



Kildare County Council



Castledermot

Local Area Plan 2009

Plean Cheantar Áitiúil 2009 Disert Diarmada



Kildare County Council

Áras Chill Dara,
Devoy Park, Naas, Co Kildare
Telephone (045) 980200
Fax (045) 980240
Email: secretar@kildarecoco.ie
www.kildare.ie/countycouncil



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Part A - Review Context

1 Introduction



1.1 Local Area Plan Status and Process

Part II, Chapter II, Sections 18 - 20 of the Planning and Development Act 2000 (the Act), as amended, provides that a Local Area Plan (LAP) may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the Plan.

A local area plan shall be made in respect of an area which:

- (i) Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
- (ii) Has a population in excess of 2,000 and
- (iii) Is situated within the functional area of a planning authority, which is a county council.

The statutory time frame as set out in the Planning and Development Act 2000 (as amended) commences upon the date of public display of the Local Area Plan. The following table sets out the timeframe of the preparation of this Local Area Plan.

Procedure involved in the preparation of a Local Area Plan	Relevant Dates
(a) Public Display of Draft Local Area Plan (6 weeks)	4/9/08 – 15/10/08
(b) Preparation of Manager's Report (12 weeks from date notice is placed in press - see (a) above)	16/10/08 – 26/11/08
(c) Consideration of the Manager's Report by the Members of the Authority (6 weeks after the furnishing of the Manager's Report to the Members)	27/11/08 – 7/1/09
Where, following the consideration of the Manager's Report, it appears to the Members of the Authority that the proposal (being a proposal to make the local area plan) should be varied or modified, and the proposed variation or modification would, if made, be a material alteration of the proposal concerned, the following process is enacted.	
(d) Publication of the notice of the proposed variation or modification (3 weeks)	22/1/09
(e) Public Display of variation or modification (4 weeks)	22/1/09 – 18/2/09
(f) Preparation of Manager's Report (8 weeks from date of publication of notice - see (d) above)	19/2/09 – 18/3/09
(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.	19/3/09 – 27/4/09

Table 1: Preparation of the Castledermot Local Area Plan

2 Layout of Document

This Local Area Plan for Castledermot consists of a Written Statement and maps comprising;

- Part A (Background Information),
- Part B (Specific objectives together with all relevant maps),
- Part C (Zoning objectives, zoning matrix and zoning map).

The Written Statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Castledermot, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It shall be noted that the general development control standards applicable to the Plan area are included in the County Development Plan. Only specific objectives applicable to Castledermot are included in this LAP.



3 Plan Area



Figure 2 Aerial Photograph of Castledermot (2005)

Castledermot is located in the extreme south of County Kildare on the N9 National Primary Route. The town lies 32 km from Kilcullen, 10 km from Carlow Town and 11 km from Athy. Castledermot is a service centre for the surrounding rural hinterland.

3.1 Historic Development of Castledermot

The present town of Castledermot has developed from a monastic settlement founded by Diarmait O Aedh Roin circa 600AD. The town was walled in the 13th century, by which time two important ecclesiastic centres had been established; St. John's Priory and the Franciscan Monastery. The dissolution of the monasteries saw the role of Castledermot decline. From being an important religious centre it became a service centre for the surrounding rural hinterland, a role it retains to this day.

The decline in the town's importance has enabled Castledermot to retain its medieval street pattern and extensive archaeological remnants of the monasteries and old town walls.

Figure 2 Ordnance Survey Map of Castledermot



4 Strategic Context and relevant Policy Documents

3.2 Castledermot Today

The town's street pattern reflects its historical development and there are still some sections of the old town wall standing. There is also a zone of archaeological potential in Castledermot and this is illustrated on map 1. The role of Castledermot today is one of a local service centre for its rural hinterland. One of the major problems in Castledermot is that the N9 runs through the centre of the town resulting in very high levels of traffic and creating difficulties for pedestrians to get around. This road will soon bypass the town, which will be of great benefit. Recently the town has emerged as a commuter town for workers in Carlow, Naas, Newbridge and even Dublin. Castledermot is located on a 'National Transport Corridor' this corridor runs along the N9/N10 to Dublin.



4.1 National Spatial Strategy

The National Spatial Strategy (NSS) was published in December 2002. The Strategy is a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres. The Strategy for this region stipulates that new development must take account of and respect the established character of the town and cater for local growth in residential, employment and service functions by enhancing infrastructure and the built environment.

4.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines (RPGs) provide a strategic planning framework for the development of the Greater Dublin Area (GDA), which comprises two regions: the Metropolitan area and the Hinterland area. Castledermot is located in the Hinterland area.

The RPG's suggest that areas such as Castledermot be designated for services and employment with the related population growth.

4.3 Kildare County Development Plan 2005-2011

The Kildare County Development Plan 2005-2011 sets the broad development framework for the county of Kildare and the development areas within its jurisdiction. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in Section 1.3 and include the following:

- To provide for balanced and sustainable distribution of economic and social growth across the county.
- To provide infrastructure and transportation in accordance with the principles of sustainable development.
- To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.
- To protect, conserve and enhance the built and natural heritage of Kildare for future generations.

The County Development Plan recognises that the proximity of towns like Castledermot to the Dublin Metropolitan Area has resulted in increasing development pressure due to factors such as residential preferences, housing supply/demand imbalances facing those who work in Dublin and increased car mobility.

4.4 Kildare 2012 – An Economic, Social and Cultural Strategy

The Kildare County Development Board Strategy "Kildare 2012 – An Economic, Social and Cultural Strategy" sets the framework within which Kildare County Development Board will operate for the next 10 years. The vision of this strategy is to make "Kildare – the first choice as a place to live, learn, work, visit and do business".

The strategy focuses on six key objectives, which are vital to ensuring this vision. These are to;

1. Develop transport and communications
2. Respond to new settlement patterns
3. Respond to contrasts within the county and towns
4. Protect the environment
5. Develop education, training and capacity building and
6. Develop a sense of place

4.5 Competing in a Globalised World - An Economic Development Strategy for Kildare

An Economic Development Strategy for Kildare was prepared to inform economic development policies in the county for the period to 2016, with the key aim of promoting Kildare, both nationally and internationally as a place in which to live, work and invest. Kildare County Council is committed to implementing and building upon this strategy both nationally and internationally.

4.6 Kildare County Housing Strategy- Part V

The Kildare County Housing Strategy 2005 – 2011 was adopted as part of the Kildare County Development Plan 2005 – 2011. The strategy determines that the ratio of social housing and affordable housing from the 20% provided for under Part V is 8% and 12% respectively. The primary purpose of the legislative provisions is to secure completed social and affordable housing, more quickly and more efficiently.

4.7 'Sustainable Residential Development in Urban Areas' and 'Urban Design Manual – A best practice guide' (December 2008)

The 'Sustainable Residential Development in Urban Areas' Guidelines set out the key planning principles which should be reflected in Development Plans and Local Area Plans and which should guide the preparation and assessment of planning applications for residential development in urban areas.

The Urban Design Manual is a best practice design guide that illustrates how policy principles can be translated into practice by developers and their design teams and by local authority planners. These guidelines promote sustainable urban housing by ensuring that the design and layout of urban housing provides satisfactory accommodation for a variety of household types and sizes.

4.8 Sustainable Urban Housing: Design Standards for New Apartments' (2007)

The primary aim of these guidelines is to promote sustainable urban housing, by ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes – including families with children – over the medium to long term.

4.9 Retail Planning Guidelines

The Retail Planning Guidelines for Planning Authorities were published by the Department of the Environment, Heritage and Local Government in December 2000 and updated in January 2005. The Retail Planning Guidelines provide a comprehensive framework to guide local authorities both in the preparation of development plans and the assessment of applications for planning permission and retailers and developers in formulating development proposals.



4.10 Retail Strategy for the Greater Dublin Area, (2008-2016)

The main aim of the Retail Strategy for the Greater Dublin Area is to inform the statutory planning process and to ensure that adequate provision is made for retail development. The strategy provides indicative advice on the scope and need for retail floorspace and how, in accordance with sustainable planning it should be allocated.

Castledermot is designated Level 4, 'Neighbourhood Centres, Local Centres – Small Towns and Villages' in the strategy. The strategy outlines that small towns like Castledermot should be the main service centres, providing a range of facilities, shops and services at a scale appropriate to the needs and size of their catchment area. There should also be a focus on economic development and rural based industry including markets and locally produced food and products in these centres.

4.11 Draft County Retail Strategy (2005)

The Draft County Retail Strategy for Kildare was prepared in 2005. The terms of this Strategy have been incorporated into chapter seven of the Kildare County Development Plan 2005-2011. A revised County Retail Strategy for Kildare is currently being prepared.

5.1 Introduction

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme.

It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

5.2 Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage and Local Government in November 2004.

SEA is mandatory for Plans for areas with a population of 10,000 or more. Where the population involved is less than 10,000, the EU Directive nevertheless requires screening of the Plan, in order to establish if development resulting from policies and objectives will cause significant environmental effects. The designated environmental authorities are formally consulted as part of the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the plan having significant effects within the remit of those Departments.

