the site as illustrated on Map V2 – 2.1 which includes the C1 New Residential lands and the F: Open Space and Amenity lands (as identified within the yellow boundary on Map V2 – 2.1) and ensure the development of the new road/cycle/pedestrian link route objective and the amenity lands in full as part of Phase 1 of the development.
- BE O2** Ensure the construction of the new road/cycle/pedestrian link route from the Naas Road to the Kilmalum Road as illustrated on Map V2 – 2.1, includes landscaping measures such as street trees along the length of the route.
- BE O3** Ensure that development proposals for the lands identified by the dashed pink line on Map V2 – 2.1 are accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. Development proposals within the identified pink line shall;
 - i) Maintain floodplains and their flow paths;
 - ii) Include measures to minimise flood risk as far as reasonably possible;
 - iii) Not increase flood risk elsewhere and, if practicable, will reduce overall flood risk;
 - iv) Ensure that access and exit routes to and from the development site can be maintained in a flooding emergency;
 - v) Provides for compensatory storage if any floodplains are developed e.g., for roads across the site.
 - vi) Ensure that development proposals on B; Existing Residential zoned land shall be restricted to minor infill proposals as outlined in Section 5.28 of the Flood Risk Management Guidelines 2009.
- BE O4** Ensure the development of an individual management plan for the F: Open Space and Amenity lands which considers the requirements of biodiversity and pollinator plans⁸. The development of such a plan should include consultation with local stakeholders.
- BE O5** Support and facilitate the development of a school and ancillary facilities on lands zoned E: Community & Education.

⁸ National Biodiversity Action Plan (2017-2021), the All-Ireland Pollinator Plan (2021- 2025), the Council's Biodiversity Action Plan (2009-2014) and Heritage Plan (2019- 2025)

BE 06 Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species such as those which form part of Poulaphouca Reservoir SPA.

V2 2.9 Small Town Maps

Castledermot	V2 – 1.1a (for the land use zoning map)
	V2 – 1.1b (for the objectives map)
Derrinturn	V2 – 1.2a (for the land use zoning map)
	V2 – 1.2b (for the objectives map)
Kill	V2 – 1.3a (for the land use zoning map)
	V2 – 1.3b (for the objectives map)
Prosperous	V2 – 1.4a (for the land use zoning map)
	V2 – 1.4b (for the objectives map)
Rathangan	V2 – 1.5a (for the land use zoning map)
	V2 – 1.5b (for the overarching objectives map)
	V2 – 1.5c (for the town centre objectives map)



Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Castledermot County Development Plan 2023 - 2029

Legend :

- Small Town Boundary
- CSO Settlement Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- I: Agricultural
- Q: Enterprise & Employment
- U: Utilities and Services
- Flood Risk Assessment
- Rivers /Lakes / Ponds
- Distance from Town Centre (at 400m intervals)
- Site Specific Objective

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

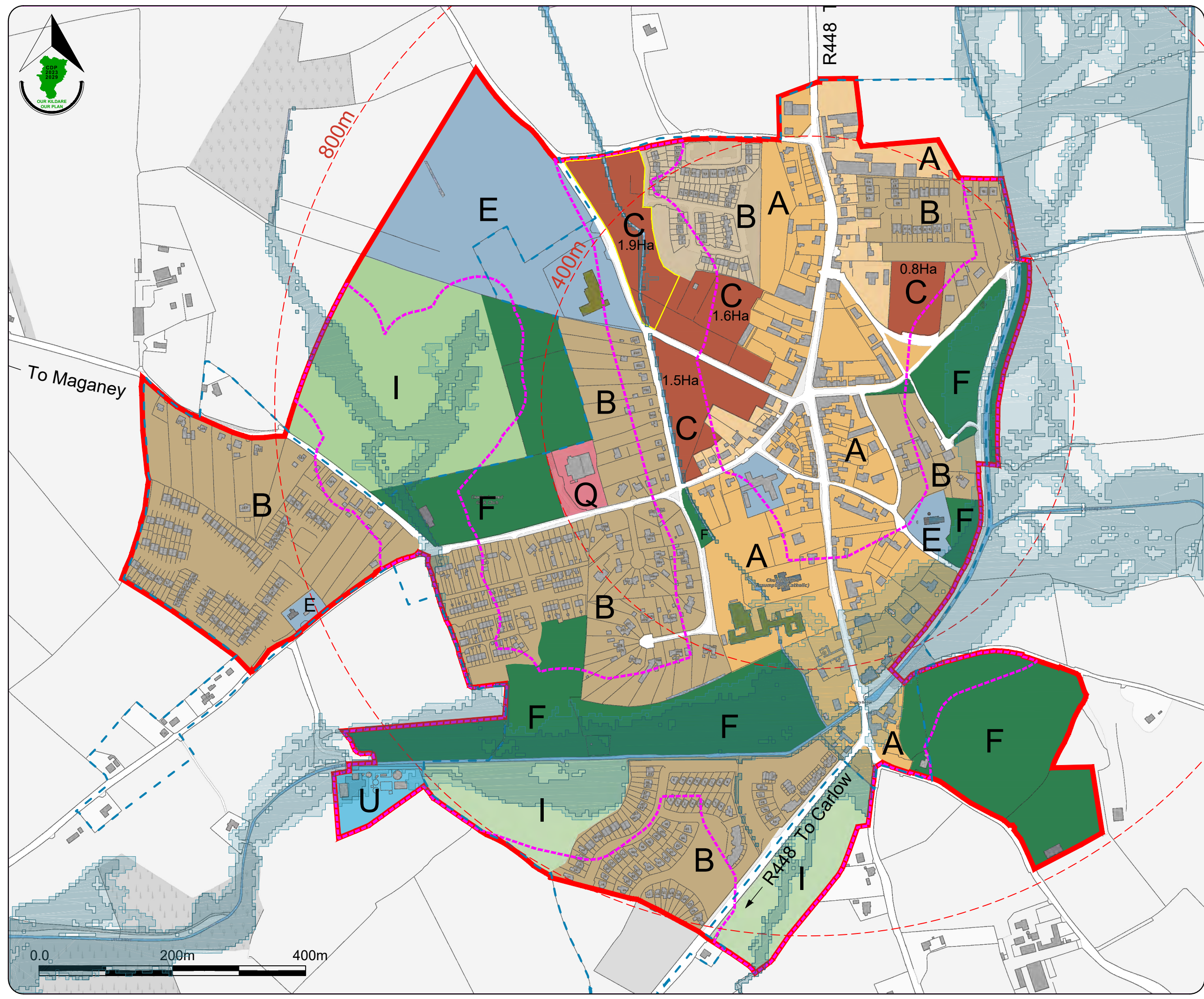
Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Land Use Zoning Map

Scale:	N.T.S.	Map Ref.:	V2-1.1A
Date:	January 2023	Drawing No.:	200/20/1310

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	Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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



