



Kildare County Council



Derrinturn

Local Area Plan 2008

Plean Cheantar Áitiúil 2008 Doire An tSoirn



Kildare County Council

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Part A - 1.0 Introduction



1.1 LAP Status and Process

Part II, Chapter II, Section 19 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.

The Period of this Plan should be taken as six years from the date of its adoption or until it is varied or a new plan made (2008– 2014).



Table 1: Preparation of the Derrinturn 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)	17th April '08 – 28th May '08
(b) Preparation of Manager's Report (≤12 weeks from date notice is placed in press - see (a) above)	29th May '08 – 4th July '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)	Considered at Full Council Meeting on July 28th 2008
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)	July 29th '08 – 13th August '08
(e) Public display of variation or modification (≥ 4 weeks)	14th August '08 – 10th September '08
(f) Preparation of Manager's Report (≤ 8 weeks from date of publication of notice – see (d) above)	11th September '08– 8th October '08
(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.	Considered during the period 9th October '08 – 19th November '08 Council meeting held November 10th '08 LAP legally coming into effect 19th November '08

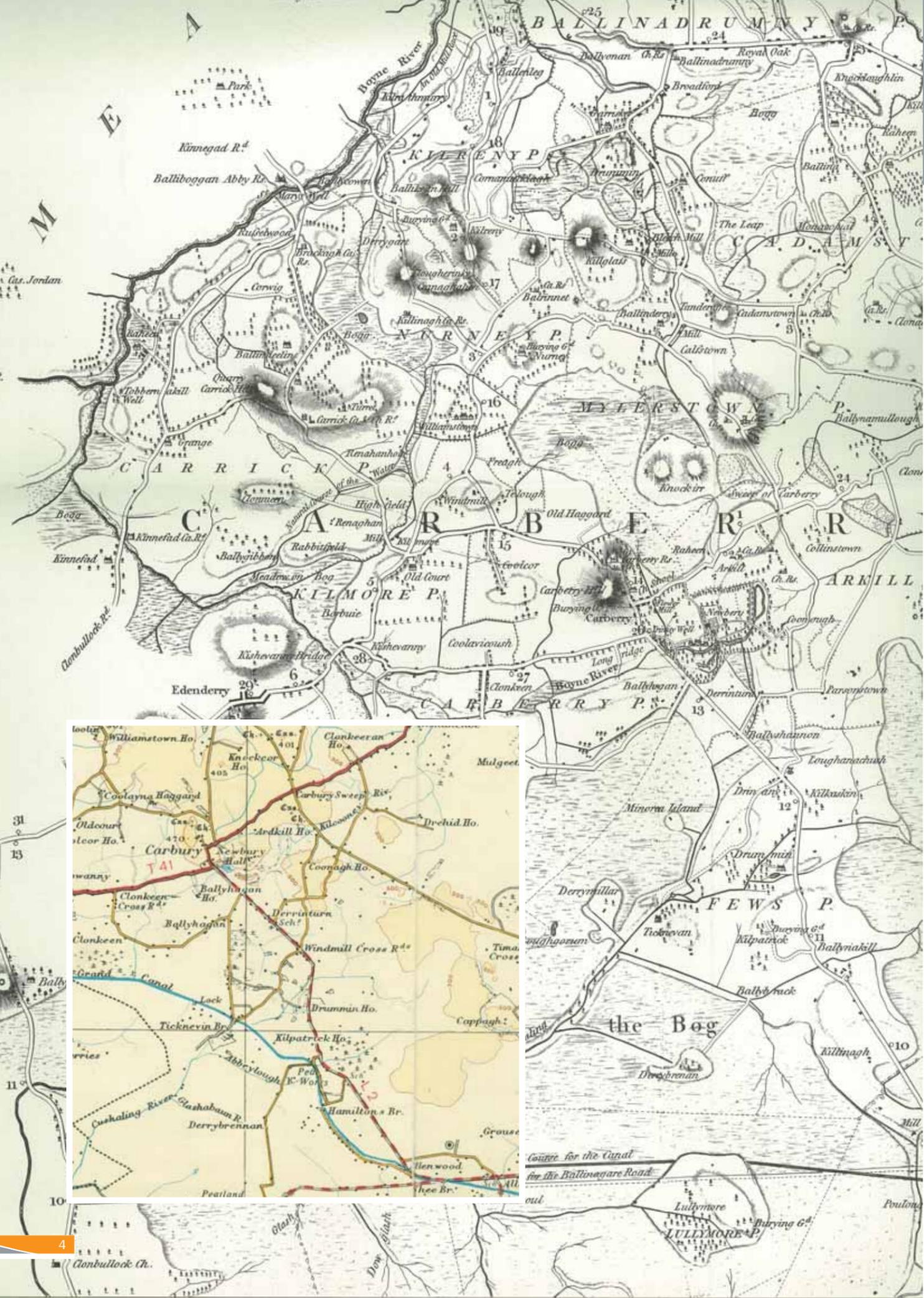


Figure 2 - Aerial Photograph of Derrinturn Village 2005

1.2 Plan Area

Derrinturn is a rural village, located in the north-west of the County along the Regional Road, R403 between Allenwood to the south east, Carbury to the north west and Edenderry (Co. Offaly) to the west. Derrinturn is located approximately 21km from Clane and 30km from Naas.

In bogland areas, population tends to be concentrated in small settlements, such as Derrinturn. This historic pattern is evident in Kildare, with the large townlands located in the western part of the county, compared to those in the eastern part.

1.3 Historic Development of Derrinturn

Derrinturn means Doire an tSoirn meaning Oak Grove of the Kiln. The settlement appears on the Noble and Keenan map of 1752 as Derinturn and Alexander Taylor's map of 1783 as (apparently) Derrintura.

This Local Area Plan for Derrinturn consists of a Written Statement comprising;

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

The settlement developed mainly around the erection of the R.C. Chapel in 1807 and later the school in c.1815.