5.3 Consultation with Environmental Authorities

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Screening Assessment was prepared for the Castledermot Local Area Plan and sent to the Environmental Authorities concluding that a Strategic Environmental Assessment would not be required. A Screening Decision was subsequently prepared and sent to

those environmental authorities consulted, in accordance with Section 3.9 of the 'Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment' (See Appendix A).

Correspondence received from the various Departments is summarised as follows:

5.3.1 Department of Communications, Marine and Natural Resources

The implementation of this LAP should not compromise the objectives as set out in the Water Framework Directive. The Plan will have regard to the Water Framework Directive.

- (i) Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the LAP. In this regard it is noted that the existing W.W.T.P. has a design capacity of 2400 P.E.

5.3.2 Environmental Protection Agency

No response received.

5.3.3 Department of the Environment, Heritage and Local Government

In relation to natural heritage the Department has concerns about the omission of any reference to the river Lerr which forms part of the River Barrow / River Nore SAC which runs to the east of the town (See Map 1) (Section 8.1 of this Local Area Plan Refer to the significance of the River Lerr). The Department feels that development in this town may have an impact on the above-mentioned SAC and that the National Parks and Wildlife Service of this Department should be sent a draft LAP when it is ready.

- (i) In relation to Architectural heritage the Department feels that the LAP will have a significant effect on the architectural heritage of the town, albeit beneficial.
- (ii) The LAP must address in detail the impact of any proposed development arising from the draft plan on the archaeological heritage of Castledermot. Objectives in relation to the protection of archaeological heritage in the town must be addressed in the LAP. (Refer to Section 10.4 of Part B where the issue of archaeological heritage is addressed)

6 Population

6.1 Background

The Kildare County Development Plan 2005-2011 (CDP) did not propose a housing construction target for Castledermot so therefore it is considered appropriate to have regard to the CSO data and the revised Regional Planning Guideline (RPG) figures in order to determine the increase in population over the plan period.

The 2006 census data established that there were 186,335 people resident in County Kildare. Castledermot accounted for 887 or 0.48% of the County's total population.

The recently revised Regional Planning Guideline (RPG) figures for the Greater Dublin Area (GDA) projected an additional 99,429 population for Kildare between 2003 and 2016 (total number of household units i.e. 39,456 multiplied by 2.52, this being the average household size following consultation with the Regional Authority).

Given that the 2006 population figure for Castledermot has been established and considering that the RPG figures project to 2016, it was considered reasonable to project from the same base year i.e. 2006, for the purposes of projecting for an assumed population growth over the Plan period.

Having regard to the proportion of the County's population resident in Castledermot from the 2006 Census, it shall be assumed that Castledermot will continue to account for 0.48% (as above) of the revised RPG figures, which would equate to a total additional population figure of 390 between 2006 and 2016 (Total population 2016 minus total population 2006 as per Table 2) and 234 during the life of this Local Area Plan (Total population 2015 minus total population 2009 as per table 2). Table 2 shows that a 'year on year' figure of 39 would assume a total population for Castledermot of 1,238 by 2015 (the end of the six year life of this Local Area Plan).

'Year on Year Figure'	Total Pop 2006 (CSO)	Total Pop 2007	Total Pop 2008	Total Pop 2009	Total Pop 2010	Total Pop 2011	Total Pop 2012	Total Pop 2013	Total Pop 2014	Total Pop 2015	Total Pop 2016
39	887	926	965	1104	1043	1082	1121	1160	1199	1239	1277

Table 2: Projected total population for Castledermot



6.2 Relevant Planning History

While there are a number of planning applications currently in the system that have not yet been decided upon, an assessment of larger development sites in Castledermot shows that c. 426 residential units have been granted in the town in recent years and, given the commencement dates of a significant number of these developments, being post the date of the undertaking of the 2006 Census (April 2006), it shall be assumed that population figures resulting from these units were not included in the CSO Census data and therefore the population resulting from the construction of these units would be additional to the 2006 CSO population figures for Castledermot. As clearly set out in table 2, the population for Castledermot as projected, having regard to the Regional Planning Guidelines should not exceed 1,238 by 2015 (end of the period of this Local Area Plan).

Population of Castledermot in 2006	887
Population resulting from construction of c. 426 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	1073
Population arising from 8.5 ha of uncommitted lands (not including 3.8 Ha currently used for playing pitches) from the Castledermot Development Plan 2002, assuming a household figure of 2.52 and an average density of 20 units per ha (low residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 15-20).	428
Population resulting from construction of current planning applications awaiting decision currently on Further Information, 64 units taking an average household figure of 2.52	161
Total envisaged population for Castledermot by 2015 without proposing any additional residential zoning.	2,549

Table 3: Projected population for Castledermot to 2015 without proposing any additional zoning



Paragraph 7.9 of the Regional Planning Guidelines states that the over zoning of land is acceptable, perhaps even by one-third to one-half. As such, one-half overzoning would be calculated as follows: 1,238 minus 1,004 (as per Table 2 above) divided by 2 equals 117 plus 1,238 equals 1,355. The figure of 1,355 therefore represents the total maximum population permissible in Castledermot by 2015 in line with revised Regional Planning Guideline population projections including a maximum overzoning figure of one half.

Table 3 above outlines the possible residential units in the pipeline, which could accommodate a possible population of 2,549 persons for Castledermot. This would exceed the target population for Castledermot including one half overzoning by 1,194 persons. However 3.5 ha (8.6 acres) of land to the east of the Fairgreen will be zoned New Residential, this site is appropriate for development as it is in close proximity to the town centre and social facilities.

7 Public Utilities

7.1 Water Supply

Water supply has improved in Castledermot since the construction of the Castledermot Regional Water Supply Scheme. This scheme was completed in 2000.

7.2 Waste Water

A new sewerage treatment plant with a design PE of 2400 has recently been completed. It is anticipated that this capacity will be reached before 2014 and that it will be necessary to expand the Plant to 4000 PE.

7.3 Surface Water

All development should attenuate surface water on site in accordance with the Greater Dublin Storm Water Management Policy, Greater Dublin Strategic Drainage Study and Sustainable Urban Drainage system EEC water framework Directive 2000 in terms of water quality. Furthermore, surface water attenuation will be required with developments in order to minimise the risk of flooding.

7.4 Waste

Kildare County Council adopted a Waste Management Plan for Kildare in 2005 - 2010. The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/recycle, disposal with energy recovery and disposal of residual waste.

The Council provides a weekly service for residual waste and a monthly service for dry recyclables in the Castledermot area. In the coming months this is proposed to be changed with 2 residual and 2 recyclable collections per month on an alternative weekly basis.



The residual waste goes to Silliot Hill for baling and then is removed to Arthurstown Landfill. A private operator on behalf of the Council collects the recyclables and processes it.

7.5 Electricity and Telecommunications

Electricity is supplied by the ESB transmission system, which is adequate to serve the needs of Castledermot for the period of this plan.

The telecommunications network in Castledermot is being upgraded progressively. There is an increased demand for mobile phones, broadband and other telecommunications equipment to improve the telecommunications network and provide a global system for mobile communications. Broadband is currently available in the Castledermot area.

Kildare County Council acknowledges the importance of the telecommunications sector to the local and regional economy. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment.

8 Conservation

8.1 Natural Heritage

8.1.1 Natural Heritage Areas and Special Areas of Conservation

The most important habitats in the County are afforded protection under National and/or European legislation by way of designation as proposed Natural Heritage Areas (pNHA) and candidate Special Areas of Conservation (cSAC). The pNHA sites, afforded protection under the Wildlife (Amendment) Act 2000, were formerly designated as Areas of Scientific Interest. The SAC sites are designated under the EU Habitats Directive (92/43/EEC), which was transposed into Irish law in the European Communities (Natural Habitats) Regulations, 1997.

The designation of these sites at a national level is the responsibility of the National Parks and Wildlife Division of the Department of the Environment, Heritage and Local Government. The designation of these sites is an ongoing process as boundaries are continuously revised and adjusted and new sites added. The Council will take cognisance of any change in boundaries that may occur in designated sites within the life of this plan.

The River Lerr is a valuable amenity resource in the town and is also part of the River Barrow/River Nore Special Area of Conservation (SAC 2162) and the Council is committed to protecting and enhancing this river.