R448

To Maganey

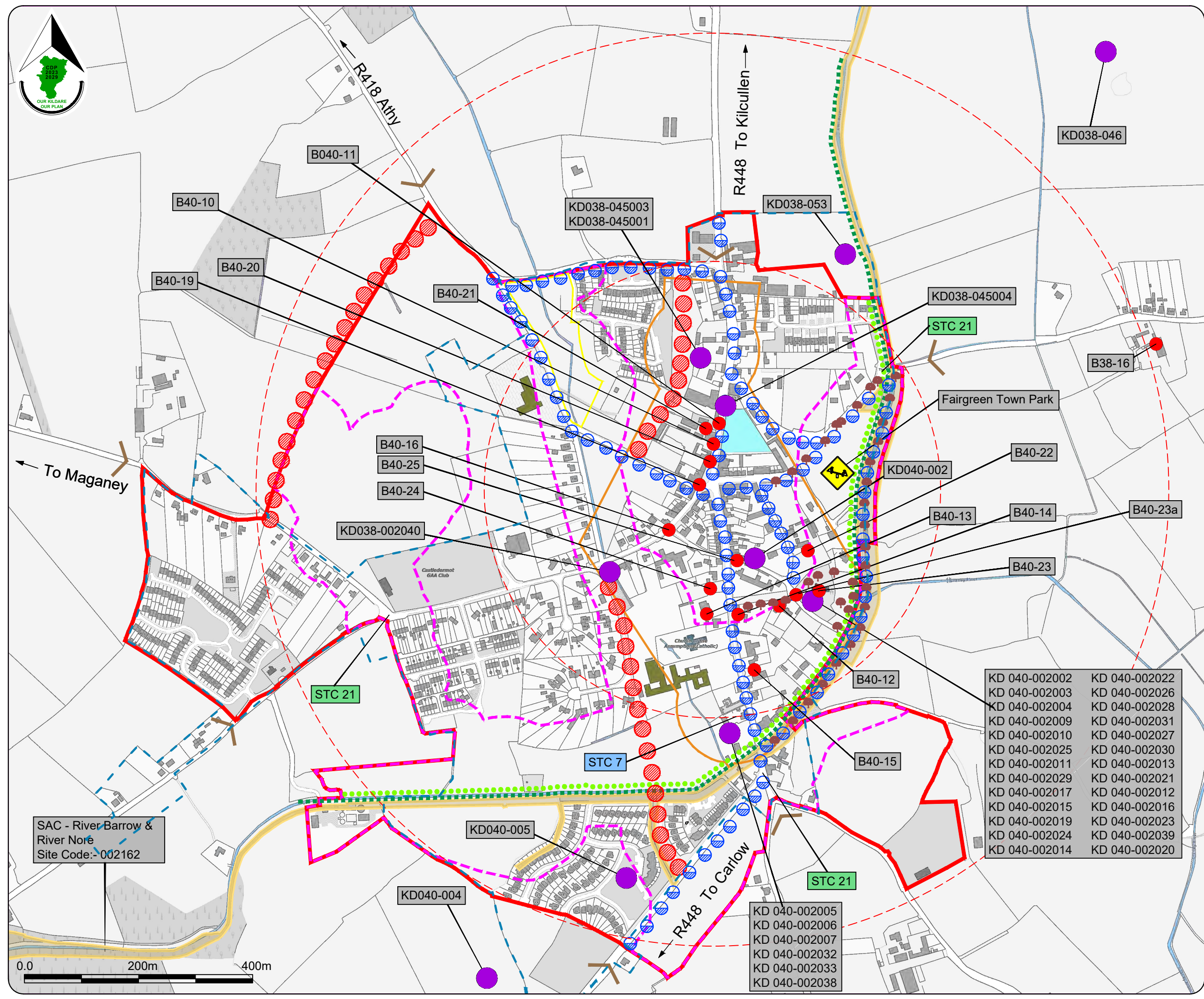
To Carlow
 R448

0.0 200m 400m



Castledermot
 County Development Plan
 2023 - 2029

- Legend :**
- Small Town Boundary
 - CSO Settlement Boundary
 - Zone of Archaeological Potential
 - Flood Risk Assessment
 - Roads Objective (Indicative only)
 - Footpath and Cycle Track Objective
 - Potential/Improved Walking Routes/Links
 - River Lerr
 - Opportunity Site
 - Distance from Town Centre (at 400m intervals)
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Tree and Woodland Preservation Objective
 - Special Area of Conservation (SAC)
 - STC 7 Castledermot Abbey
 - STC 20 Proposed safety improvements
 - Walking/Cycling Green Route
 - Gateway Locations
 - Fairgreen Town Park
 - Site Specific Objective



SAC - River Barrow & River Nore
 Site Code:- 002162



KD 040-002002	KD 040-002022
KD 040-002003	KD 040-002026
KD 040-002004	KD 040-002028
KD 040-002009	KD 040-002031
KD 040-002010	KD 040-002027
KD 040-002025	KD 040-002030
KD 040-002011	KD 040-002013
KD 040-002029	KD 040-002021
KD 040-002017	KD 040-002012
KD 040-002015	KD 040-002016
KD 040-002019	KD 040-002023
KD 040-002024	KD 040-002039
KD 040-002014	KD 040-002020

Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Objectives Map

Scale: N.T.S.	Map Ref.: V2-1.1B
Date: January 2023	Drawing No.: 200/22/1311

Drawn by: M O'Loughlin	Checked by: L Crawford	Approved by: C O'Donnell
Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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



Derrinturn
 County Development Plan
 2023 - 2029

Legend :

- Town Boundary
- CSO Settlement boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- Flood Risk Assessment
- Distance from Town Centre
(at 400m intervals)

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

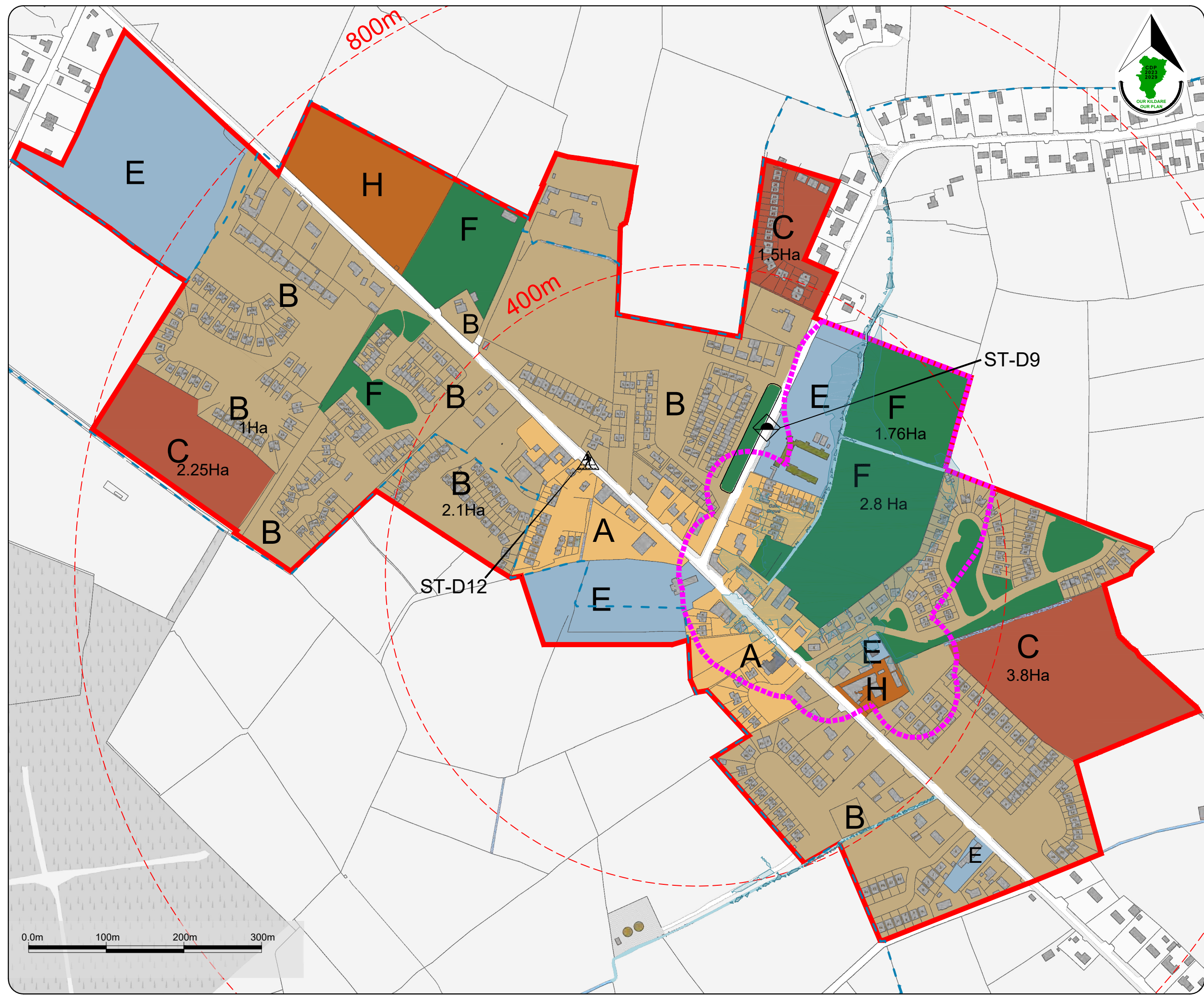
Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Land Use Zoning Map