Derrinturn is located within the Western Boglands Landscape Character Area, which is characterised by flat topography, smooth terrain and bogland vegetation. Surrounding agricultural lands are generally pastureland with a well-developed pattern of medium-sized and larger fields and an established hedgerow system.

The Written Statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Derrinturn, 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 Derrinturn are included in this LAP.

Settlement patterns in and around Derrinturn have historically been affected by the presence of bogland. Due to their unattractiveness for agricultural development, bogland areas have traditionally been sparsely populated, in comparison with other areas of the county.

Figure 1 – (Left; Inset) Ordnance Survey map for Derrinturn

2.0 Strategic Context and Relevant Policy Documents



2.1 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 NSS sets out policies for Derrinturn in the context of the Dublin and Mid-East Region (Greater Dublin Area). The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or 'development centres' in the hinterland.

2.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPG's) establish a broad planning framework for the Greater Dublin Area (GDA).

The guidelines outline a settlement hierarchy consisting of five classifications of urban centres. In accordance with the RPGs, Derrinturn is designated as a Village (the fifth tier), whose economic function is to attract small rural based enterprises. Within this designation, Derrinturn is further categorised as a 'Key Village', which should be considered as a 'rural service centre'.

The Guidelines envisage that the future development strategy of such villages should be to "concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. Key villages would be the centre of a cluster of other villages and provide services and jobs relatively close by. The concentration of population will strengthen the viability of services, such as public transport, primary schools and retail and facilitate the creation of small rural enterprise." (Section 7.6, pg 136 – Regional Planning Guidelines 2004 - 2016)

2.3 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:

1. To provide for balanced and sustainable distribution of economic and social growth across the county.
2. To provide infrastructure and transportation in accordance with the principles of sustainable development.
3. 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.
4. 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 Derrinturn 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.