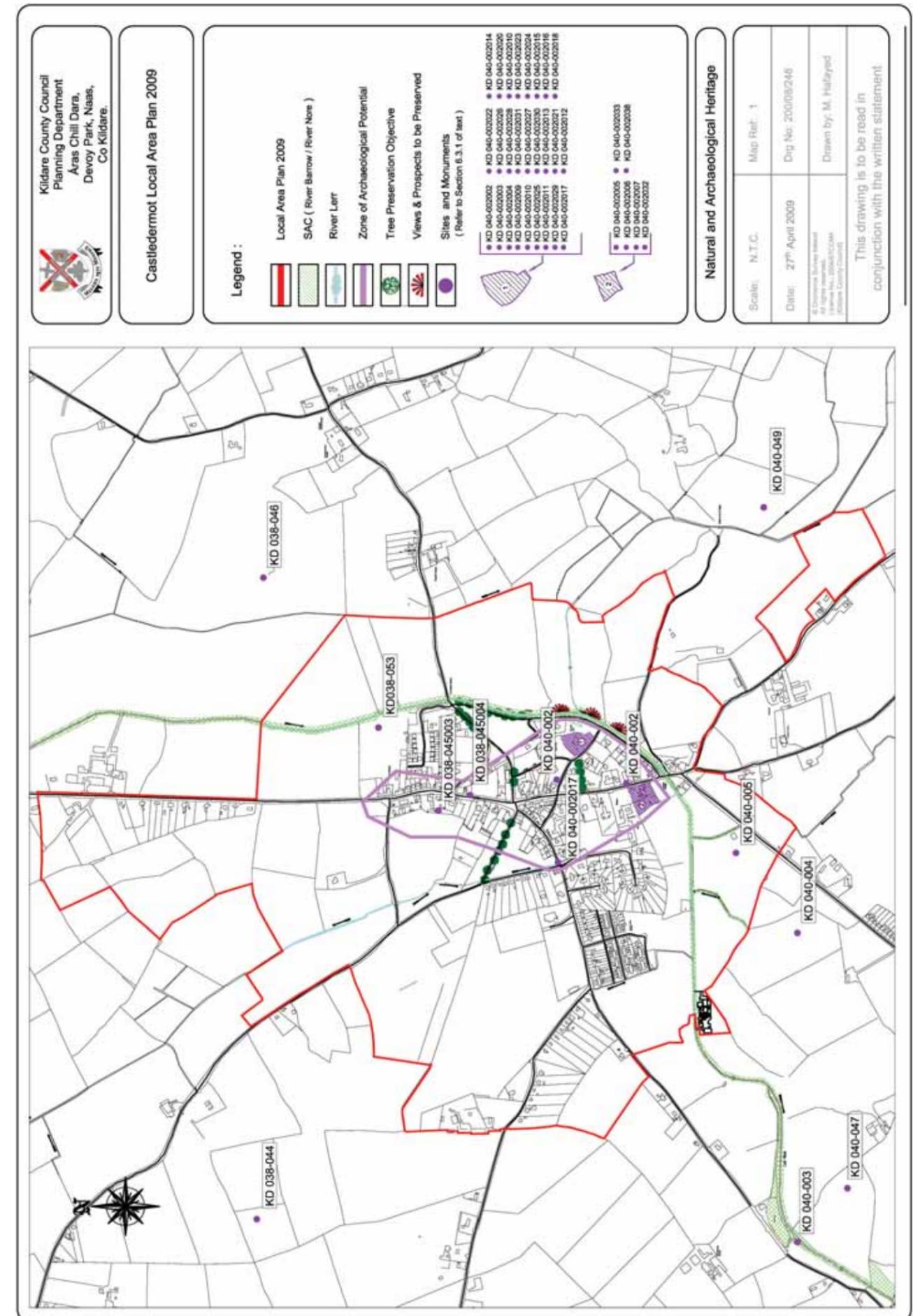


8.2 Archaeological Heritage

8.2.1 Sites and Monuments Records

The Sites and Monuments Records (SMR) list all certain or possible archaeological sites and monuments mainly dating to before 1700AD. These lists were in many cases based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis and focuses on monuments that predate 1700AD. Table 5 (below) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Castledermot.

Reference	Item and Location	Description
KD038-053	Saint Johns	Holy Well
KD040-002	Castledermot	Town
KD038-045003	Skenagun	Possible Graveslab
KD038-045004	Castledermot	Gateway
KD040-002040	Castledermot	Gateway
KD040-002017	Castledermot	Cross Slab
KD040-002002	Castledermot	Round Tower
KD040-002028	Castledermot	Architectural Feature
KD040-002022	Castledermot	Cross Inscribed Stone
KD040-002026	Castledermot	Inscribed Stone
KD040-002003	Castledermot	Church
KD040-002011	Castledermot	High Cross
KD040-002013	Castledermot	Graveslab
KD040-002029	Castledermot	Cross
KD040-002030	Castledermot	Graveslab
KD040-002027	Castledermot	Graveslab
KD040-002009	Castledermot	Architectural Fragments
KD040-002028	Castledermot	Cross Inscribed Stone
KD040-022031	Castledermot	Graveyard
KD040-002018	Castledermot	Graveslab
KD040-022023	Castledermot	Cross Inscribed Stone
KD040-002015	Castledermot	Cross Slab
KD040-002024	Castledermot	Cross Inscribed Stone
KD040-002016	Castledermot	Cross Slab
KD040-002010	Castledermot	High Cross
KD040-002020	Castledermot	Possible Holed Stone
KD040-002012	Castledermot	Cross
KD040-002014	Castledermot	Cross Slab
KD040-002021	Castledermot	Inscribed Slab
KD040-002019	Castledermot	Cross Slab
KD040-002039	Castledermot	Gateway
KD040-002006	Castledermot	Ritual Site Holy Well
KD040-002007	Castledermot	Font
KD040-002033	Abbeyland	Effigy
KD040-002008	Castledermot	Church
KD040-002038	Abbeyland	Cross Inscribed Stone
KD040-002032	Abbeyland	Architectural Fragments
KD040-005	Abbeyland	Ritual Site Holy Well



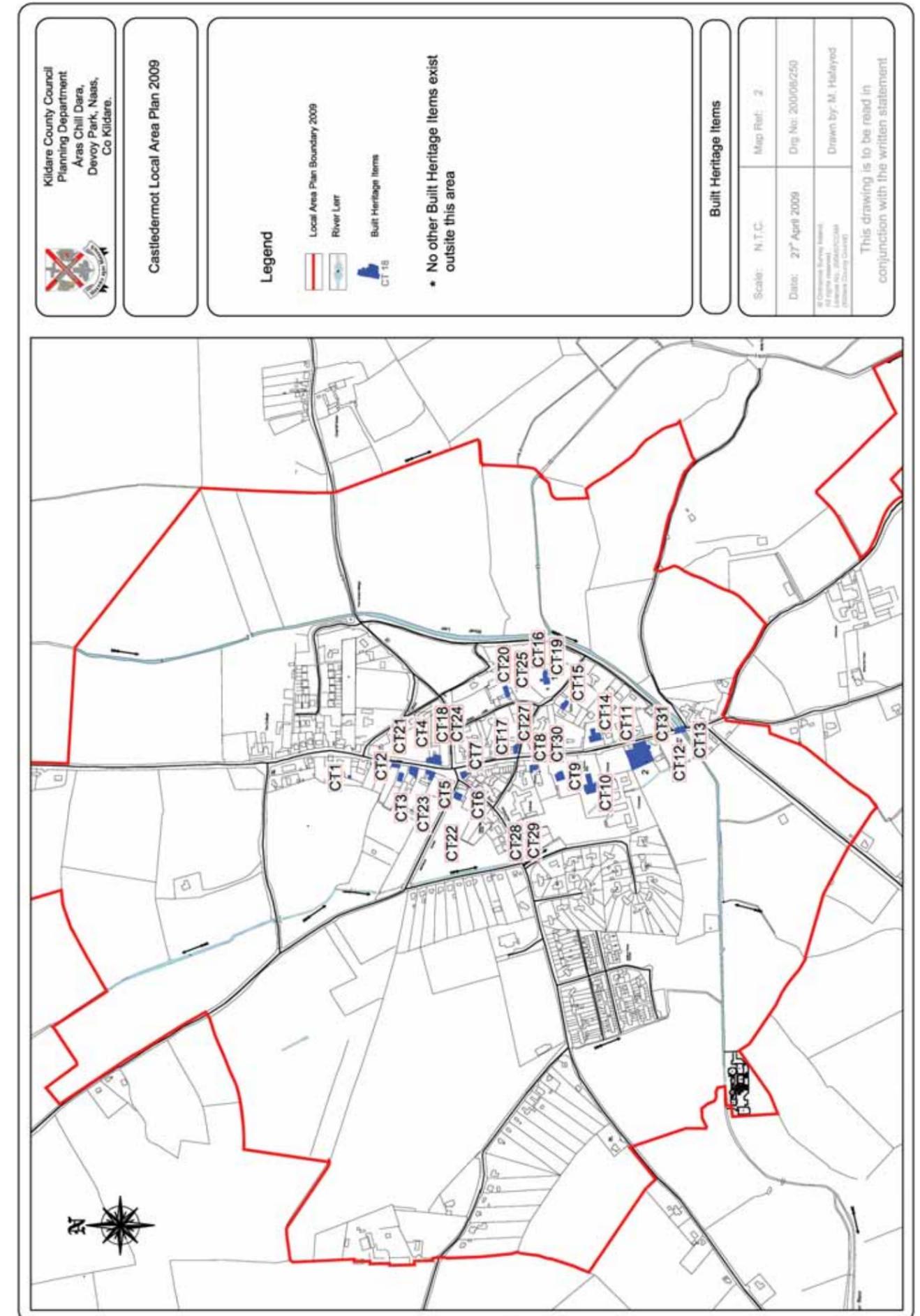
8.3 Built Heritage

Vernacular architecture makes a strong contribution to the character of streetscapes and it is an objective of the Council to protect vernacular architecture in Castledermot for the benefit of future generations. It shall be an objective of the Council to protect the following, named structures and their settings, in the assessment of any development proposal.