Scale:	N.T.S.	Map Ref.:	V2 - 1.2a
Date:	January 2023	Drawing No.:	200/22/1332

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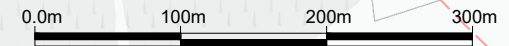
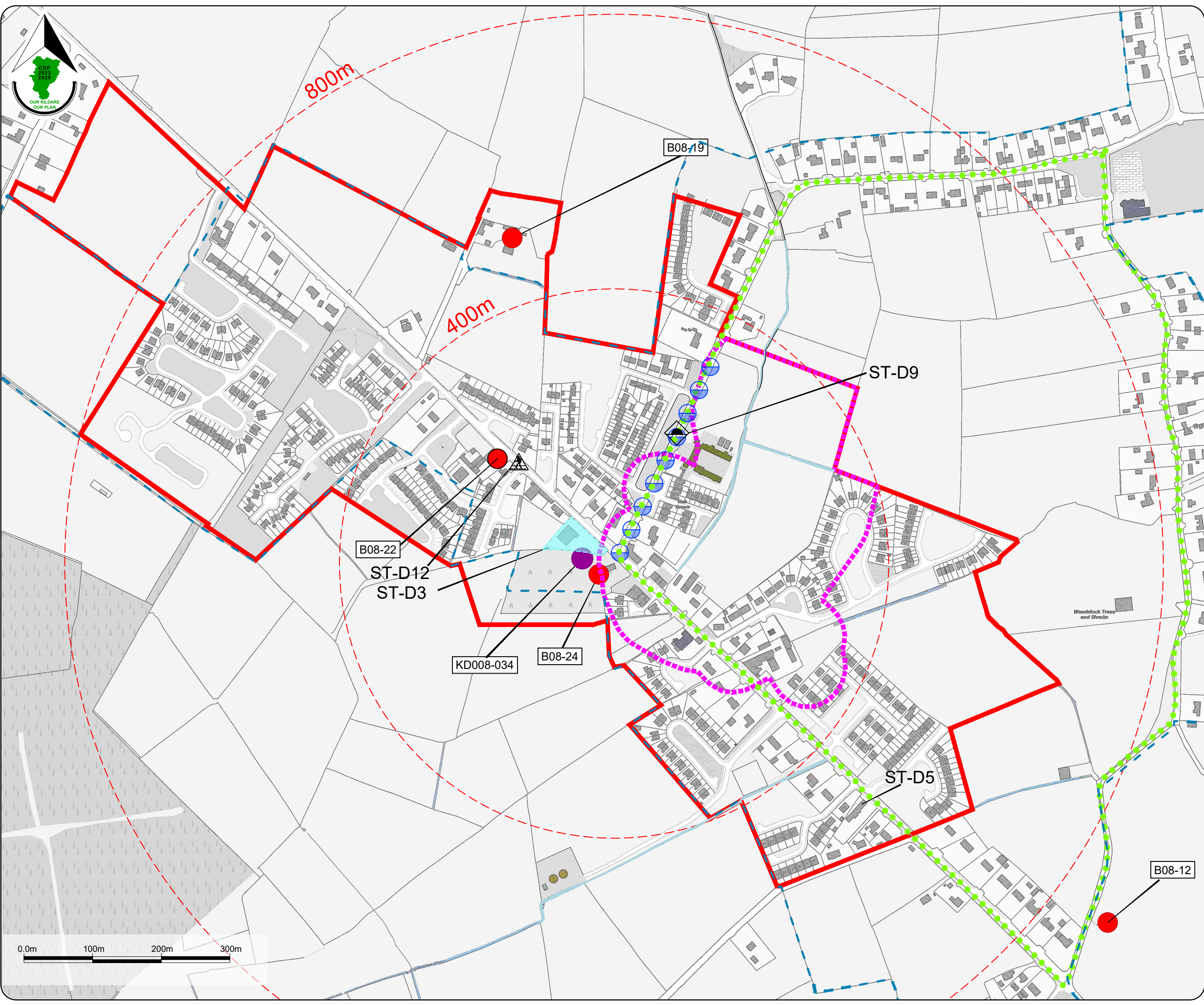


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Derrinturn County Development Plan 2023 - 2029

Legend :

- Town Boundary
- CSO Settlement boundary
- Flood Risk Assessment
- Footpath and Cycle Track Objective
- Slí na Sláinte Walking Route(3.25Km)
- Traffic Calming (ST-D9)
- Pedestrian Crossing (ST-D12)
- Distance from Town Centre
(at 400m intervals)
- RMP Record of Monuments
and Places
- RPS Record of Protected Structures
- Opportunity site



Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Objectives Map

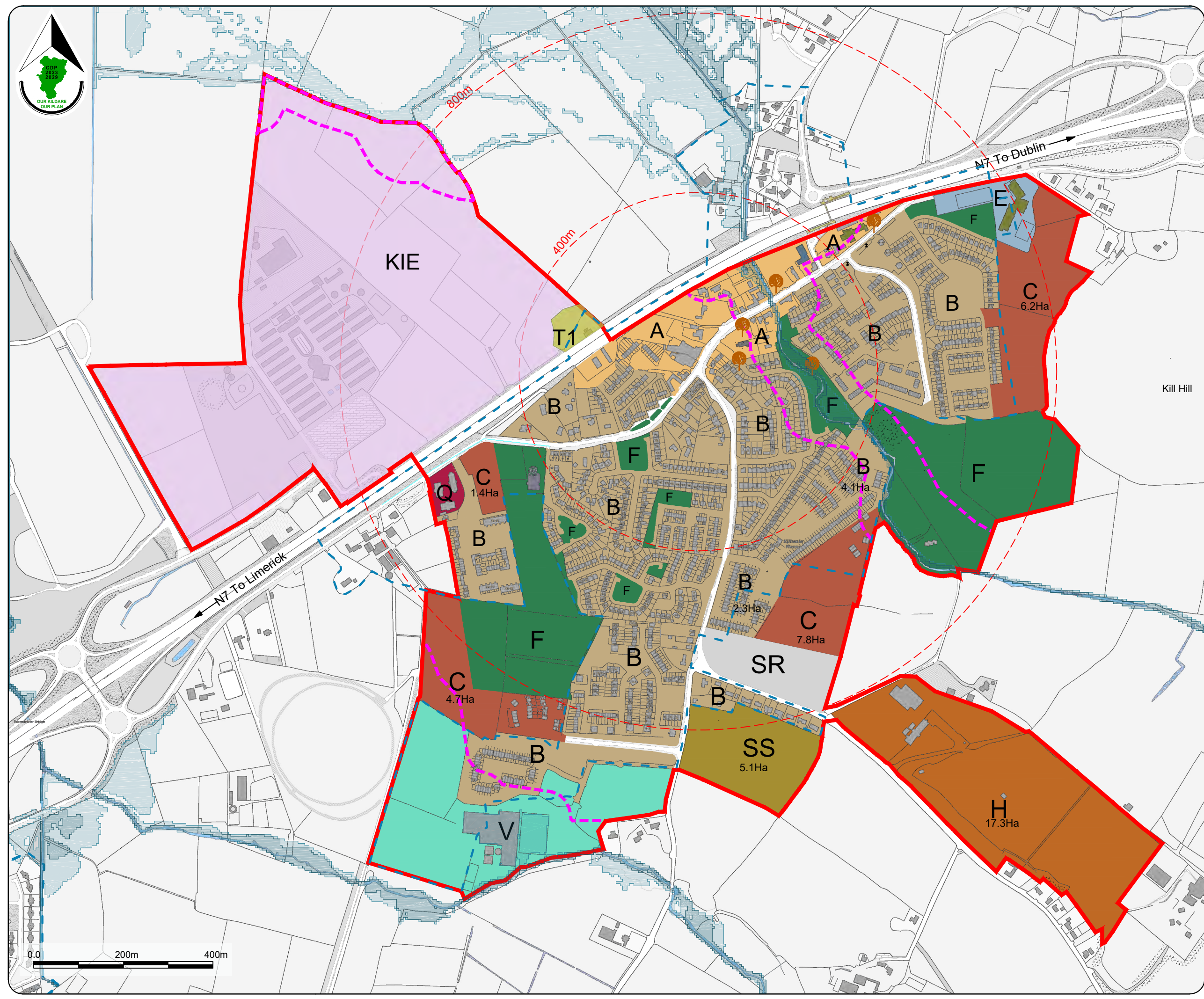
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Date: January 2023	Drawing No.: 200/22/1331

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



Kill
 County Development Plan
 2023 - 2029



Legend :

- Town Boundary
- CSO Settlement boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- Q: Enterprise & Employment
- F: Open Space and Amenity
- H: Industry and Warehousing
- V: Equestrian
- T1: General Development
- SR: Strategic Reserve
- KIE: Equine Based Leisure, Tourism and Enterprise
- Flood Risk Assessment
- River & Water
- Distance from Town Centre (at 400m intervals)
- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Land Use Zoning Map

Scale: N.T.S. Map Ref.: V2 - 1.3a

Date: January 2023 Drawing No.: 200/22/1330

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

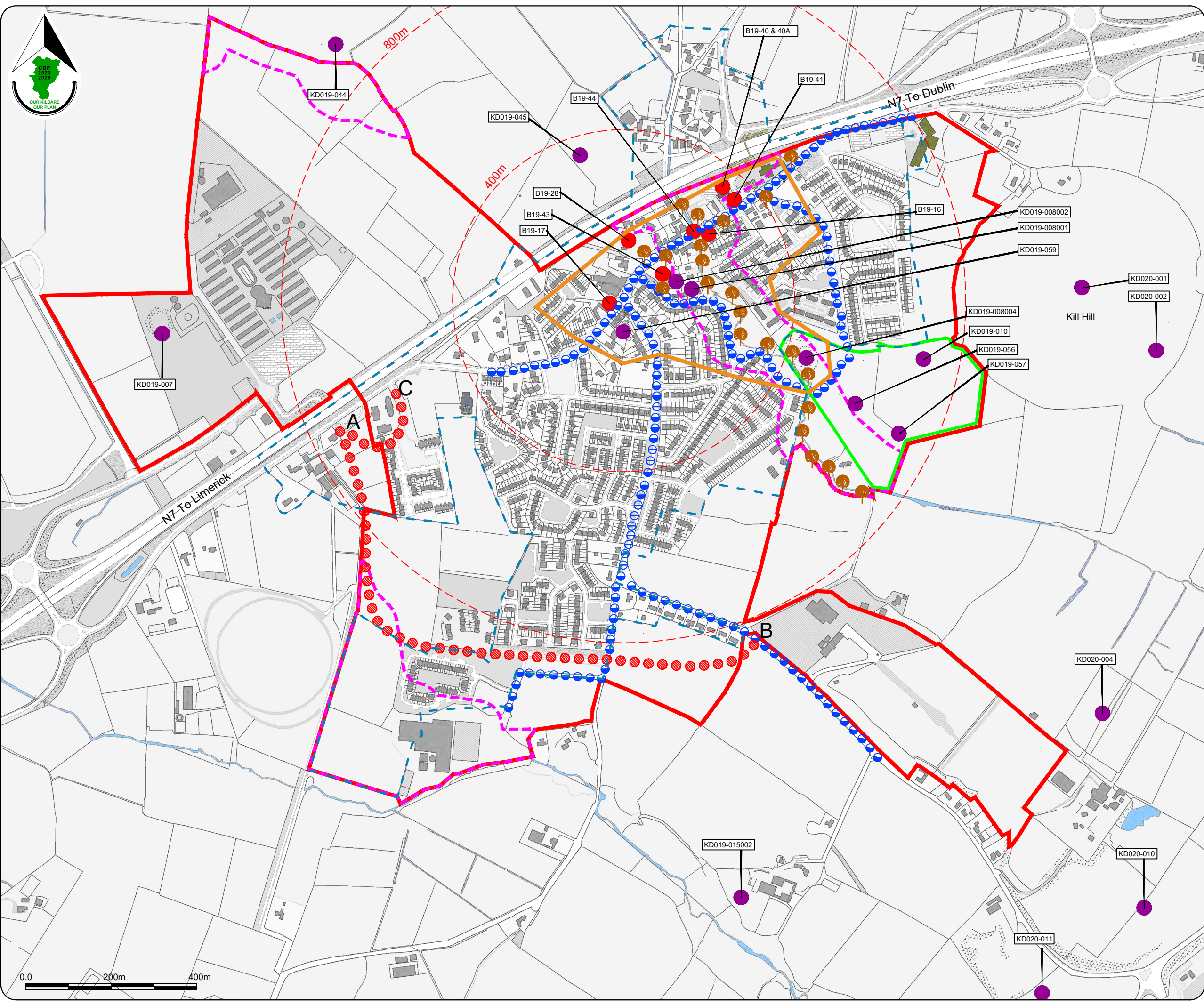


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Kill County Development Plan 2023 - 2029

Legend :