Reference Item and Location	Description
CT 1 St Johns or the Pidgeon Tower	Ruin (National Monument)
CT 2 House, Main St (originally two houses)	Building
CT 3 Old Presbyterian Church (now library) gate and railings	Building
CT 4 Doualla, Main St	Building
CT 5 The Shamrock Bar, Main St	Building
CT 6 Community Centre Barrack Rd	Building
CT 7 The Granite House, Market Square	Building
CT 8 The Rectory, Abbey St	Building
CT 9 The Parochial House, Abbey St	Building
CT 10 Church of the Assumption, Abbey Street (including bell)	Building
CT 11 Franciscan Friary	Ruin (National Monument)
CT 12 Doyle's Bridge	Bridge
CT 13 Pump at Junction of Carlow Rd	Street Furniture
CT 14 Old National School, Abbey Street	Building
CT 15 St James School, Church Lane	Building
CT 16 Round Tower, Church Lane	Ruin (National Monument)
CT 17 Doyle's Pub Main Street	Building
CT 18 Thompson's House and Shopfront, Main St	Building
CT 19 St James Church of Ireland, Church lane and graveyard including swearing stone' Hiberno Romanesque Arch, North Cross, South Cross, Cross base graveyard walls and gate	Church and graveyard (National Monument)
CT 20 Church View, House	Building
CT 21 Granite Wall, Main St	Wall
CT 22 Remains of the town wall, Barrack Rd	Wall
CT 23 Granite Wall each side of Barrack Rd	Wall
CT 24 Granite Wall, Keenan's Lane	Wall
CT 25 Granite Wall, Ivor's Lane	Wall

Table 5 Built Heritage Items



9 Land Uses



9.1 Town Centre

The Castledermot Development Plan 2002 zoned a total of c.20.3 hectares (50.1 acres) of land as 'Town Centre'. Existing facilities and businesses within the town centre include service stations, pharmacy, convenience stores, crèche, restaurants, Hair Salons and public houses. The town centre will provide a range of residential, employment and services for the growing local community in accordance with County, Regional and National documents.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Town Centre	20.3 ha	19.7 ha

Table 6 Town Centre Zoning

9.2 Residential

This Plan proposes additional 'New Residential' zoning to the east of the town close to the Fairgreen. Having regard to section 4 above, it is considered that this site, the committed lands and remaining undeveloped lands will provide for sufficient population growth for the town during the lifetime of this plan. It has already been noted above that there is some 'Town Centre' zoned land that has not been developed and this land could also accommodate a quantum of residential development.

It should be noted that lands zoned 'New Residential' in the 2002 Development Plan which are now developed, are zoned 'Existing Residential/Infill' in this Local Area Plan.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
New Residential	6.3 ha	3.5 ha
Existing Residential	17.7 ha	38.9 ha

Table 7 Residential Zoning

9.3 Open Space and Recreation

The provision of attractive recreational open space is an essential component of the Council's vision for developing Castledermot. The quality and location of such space is as important as the quantity. The Council has recently approved the establishment of a parks department to develop and maintain public open spaces within the county.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Open Space and Recreation	2.2 ha	2.2 ha

Table 8 Open Space and Recreation Zoning

9.4 Community and Educational

The range of community facilities throughout the town includes a primary school and a secondary school, church, community hall and GAA club. A new primary school has obtained planning permission in the town and is currently under construction. This site will be zoned Community and Educational. The secondary school in the town, Colaiste Lorcaín Community College is located on a confined site on Town Centre zoned land. The Council encourages the appropriate expansion of these facilities.

This plan zones lands at Skenagun and Mullarney E1 Community and Educational. Residential units shall be 'Open for Consideration' on lands zoned E1 'Community and Educational' where such units are ancillary to the primary use of the E1 lands as 'Community and Educational'.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Community & Educational	0.0 ha	7.9 ha
Community & Educational (E1)	0.0 ha	15.3 ha

Table 9 Community and Educational Zoning

9.5 General Development

There are a variety of uses accommodated on the lands zoned General Development including residential, employment and amenity where houses have been constructed on lands zoned 'General Development' in the 2002 Development Plan these lands will be zoned Existing Residential in this Local Area Plan.

Having regard to the population projection for the life of this plan, it is considered that these lands provide adequate land for development opportunities in the future.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
General Development	47.8 ha	28.9 ha

Table 10 General Development Zoning

9.6 Light Industry and Warehousing

The Castledermot Development Plan 2002 did not zone any lands specifically for this use. This plan zones land for Light Industry and Warehousing on the Athy road and the Kilcullen road. It is envisaged that these lands will foster local based industry and provide valuable employment in the region.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Light Industry & Warehousing	0.0 ha	15.6 ha

Table 11 Light Industry and Warehousing Zoning

9.7 Agriculture

There is a large quantum of Agricultural zoned land within the 2002 Castledermot Development Plan boundary. These lands should adequately accommodate the expansion of the town over the next number of years.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Agriculture	108.03 ha	104.8 ha

Table 12 Agriculture

9.8 Utilities / Services

This zoning provides for land in the ownership of service providers. There is one such site in Castledermot and it comprises the sewerage treatment plant.

Zoning Objective	Quantum of Zoning in the 2002 Development Plan	Quantum of Zoning in the 2009 Local Area Plan
Utilities & Services	0 ha	0.85 ha

Table 13 Utilities/Services

The overall vision for Castledermot is for its growth as an important centre with critical mass sufficient to sustain a range of residential, employment and services for a growing local community while protecting and enhancing the unique physical environment of the town.

10.1 Development Goals

Specific goals of this plan, as translated into sectoral objectives and policies in Part B, are

- To protect and further develop the role of the town centre as the focal point for economic, cultural and social activity;
- To ensure the adequate supply of serviced, zoned land to accommodate future population and economic expansion.
- To maximise the potential of the existing public transport infrastructure and make adequate the provision of safe and convenient circulation around the town, by foot, bicycle and car.
- To protect and enhance the unique architectural and archaeological heritage of the town.
- To ensure that adequate recreational facilities are available to the residents of the town.



1. Introduction

This Section states the objectives of Kildare County Council with regards to the development of land within the boundary of the Local Area Plan for Castledermot. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate land use in a manner that will promote proper planning and sustainable development.



2.1 Objectives

In addition to the policies of the Council outlined in Chapter 5 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan.

H 1 It shall be an objective of the Council that the following be addressed as part of all future housing schemes or the revision of existing schemes, as appropriate

Layout:

- (i) The residential layout shall maximise the safety of pedestrians to allow for traffic calming by design, throughout the development scheme. In this regard curved routes shall be preferred as opposed to long, straight stretches of roadway. Priority shall be given to the movement of pedestrians throughout the site, providing footpaths and lighting along appropriate desire lines, for example connecting residential units to areas of open space, connecting areas of open space to each other and creating desire lines from the development site in the direction of nearby amenities including town centre facilities.
- (ii) Variety in the layout of the development scheme to include courtyard type developments and short cul desacs. The monotony of long stretches of residential units in a linear format shall not be permitted.
- (iii) Careful consideration shall be given to the relationship between residential schemes and adjoining public roadways. Excessive stretches of blank wall shall not front any public road within the development scheme. There should also be adequate separation distance between existing established areas and proposed residential schemes.
- (iv) New dwellings shall not closely overlook the rear curtilage of existing dwellings and where this is found to be the case, planning permission will not be favourably considered. Houses located in a piecemeal fashion to the rear of existing houses, with inadequate independent road frontage and that do not form part of a comprehensive development plan for the particular area are considered to represent sub-standard development and will not be permitted.

- (v) Areas designated as public open space under the provision of a planning permission or by virtue of zoning shall be maintained as such. Development shall not be permitted on designated areas of open space that forms part of a site layout for previously permitted development.
- (vi) Parking areas shall be sensitively designed, appropriately landscaped and carefully integrated into the overall development scheme.

Design:

- (vii) The use of high quality materials only shall be permitted, in the delivery of a high standard of design.
- (viii) Variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic with each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and down opportunities. Appropriately sized family units should form part of all development schemes.
- (ix) The consideration of the requirements of the elderly in the design of development schemes.
- (x) The surround of dormer windows to be finished in painted plaster only, where such windows are considered appropriate.
- (xi) Vertical emphasis on windows.
- (xii) That solar panels be encouraged in the design of development schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive).
- (xiii) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.