- Town Boundary
- CSO Settlement boundary
- Zone of Archaeological Potential
- Flood Risk Assessment
- Footpath and Cycle Track Objective
- Roads Objective
- River/Lakes/Ponds
- Distance from Town Centre
(at 400m intervals)
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Tree and Woodland Preservation Objective
- Preservation Order Boundary



Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Objectives Map

Scale: N.T.S.	Map Ref.: V2 - 1.3b
Date: January 2023	Drawing No.: 200/22/1330

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	Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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



Prosperous
 County Development Plan
 2023 - 2029

Legend :

- Small Town Boundary
- CSO Settlement Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- R: Retail and Commercial
- SS: Serviced Sites
- U: Utilities and Services
- Flood Risk Area
- Canal/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-1.4a
Date: January 2023	Drawing No.: 200/22/1307
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This drawing is to be read in conjunction with the written statement



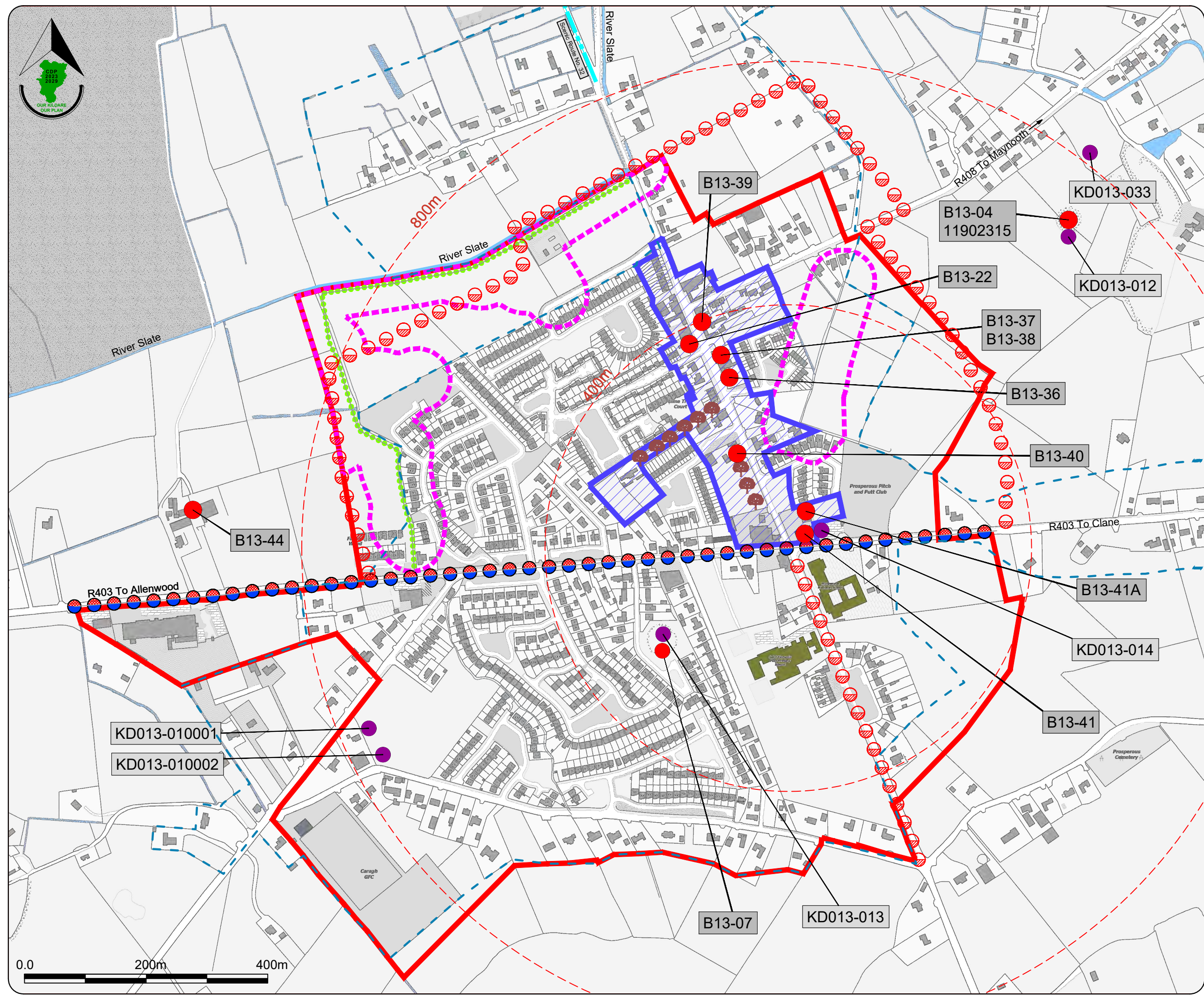


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Prosperous County Development Plan 2023 - 2029

Legend :

- Small Town Boundary
- CSO Settlement Boundary
- Architectural Conservation Area (ACA) Boundary
- Flood Risk Area
- Roads Objective
- Roads / Cycleway / Footpath Objective
- Proposed Walking Route within Linear Park
- Rivers/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Tree and Woodland Preservation Objective
- Scenic Routes



Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Objectives Map

Scale: N.T.S.	Map Ref.: V2-1.4b
Date: January 2023	Drawing No.: 200/22/1308
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Approved by: C O'Donnell Date: 28/01/2023	

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Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Rathangan County Development Plan 2023 - 2029

Legend :

- Small Town Boundary
- CSO Settlement Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- I: Agricultural
- T: General Development
- Flood Risk Assessment
- River Slate & Grand Canal
- Distance from Town Centre (at 400m intervals)