Landscaping:

- (xiv) The preservation and reinforcement of existing mature trees and hedgerows in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xv) (b) below).
- (xv) The preparation of a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following:
 - (a) 'Hard' landscaping to include a footpath and a bicycle path
 - (b) Planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal. Existing mature hedgerows provide a unique habitat for wildlife and all new developments shall protect mature hedgerows and include them as an integral part of the overall development design.
 - (c) When mature trees and/or substantial hedgerow are located on lands that are being considered for development the following applies:
 - All planning applications should include details of how trees and hedgerows, to be retained on site are, to be protected while the construction works are ongoing. The protection methods used should comply with BS5837: 2005 'Trees in relation to construction- Recommendations'.
 - Layouts will be required to facilitate the retention of the maximum number of mature trees & hedgerows, which must be adequately protected before and during development works.



- All tree and hedgerow surveys should be carried out by a suitably qualified Arborist. The survey should recommend a management programme for the trees and hedgerows in good condition proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.
- Security by way of a financial bond will be required to protect trees and hedgerows proposed for retention.
- Where it is necessary to remove trees and hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.
- (d) Seating arrangements both formal and informal
- (e) A formal proposal for a hierarchy of public open spaces throughout the site. This proposal shall include:

- (i) Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and employment uses). These routes shall also be suitable for the requirements of disabled users. Communal bicycle racks shall be provided as an integral part of any residential scheme.
- (ii) A central, functional, accessible and adequately overlooked area of public open space.
- (iii) Smaller areas of usable, functional, accessible and central areas of open space throughout the remainder of the development site.
- (iv) Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

H 2 To promote the use of underused and vacant upper floors.

H 3 All development proposals to comply with the following recent DoEHLG publications:

- 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (December 2008)
- 'Urban Design Manual – A best practice guide, A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' (December 2008).

It is considered that both documents provide essential guidance to improving the quality of design and layout of development schemes and should be used by;

- (i) Developers/agents, in the preparation of development proposals.
- (ii) The public, in gaining a greater understanding of the development proposals.
- (iii) Planners, in the assessment of development proposals.

It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website (<http://www.environ.ie>)

H 4 That all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out in accordance with the 'Recommendations for Site Development Works for Housing Areas' (DoEHLG 1998) or as updated or amended.

H 5 That private housing estates continue to be taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.

H6 That applications for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) (this form may be downloaded from the Kildare County Council website at the following address, www.kildarecoco.ie) which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and others such as shops and post offices. It shall be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 8.5% and 12% of a population at any time is assumed to be of primary and secondary school going age respectively. With particular regard to the effect development proposals would have on education provision, developers shall;

- (i) Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places, having regard to the figures of 8.5% and 12% as above.
- (ii) Provide details of the total available places and the current spare capacity in local schools (a letter from the principal of the schools shall be required as part of the planning application).
- (iii) Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved. This shall include appropriate consultation with the Department of Education and Science, evidence of same shall be submitted with the planning application.

H7 The naming of residential developments to reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

H8 Apartments shall only be proposed at appropriate locations in the town centre. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway. The design of apartment schemes shall have regard to the provisions of Section 2.1 (H1) of this Local Area Plan in terms of layout, design and landscaping of residential development schemes. Furthermore, materials proposed in apartment schemes shall be hard wearing and require low maintenance. The use of local natural stone shall be particularly encouraged.

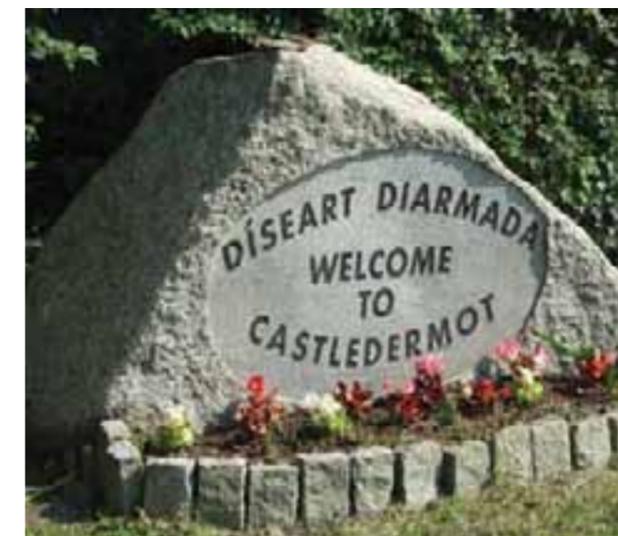
H9 All new residential estates shall include the " White Light" Compact Fluorescent Lamp (CFL) public lighting concept.

2.2 Taking in charge of estates

It is the policy of Kildare County Council to take the conventional housing element of residential developments in charge once they have been completed to the satisfaction of the planning authority.

In mixed developments that consist of 'conventional houses', apartments and commercial/retail developments, the public infrastructure should be laid out and constructed in such a manner so that there is clear distinction between the areas and infrastructure that are to be taken in charge and those that will be managed by a management company.

Kildare County Council recognises that certain development types, (such as apartment blocks or developments that consist predominantly of apartment blocks and where it would not be practical to isolate the infrastructure serving the apartment blocks from the conventional housing element of the development) require the creation of management companies to manage and maintain the communal areas in the development.



In developments where management companies are required, these companies should be constituted in accordance with 'The Draft Guidelines on the Governance of Apartment Owners' Management Companies) published by the Office of the Director of Corporate Enforcement, December 2006) or any future national legislation or guidelines.

Where management companies have been formed for conventional housing estates or for the conventional housing element or mixed use estates, the County Council will take these estates in charge when they have been completed to the satisfaction of the County Council on condition that the management company is wound up when the estate has been taken in charge. Once the estate is in charge it will be a matter for the residents of the estate to organise and arrange for the management and maintenance of the public open spaces in the estate. This could be done either through the residents associations or some form of voluntary co-operation. The Council will continue to assist residents in maintaining the public open space. The level of assistance will be dependant on the availability of resources.

In the limited number of cases where control of the management company has transferred to the residents of the estate and where the residents wish to retain the company solely for the management and maintenance of the public open spaces and for no other purpose or function, the Council will consider proposals from the residents of an estate to retain the management company on this basis once the estate has been taken in charge. Each individual case will be assessed on its merits.



3 Industry and Employment

3.1 Objectives

In addition to the policies of the Council outlined in Chapter 2 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- E 1** To facilitate the development of commercial, office, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Kelt and the County Development Board.
- E 2** To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.
- E 3** To ensure that all new employment related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.
- E 4** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.



- E 5** To ensure that units fronting public roadways and which are highly visible from residential areas are designed and finished to a high standard.
- E 6** To ensure sufficient separation of industrial units from the River Lerr and that these developments are designed and landscaped appropriately.



4 Community, Educational, Childcare and Cultural Facilities

4.1 Objectives

In addition to the policies of the Council outlined in Chapter 4 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- C 1** To ensure the provision of community, educational and cultural facilities in tandem with residential, commercial and other developments (See H6 above).
- C 2** To continue to liaise with the Department of Education in the active provision of school places.
- C 3** To facilitate the relocation of the secondary school in Castledermot to a new green field site to accommodate their future needs and to facilitate the development of sports, recreational and cultural facilities.
- C 4** To encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.
- C 5** To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to schools throughout Castledermot.

- C 6** To require the provision of childcare facilities in all new residential developments, in accordance with the 'Childcare Guidelines for Planning Authorities', (2001).
- C 7** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, fire service, library facilities and sports facilities in Castledermot.
- C 8** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.
- C 9** To support the provision of a 5,000 – 10,000 sq. ft site for a new Adult and Further Education Centre, Literacy and Basic Education and Youthreach facility with the help of public and private stakeholders.



5 Public Utilities



5.1 Water

5.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- W 1** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.
- W 2** To minimise wastage in the water supply network.
- W 3** To preserve free from development the way leaves of all public water mains.
- W 4** To implement the 'Polluter Pays Principle' for non-domestic usage.

5.2 Surface Water

5.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- SU 1** To require on site surface water attenuation measures if, in its opinion, a development is likely to cause flooding or potentially destructive storm surges in existing watercourses.

5.3 Wastewater

5.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- WW 1** To require developers to provide adequate waste water service provision for any development proposed where insufficient wastewater facilities are currently in place. In this regard developers shall be required to liaise with the Water Services Department of Kildare County Council prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all necessary and relevant standards.

- WW 2** To ensure that the necessary drainage facilities to serve the needs of all development are provided.

- WW 3** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.

- WW 4** To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Castledermot area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.

- WW 5** To preserve free from development the wayleaves of all public sewers.

- WW 6** To maintain and improve existing sewerage services.

- WW 7** To ensure that all licensable operators discharging waste-water are operating within permitted limits.

- WW 8** To ensure that the provisions of the Urban Wastewater Discharge Regulations are adhered to.

5.4 Solid Waste

5.4.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- SW 1** To ensure that Castledermot has an adequate solid waste collection system.