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

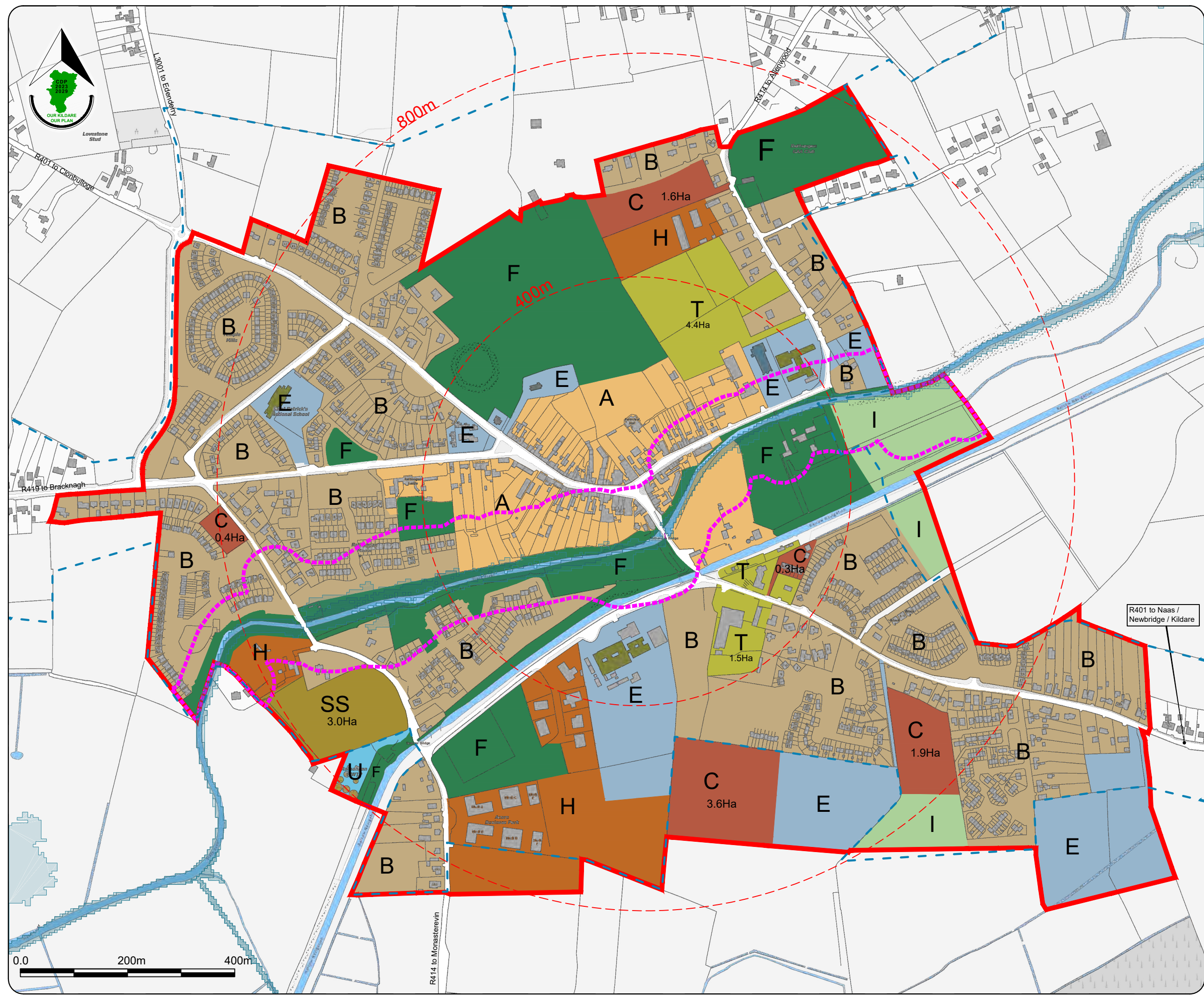
Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted By Elected Members

Land Use Zoning Map

Scale:	N.T.S.	Map Ref.:	V2-1.5A
Date:	January 2023	Drawing No.:	200/22/1320

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	Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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





Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Rathangan County Development Plan 2023 - 2029

Legend :

- Small Town Boundary
- CSO Settlement Boundary
- Architectural Conservation Area
- Zone of Archaeological Potential
- Flood Risk Assessment
- Roads / Junction Objective
- Footpath and Cycle Track Objective
- Roads / Cycleway / Footpath Objective
- River Slate and Grand Canal
- Distance from Town Centre (at 400m intervals)
- RPS Record of Protected Structures
- RMP Record of Monuments & Places
- Tree and Woodland Preservation Objective
- Scenic Viewpoints
- Scenic Routes
- Proposed Natural Heritage Area
- Barrow Blueway
- Opportunity Site 01
- Opportunity Site 02
- Site Specific Objective (ST R37)

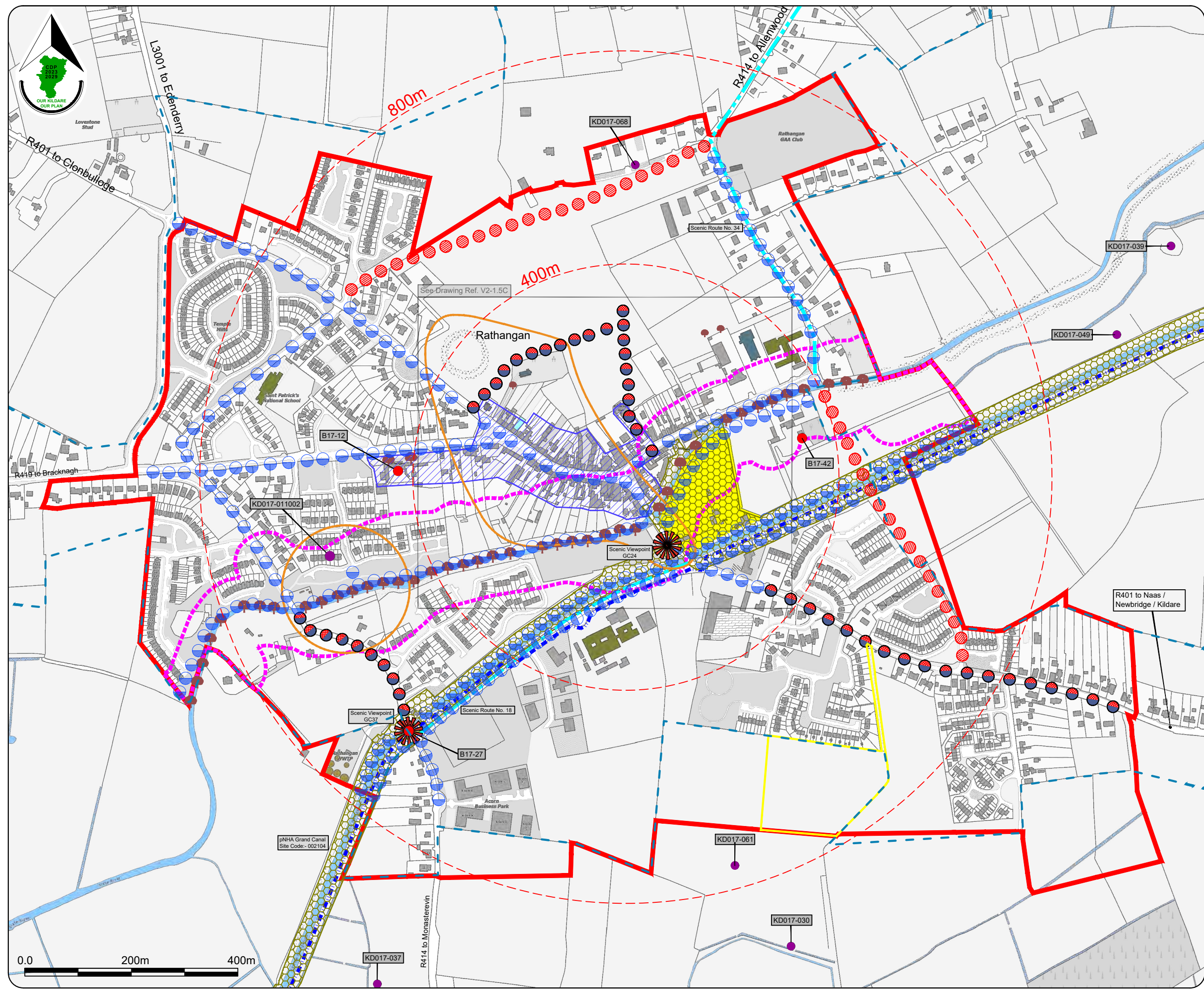
Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Objectives Map

Scale: N.T.S.	Map Ref.: V2-1.5B
Date: January 2023	Drawing No.: 200/22/1321

Drawn by: M O'Loughlin	Checked by: L Crawford	Approved by: C O'Donnell
Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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