- SW 2** To identify and actively pursue a suitable location within the town of Castledermot for the provision of recycling facilities. Such a facility shall not be located within 50 metres of any residential unit(s) and shall provide for the following;
 - An area of at least 10m by 4m in size
 - Truck access and clearance heights
 - A hard standing area
 - A vehicle set down area only with no permanent parking provision.

5.5 Flooding

FL 1

A buffer zone between the River Lerr and any proposed development along their routes shall be designed into all development schemes. This buffer zone shall form an integral part of the overall development scheme and shall include the following features;

- 'Hard' landscaping to include a footpath and a bicycle path, where achievable
- 'Soft' landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.
- Seating arrangements, both formal and informal

5.6 Telecommunications

5.6.1 Objectives

In addition to the policies of the Council outlined in Chapter 9 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- T 1** To promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- T 2** To preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.
- T 3** To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Castledermot, in tandem with other work programmes, such as road resurfacing and footpath construction works.
- T 4** To ensure that telecommunications infrastructure is adequately screened, integrated and / or landscaped so as to minimise any adverse visual impacts on the environment.



6 Transportation

6.1 Roads, Streets and Car Parking

6.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

TR 1 To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.

TR 2 To ensure insofar as possible that all transport facilities and services (including car parking) in the Castledermot area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.

TR 3 It is an objective of the Council

(i) To improve the road and footpath network from the village centre (at the new traffic lights) along the N-9 to Skenagun houses to link up with existing improvements carried out on this section of public road in recent years.

(ii) To improve the road and footpath network from the village centre (at the new traffic lights) along the R-418 (Athy road) to integrate the new national school (under construction) and proposed housing developments on this road.

(iii) To improve the road and footpath network from the village centre to the new St. Johns housing estate.

(iv) To improve the road and footpath network from the village centre to Ard na Laoi housing estate on the Mill road.

(v) To ensure that all future developments in Castledermot have the benefit of road and footpath infrastructure in place prior to the usage of these developments.

TR 4 To refurbish footpaths in the town and improve access for the disabled as part of this refurbishment.

TR 5 To construct new footpaths that are also accessible to the mobility impaired.

TR 6 To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town.

TR 7 It is an objective of the Council to:

(i) To provide more on street car parking bays to facilitate business in Castledermot

(ii) To provide off street car parks which are in close proximity to the town centre.

(iii) To provide car parking in the vicinity of recreational areas.

(iv) To ensure the provision of permanent durable surfaces to all public and private car parking facilities.

TR 8 To have regard to the condition, location and accessibility of designated heritage sites and sites of local importance that may not be designated, in the planning and provision of transportation services. Appropriate mitigatory measures shall be incorporated into any development proposal.

TR 9 When considering the landscaping requirements of new transport networks the Council will promote the planting of native species.

TR 10 It is an objective of the Council to:

(i) Provide passive traffic calming measures throughout the town of Castledermot, where necessary as funding allows.

(i) Provide traffic calming measures on the Dublin road.

(ii) Provide traffic calming measures in the vicinity of schools.

(iii) Provide traffic calming measures in the vicinity of the Sports ground and William Pearse Terrace.

TR 11 It is an objective of the Council

(i) To provide public lighting along all roads/footpath within the 50 kph speed limit area.



(ii) To provide public lighting to all recreational areas within Castledermot e.g. The Laurels, Fairgreen etc.

(iii) To provide public lighting to the rear alleys of older housing estates.

TR 12 To protect the routes of the proposed bypass as shown on the Map 3(a) from development.

TR 13 To prepare a Traffic Management Plan for Castledermot within 12 months of the opening of the by pass.

TR 14 The National Parks and Wildlife Service (NPWS) shall be consulted prior to any development taking place on the proposed ring road (Objective TR 12) as the proposed crossings of the River Lerr may have a negative impact on the river, which is part of an SAC. The proposed development will be screened for Appropriate Assessment.

6.2 Public Transport

6.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

PT 1 To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with the central urban area and to ensure that developments are carried out in accordance with the requirements of this Plan and relevant legislation.

PT 2 To ensure where possible, that all public transport is accessible to the disabled.

6.3 Pedestrian and Cycle Networks

6.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

PC 1 To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation of a cycle network, linking population, commercial, community facilities and transport nodes.

PC 2 To ensure that adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.

PC 3 To investigate the feasibility of providing cycle lanes throughout Castledermot.

PC 4 To ensure the development of 'shared surface' and similarly passively calmed environments within housing developments. Surfaces should be different colours to distinguish the intended uses.

PC 5 To continue the footpath network along Hamilton road adjacent to the Lerr river.

PC 6 To provide footpaths and other infrastructural improvements between St Johns housing development/ Green Bridge and Main Street at Copes and the Dales.

7 Amenity and Recreation

7.1 Objectives

In addition to the policies of the Council outlined in Chapter 13 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- AR 1** To develop the river-side in conjunction with all relevant statutory and non-statutory bodies. This development shall include:
- 1 A linear park where possible
 - 2 High quality formal and informal seating arrangements
 - 3 The provision of a high quality cycling and pedestrian route. The route shall also be suitable for the requirements of disabled users. Any future footpaths, cycle tracks or lighting shall be located on the western side of the existing road. No development is permitted between the road and the River Lerr as it is an SAC.



- 4 The planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally. In the event of lighting being proposed along a river canal corridors an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys shall be conducted by specialists and the recommendations of the specialist studies shall be implemented. This will 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.

- AR 2** To improve existing open space areas in housing developments that have been taken in-charge by the Council.
- AR 3** To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.
- AR 4** To provide a playground in the Fairgreen. This playground and associated amenities with hard standing will be located within the Fairgreen but as far away from the SAC as possible so as to minimise any possible effects on the SAC.
- AR 5** To continue to co-operate with community and sports bodies in the development of the canal and other recreational areas in the town.
- AR 6** To prohibit the loss of existing public and private recreational open spaces unless alternative recreational facilities can be provided at a suitable location.
- AR 7** To upgrade the Fairgreen to provide active and passive recreational activities for Castledermot.
- AR 8** To adequately maintain the areas surrounding the streams and watercourses in the Castledermot.



8 Town Centre

8.1 Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- TC 1** To seek the renewal of derelict, underused and vacant sites.
- TC 2** To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.
- TC 3** To encourage the use of upper floors in retail premises for commercial or residential use.
- TC 4** To require a strong street frontage where possible onto roads and footpaths, creating definite building lines and continuity of the town structure.
- TC 5** To require the undergrounding of utility cables in the town centre.
- TC 6** To prohibit the removal of street furniture of heritage value in particular on Main Street and the adjoining streets and to encourage the provision of high quality seating along the public thoroughfare of Castledermot.

- TC 7** To ensure that the existing historic street pattern is retained.
- TC 8** To ensure that the design of all commercial units is of a high standard and respects the character of the surrounding built environment, respects existing building lines and contributes toward the creation of a well-defined streetscape. The development of large-scale retail, retail warehousing or buildings of a warehouse/shed like design shall not be permitted in the town or in close proximity to residential units. Where appropriate, larger units should anchor smaller units.
- TC 9** To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.



9 Re-Use and Regeneration of Derelict Sites and Buildings



9.1 Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

DS 1 To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Castledermot as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.

10 Heritage

10.1 General Heritage

10.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

HE 1 To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.

HE 2 To ensure the maintenance of the historic character and built form of the town centre of Castledermot by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.

HE 3 In relation to designated sites, recorded monuments and places and built heritage items (See Maps 1 and 2), potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

10.2 Natural Heritage

10.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

NH 1 To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.

NH 2 To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.





NH 3 To have regard to the County Bio-Diversity Plan and integrate the consideration of bio-diversity into all development proposals in order to ensure the protection and enhancement of this important aspect of the local environment.

NH 4 To ensure that any development proposal within the vicinity of or having an effect on a designated site, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoEHLG.