Rathangan
 County Development Plan
 2023 - 2029

- Legend :**
- Small Town Boundary
 - Architectural Conservation Area
 - Zone of Archaeological Potential
 - Flood Risk Assessment
 - Roads / Junction Objective
 - Footpath and Cycle Track Objective
 - Roads / Cycleway / Footpath Objective
 - River Slate and Grand Canal
 - Distance from Town Centre (at 400m intervals)
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Tree and Woodland Preservation Objective
 - Scenic Viewpoints
 - Scenic Routes
 - Proposed Natural Heritage Area
 - Barrow Blueway
 - Opportunity Site 01
 - Opportunity Site 02

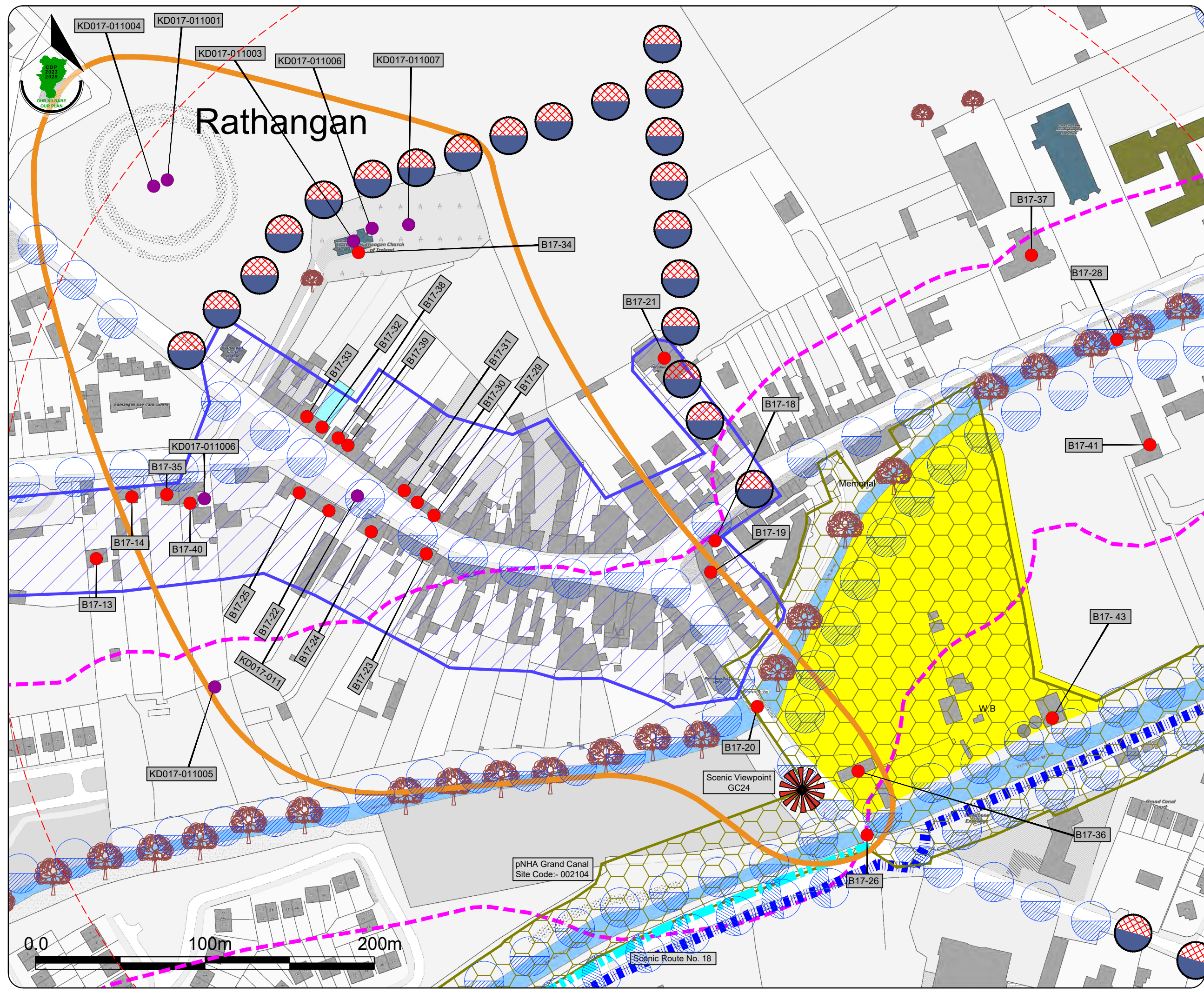
Stage	Date	Description
County Development Plan	28/01/2023	Date the Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted By Elected Members

**Objectives Map
 Town Centre**

Scale: N.T.S.	Map Ref.: V2-1.5C
Date: January 2023	Drawing No.: 200/22/1321

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 Date: 28/01/2023 Date: 28/01/2023 Date: 28/01/2023

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



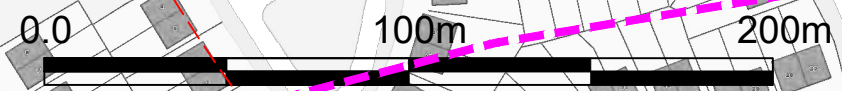
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 KD017-011001
 KD017-011003
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Rathangan

B17-34
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 B17-18
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 B17-40
 B17-13
 B17-25
 B17-22
 B17-24
 B17-23
 KD017-011006
 KD017-011
 KD017-011005
 B17-20
 Scenic Viewpoint GC24
 B17-26
 B17-37
 B17-28
 B17-41
 B17-43
 B17-36