NH 5 To protect, by way of Tree Preservation Orders, trees and groups of trees of special amenity value at the following locations (See Map 1);

- A** - 'The Laurels', Avenue of mature lime trees between Abbey St. and Church Lane
- B** - Row of Lime trees on Keenans Lane
- C** - Lime trees bounding two sides of Fair Green.
- D** - Mixture of Lime, Alder and Hawthorn on Hamilton Road. along the river bank

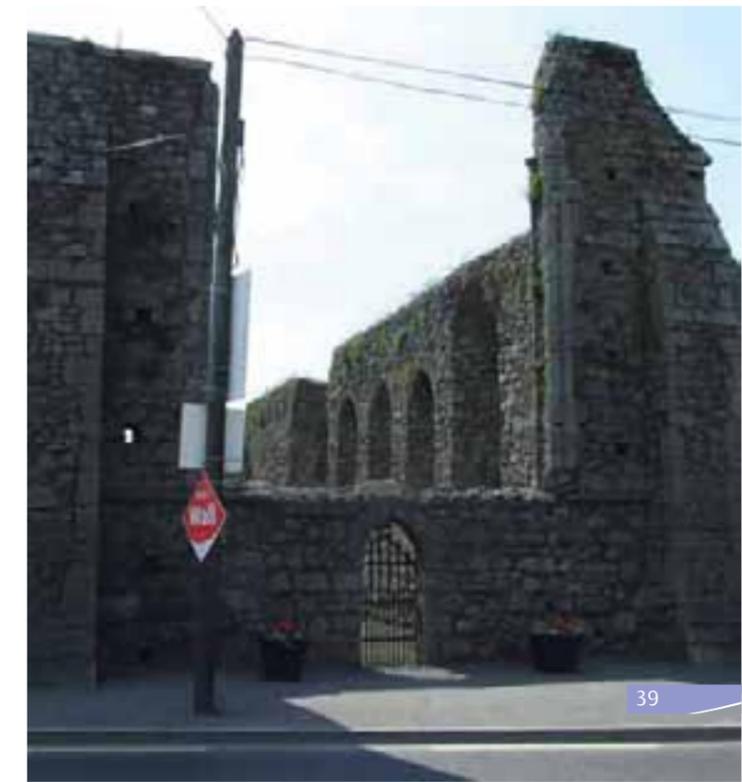
NH 6 Development shall be prohibited where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged (See objective H1 – xv also).

NH 7 To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design as appropriate (See objective H1 – xv also).

NH 8 To preserve views and prospects to and from the River Lerr and to ensure that further development along the water system does not affect the quality of either the scenic viewpoint or the waterways amenity. New development adjacent to the riverside amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available.

NH 9 To conserve and protect the natural habitats in the River system

- NH 10** Planning applications must;
- (i) Identify all ecological corridors which are present on the proposed development lands (including hedgerows and masonry stone walls) that are likely to be affected by the development proposal.
 - (ii) Identify any losses to these corridors which would result if the application in question was granted, and
 - (iii) Show that such losses would be fully offset if the application was to be granted, through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.



- NH 11** To conserve and protect Riparian (beside rivers) corridors. New development will not be permitted within a minimum of 10m from either side of all watercourses measured from the top of the bank, apart from in exceptional circumstances, to provide:
- Visual amenity of the river;
 - Public space and access;
 - Public walkway / cycleways/lighting;
 - Spaces to allow for the conservation and enhancement of landscape features, such as tree coverage;
 - Spaces to conserve and enhance biodiversity capacity.

In all instances a buffer of 2.5m of vegetation shall be retained along the river bank to mitigate against pollution risks, reduce flooding potential and maintain habitat. Redevelopment shall seek to create riparian buffer strips of at least 2.5m, along either side of all watercourses measured from the top of the bank. Riparian buffers have the greatest potential to control environmental damage, reduce flooding potential and maintain habitats.

In the event of lighting being proposed along river or canal corridors a bat survey shall be conducted which will provide recommendations for suitable lighting. The impact on bats shall be minimised by

using low - pressure sodium lamps, limiting the times during which the lighting can be used to provide some dark periods; directing the lighting to where it is needed to avoid light spillage and minimising upward lighting to avoid light pollution.

In the event of lighting being proposed along the an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys shall be conducted by specialists and the recommendations of the specialist studies shall be implemented. This will 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. (The most current and updated information is published by the Bat Conservation Trust (UK).

- NH 12** In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in Habitats Regulations a derogation licence may be required. Applications for a derogation licence should be made in writing including survey results and proposed mitigation measures to the Species and Regulations Unit, the National Parks and Wildlife Service.



10.3 Built Heritage

10.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- BH 1** To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.
- BH 2** To resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which makes a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Castledermot.
- BH 3** To assist owners of structures of particular significance within Castledermot in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.
- BH 4** To protect those built heritage items as listed in Table 5 and shown on Map 2 of this Local Area Plan.
- BH 5** To protect and preserve the views to and from those items listed in Table 5 and shown on Map 2 of this Local Area Plan.

10.4 Archaeological Heritage

10.4.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- AH 1** To protect and preserve those items of archaeological interest as listed in Table 4 and shown on Map 1 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.



- AH 2** To seek the protection of burial grounds within Castledermot in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate.
- AH 3** To ensure that an archaeological investigation of a site is carried out by an archaeologist licensed by the DoEHLG, prior to any development works in proximity to those items listed in Table 4 and shown on Map 1.

10.4.2. Zone of Archaeological Potential

10.4.2.1 Objectives

- ZAP 1** The Council will have regard to the Zone of Archaeological potential in Castledermot when dealing with planning applications for development and public sector development including works carried out by Kildare County Council. This area is identified on Map 1. Where permission for such proposals is granted, the applicant shall have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.

11.1 Objectives

It shall be an objective of the Council;

ENV 1 To require developers to demonstrate how they will implement a “green agenda” in building design, construction and operation. In terms of environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction all new developments shall demonstrate how they intend to integrate best practice in the form of a written submission accompanying planning applications in line with the EU Directive 2002/91/EC on the Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is 1st January 2008. All applicable developments seeking planning permission from that date will be subject to compliance with this policy. (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive)

ENV 2 To encourage the development of renewable energy and the development of energy infrastructure while ensuring that residential amenities and the visual amenity of the local environment are protected.

ENV 3 To ensure that illegal dumping does not occur either in or adjacent to the River Lerr.

ENV 4 To improve the vegetation management along the River Lerr.

ENV 5 To provide litterbins adjacent to all public seating areas and in other appropriate locations in the town.



1 Land Use and Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Castledermot. These are shown on Maps 3a and 3b, attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows the developer to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

With due consideration to the extent and types of land use zoning objectives, the following factors have been taken into consideration:

- A. The present development area and recent trends in development;
- B. The amount of committed and uncommitted land within the existing development area;
- C. The accessibility, availability and location of land for development;

- D. The location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- E. The character of the town with regard to the scale and pattern of development;
- F. The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- G. Physical features and amenities of the town;
- H. The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- I. The emerging pattern of development in Castledermot and its environs and the need to rationalise connectivity and integration with the town centre.

The following specific planning and land use objectives refer to land zonings as identified on Maps 3a and 3b and are defined on Table 14 below:

Reference	Use	Specific Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Castledermot 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 established building height in the town centre shall not be exceeded. Warehousing and other industrial uses will not be permitted in the town centre. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established town centre area.</p> <p>Please also refer to Section 8 of Part B of this Local Area Plan, which refers to specific town centre objectives.</p>

Reference	Use	Specific Zoning Objective
B	Existing / Permitted Residential	<p>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>
C	New Residential	<p>To provide for new residential development.</p> <p>This zoning provides for new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. 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 shall be developed in accordance with a comprehensive plan detailing the layout of services, roads and the landscaping of open space.</p> <p>A 10 metre amenity buffer zone shall be maintained along the River Lerr for the entirety of the site.</p> <p>All new residential development proposals shall incorporate the provisions of Part B, Section 2 (Housing)</p>
T	General Development	<p>To provide for general development</p> <p>This zoning encompasses lands within the 1985 Development Boundary that have not yet been developed. While a wide range of uses are acceptable on these lands, particular care must be taken to ensure proposed uses are compatible with neighbouring uses.</p>

Reference	Use	Specific Zoning Objective
E	Community & Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including health care, sheltered housing, childcare, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
E1	Community & Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including health care, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services. Residential units will be acceptable as ancillary accommodation to an institutional use such as a nursing home, convent / monastery or school and will be the subject of a management agreement</p>
F	Open Space & Recreation	<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 town. The aims of this land use zoning objective include to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities.</p> <p>The Council will not permit development that would result in a loss of open space within the town except where specifically provided for in this Local Area Plan. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this use will be considered on their merits.</p>
H	Light Industry and Warehousing	<p>To provide for new warehousing and light industrial development.</p> <p>This zoning provides for new warehousing and light 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>

2 - Zoning Matrix

Reference	Use	Specific Zoning Objective
I	Agricultural	To retain and protect agricultural uses. The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.
U	Utilities / Services	To provide for and improve public facilities in Castledermot. 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. to the town

Table 14 Specific Land Use Zoning Objectives



2 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (see Table 15) 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.

2.1 Application of Zoning Policy

It is an objective of the Council to carry out its development control function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the town.

2.2 Definition of Terms

2.2.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2005-2011.

2.2.2 Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.

2.2.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 15) will not be permitted.

2.2.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area in question of the Plan.

2.2.5 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.

2.2.6 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.