pNHA Grand Canal
 Site Code:- 002104

Scenic Route No. 18



V 2 2.10 Environs Maps

Environs	
Blessington	V2 – 2.1
Ladytown	V2 – 2.2

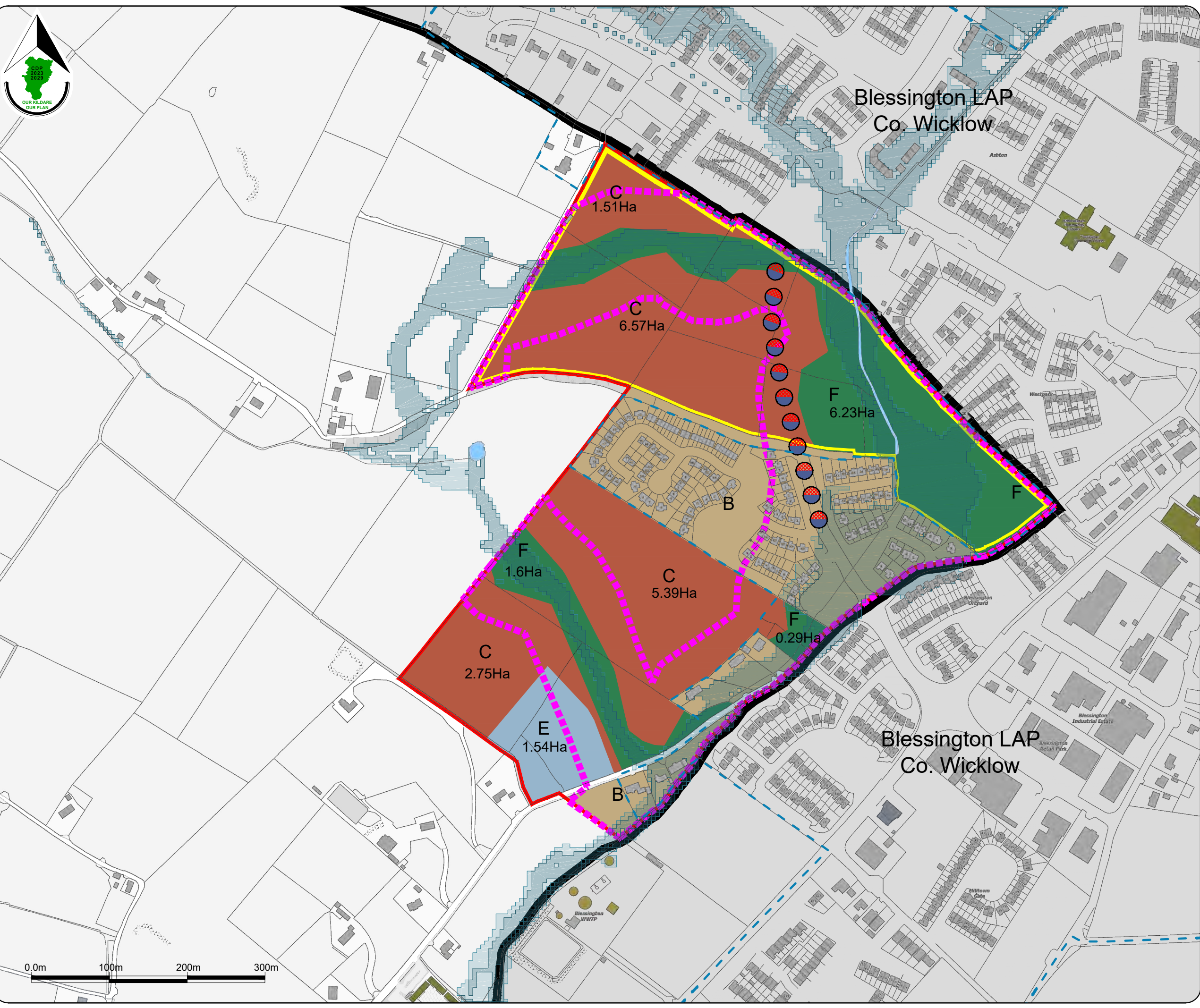


Blessington
 County Development Plan
 2023 - 2029

Legend :

- Environs Boundary
- CSO Settlement boundary
- Blessington Local Area Plan (Co. Wicklow)
- B: Existing Residential
- C: New Residential
- F: Open Space & Amenity
- E: Community & Education
- Roads / Cycleway / Footpath Objective
- Flood Risk Assessment
- Masterplan Objective
- County boundaries

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP



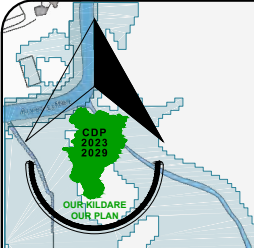
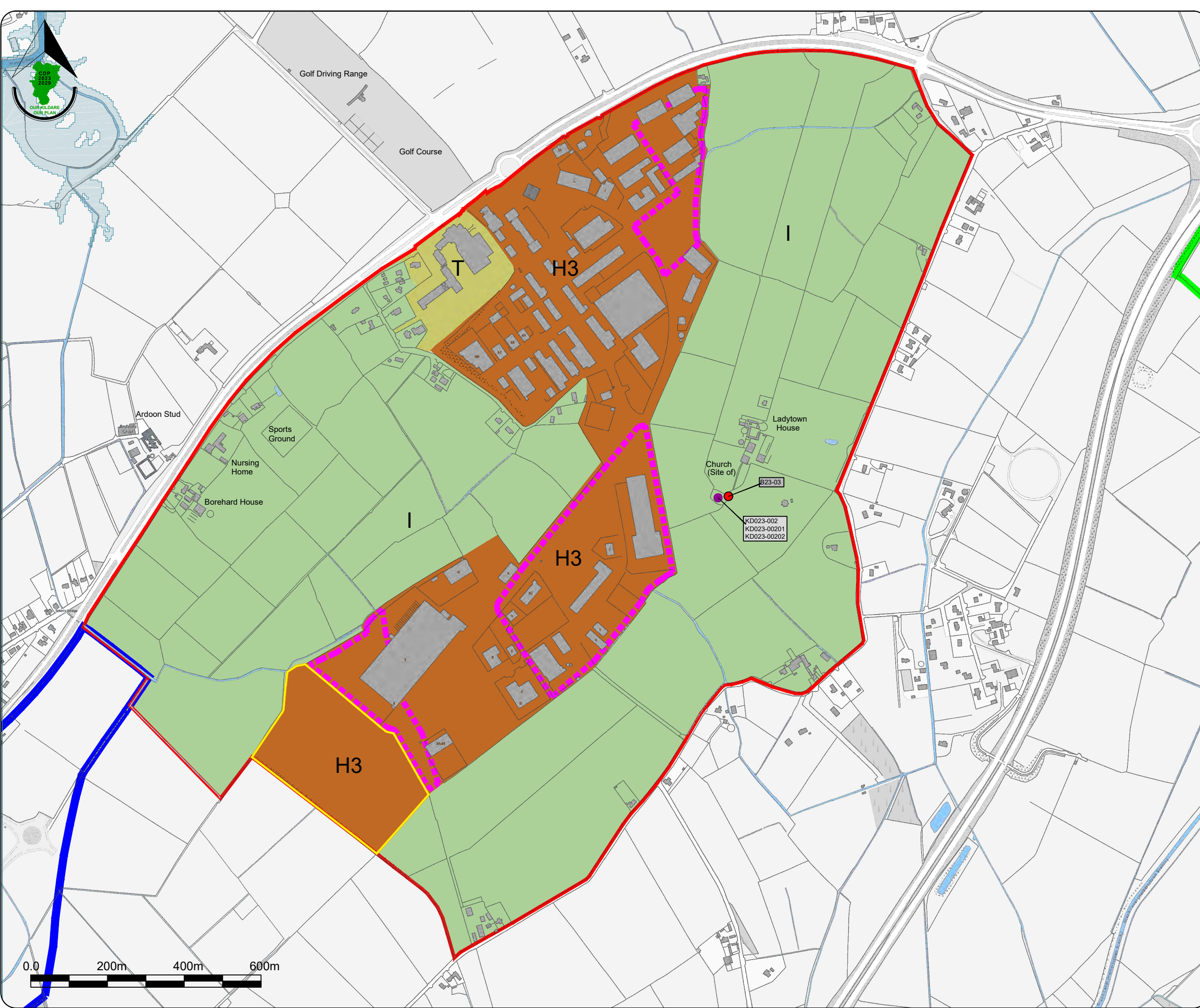
Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Environs Plan

Scale: N.T.S.	Map Ref.: V2 - 2.1
Date: January 2023	Drawing No.: 200/21/1340











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	Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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



Ladytown
County Development Plan
2023 - 2029

Legend :

-  Development Plan Boundary
-  H3: Industry / Warehousing
-  I: Agriculture
-  T: General Development
-  RMP Record of Monuments and Places
-  RPS Record of Protected Structures
-  Flood Risk Assessment
-  Site Specific Objective
-  Naas LAP
-  Newbridge LAP

Stage	Date	Description
County Development Plan	28/01/2023	Date Plan comes into effect
County Development Plan	09/12/2022	Plan Adopted by Elected Members

Environs Plan

Scale:	N.T.S.	Map Ref.:	V2 - 2.2
Date:	January 2023	Drawing No.:	200/21/1341

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	Date: 28/01/2023	Date: 28/01/2023	Date: 28/01/2023

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