Appendix A - Screening Decision

Land Use	A	B	C	T	E	E1	F	H	I	U
Dwelling	Y	Y	Y	O	O	O*	N	N	O	N
Guest house/hotel/hostel	Y	O	O	O	N	N	N	N	N	N
Restaurant	Y	O	O	O	O	O	N	N	N	N
Pub	Y	N	N	O	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	O	O	O	N	N	N	N
Shop (Comparison)	Y	N	N	O	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N
School	Y	O	O	O	Y	Y	N	N	N	N
Medical and related consultant	Y	O	O	Y	Y	Y	N	N	N	N
Health centre	Y	O	O	Y	Y	Y	N	N	N	N
Nursing Home	Y	O	O	O	Y	Y	N	N	N	N
Cemetery	N	N	N	O	O	O	N	N	N	N
Community Hall & Sports Halls	Y	O	O	Y	Y	Y	Y	O	O	N
Recreational buildings	Y	O	O	O	Y	Y	Y	O	O	N
Cultural uses, library	Y	O	O	O	Y	Y	N	O	N	N
Offices	Y	N	N	O	O	O	N	N	N	N
Garages, panel beating and car repairs	N	N	N	O	N	N	N	N	N	N
Petrol Station	N	N	N	O	N	N	N	N	O	N
Motor Sales	N	N	N	N	N	N	N	N	N	N
Car Parks	Y	N	N	O	O	O	O	O	N	O
Heavy commercial vehicle parks	N	N	N	O	N	N	N	N	N	N
Cinema, dancehall, disco	Y	N	N	O	N	N	N	N	N	N
Warehouse (wholesale)	N	N	N	O	N	N	N	Y	N	N
Repository, store, depot	O	N	N	O	N	N	N	O	N	O
Industry	N	N	N	O	N	N	N	O	N	N
Industry (light)	N	N	N	O	N	N	N	Y	N	N
Workshops	O	N	N	O	N	N	N	O	N	N
Playing fields	N	O	O	O	Y	Y	Y	Y	Y	N
Place of Worship	Y	O	O	O	Y	Y	N	N	N	N
Park/playground	Y	O	O	O	Y	Y	Y	Y	Y	N
Tourist related facilities	O	N	N	N	O	O	O	O	N	N
Cattleshed/slatted unit	N	N	N	N	N	N	N	O	Y	N
Broiler house	N	N	N	N	N	N	N	N	Y	N
Stable yard	N	N	N	O	N	N	N	N	Y	N
Hot food take-away	O	N	N	O	N	N	N	N	N	N
Utility structures	O	O	O	O	O	O	O	O	O	Y
Funeral homes	Y	N	N	O	Y	Y	N	O	N	N
Creche/playschool	Y	O	O	O	Y	Y	N	O	N	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N
Incinerator	N	N	N	N	N	N	N	N	N	N
Adult Education / literacy / basic education / youthreach facility	Y	Y	O	Y	Y	Y	N	N	O	N

Y = permitted in principle
 O = open for consideration
 N = not permitted

* = This shall be ancillary to a community and educational use only

Table 15 Land Use Zoning Matrix

To Director: **Planning**
 Date: **22nd April 2008**
 Re: **Castledermot LAP**

Castledermot Local Area Plan screening decision

A screening submission was prepared and sent to the prescribed bodies, namely The Minister for the Environment, Heritage and Local Government, The Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency. Having regard to the comments received from these prescribed bodies it was considered that a Strategic Environmental Assessment should not be required for the following reasons.

A Strategic Environmental Assessment is not mandatory for Castledermot as its population is not greater than 10,000 persons.

The Department of Marine, Communications and Natural Resources also stated that in terms of protection of the water quality, the status objectives set out in the Water Framework Directive should not be compromised as a result of the Local Area Plan. These concerns will be dealt with through the LAP with the implementation of specific policies and objectives in relation to water quality.

1. Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the LAP. In this regard it is noted that the existing W.W.T.P. has a design capacity of 2400 P.E. The current population of Castledermot is 887 persons (CSO 2006) and it is not envisaged that the population of Castledermot will exceed 2400 persons during the life of this plan.
2. In relation to natural heritage the Department has concerns about the omission of any reference to the river Lerr which forms part of the River Barrow / River Nore SAC which runs to the east of the town. The Department feels that development in this town may have an impact on the above-mentioned SAC and that the National Parks and Wildlife Service of this Department should be sent a draft LAP when it is ready. There will also be objectives in relation to the protection of the SAC contained in the LAP.

3. In relation to Architectural heritage the Department feels that the LAP will have a significant effect on the architectural heritage of the town, albeit beneficial.

4. The LAP must address in detail the impact of any proposed development arising from the draft plan on the archaeological heritage of Castledermot. Objectives in relation to the protection of archaeological heritage in the town shall be addressed in the LAP.

Having regard to all of the above it is recommended that Kildare County Council carry out a Strategic Environmental Assessment in the case of the Castledermot Local Area Plan.

Caroline Shinnors

Senior Executive Planner

Recommendation: **Approved**

Brian Casey

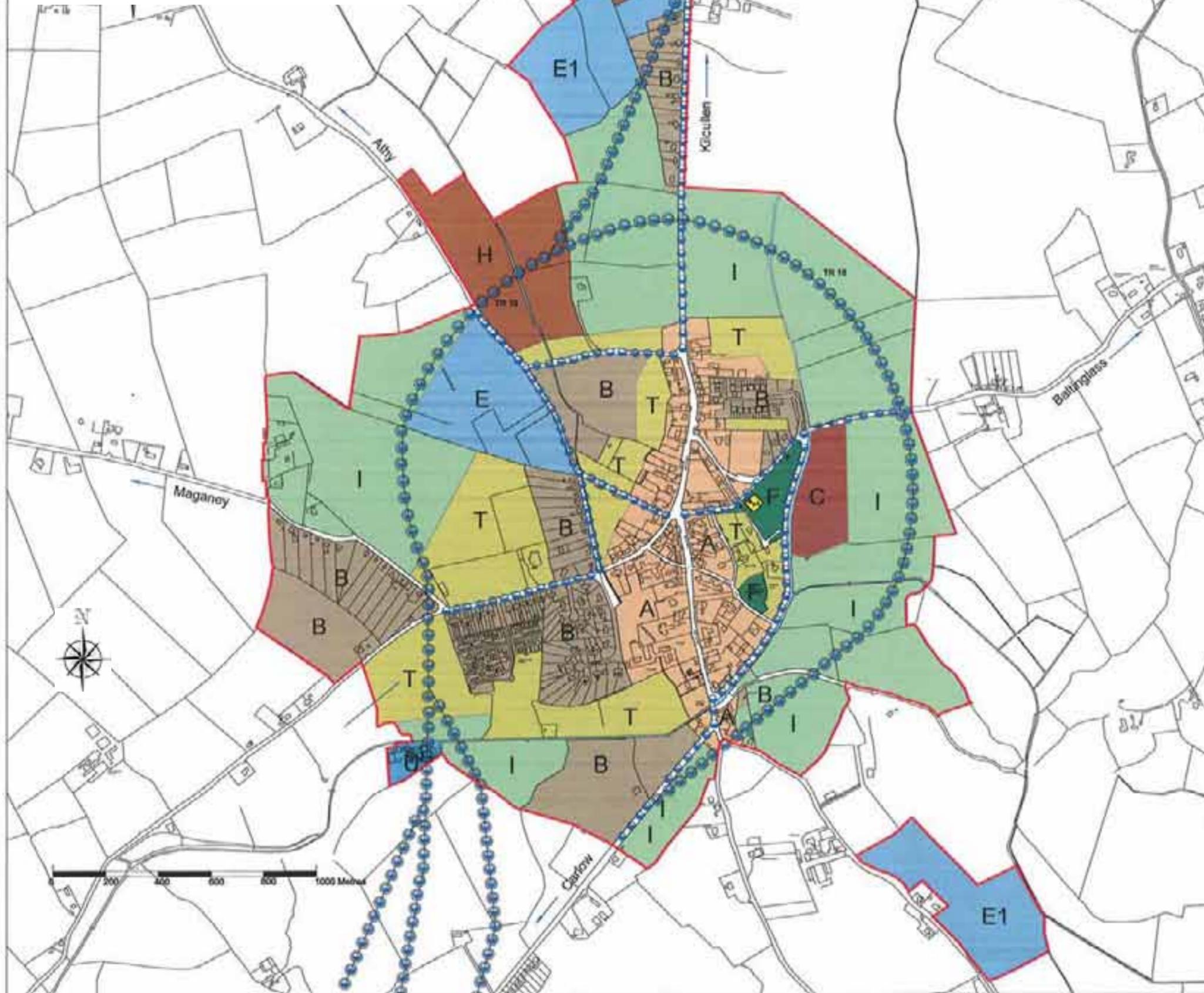
A/Senior Planner

George Perry

A/Director of Planning

Castledermot

Local Area Plan ZONING MAP



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

Castledermot Local Area Plan 2009

LEGEND:

- Local Area Plan boundary 2009
- A: Town Centre
- B: Existing / Permitted Residential
- C: New Residential
- E: Community & Educational
- F: Open Space & Recreation
- H: Light Industry and Warehousing
- I: Agricultural
- T: General Development
- U: Utilities / Services
- River Lerr
- New Roads Objective
- Footpath and Cycle Track Objective
- Playground Objective

Note: Road, cycle and foot path locations are indicative only.

Land Use Zoning Objectives Map

Scale: N.T.S.	Map Ref: 3a
Date: 27 th April 2009	Drawing No.: 200908/252
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 CONJUNCTION WITH THE WRITTEN STATEMENT