2.4 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

2.5 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.

2.6 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 is 8% and affordable housing is 12%. The primary purpose of the legislative provisions is to secure completed social and affordable housing, more quickly and more efficiently.

2.7 'Sustainable Residential Development in Urban Areas' and 'Urban Design Manual – A best practice guide'

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 intend to 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.

2.8 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.

2.9 Greater Dublin Area – Retail Strategy 2001

The Retail Planning Guidelines for the Greater Dublin Area are designed to ensure that there is a sufficiency of retail floorspace to accord with population and expenditure growth, and that it is located in an efficient, equitable and sustainable manner. Derrinturn is not however specifically mentioned in this Retail Strategy. A review of the Retail Planning Strategy for the Greater Dublin Area (GDA) is underway.

2.10 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. The Draft Strategy identifies a Retail Hierarchy for the County. Derrinturn is not specifically mentioned within this hierarchy however it is considered that Level 5 'Smaller Village Centres / Crossroads / Rural Settlements' is applicable to Derrinturn. The Strategy outlines that meeting the retail and community needs of Kildare locally is an important objective. The Strategy seeks to retain, encourage and facilitate the retail role of corner shops and small villages around the county. A revised County Retail Strategy for Kildare shall be prepared upon the completion of the Retail Strategy for the Greater Dublin Area.



3.0 Strategic Environmental Assessment

3.1 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.

3.2 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 requires screening of the plan in order to establish if development resulting from 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.

3.3 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 Derrinturn 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:

3.3.1 Department of Communications, Marine and Natural Resources

- (i) The implementation of this LAP should not compromise the stated objectives as set out in the Water Framework Directive. The Plan will have regard to the Water Framework Directive.
- (ii) Development on foot of this LAP should be considered premature until suitable Sanitary Services infrastructure is in place to take and treat satisfactorily the anticipated increased loadings. Development shall be dependant upon the availability of sanitary services infrastructure.

3.3.2 Eastern Regional Fisheries Board

No comments received

3.3.3 Environmental Protection Agency

No comments received

3.3.4 Department of the Environment, Heritage and Local Government

- (i) The Department of the Environment, Heritage and Local Government stressed the importance of groundwater and surface water quality being protected particularly in the absence of the new sewage treatment works. This issue will be dealt with through the LAP with the imposition of a condition limiting development until the upgrade of the new treatment system is complete.
- (ii) The Local Area Plan should include a natural heritage section, which should focus on ensuring that development proposals take into account the need to protect, retain and enhance biodiversity generally. [Specific objectives in relation to the protection of natural heritage are included in the Local Area Plan.]



The Strategic Environmental Assessment (SEA) informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

4.0 Population

The 2006 census data established that there were 186,335 people resident in County Kildare. Derrinturn accounted for 1,138 or 0.6% of the County's total population.



4.1 Background

The Kildare County Development Plan 2005-2011 (CDP) did not include a housing construction target for Derrinturn 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. Derrinturn accounted for 1,138 or 0.6% 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 Derrinturn 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 Derrinturn from the 2006 Census, it shall be assumed that Derrinturn will continue to account for 0.6% (as above) of the revised RPG figures, which would equate to a total additional population figure of 460 between 2006 and 2016 (Total population 2016 minus total population 2006 as per Table 2).

Table 2 shows that a 'year on year' figure of 46 would assume a total population for Derrinturn of 1,506 (the end of the six year life of this Local Area Plan).

4.2 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 Derrinturn shows that c. 186 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 Derrinturn

However, as clearly set out in Table 2, the projected population for Derrinturn as projected having regard to the Regional Planning Guidelines should be 1,506 by 2014 (end of the life of this Local Area Plan).

Table 2: Derrinturn RPG Population Allocation

Year	Total Population
2006 (CSO)	1,138
2007	1,184
2008	1,230
2009	1,276
2010	1,322
2011	1,368
2012	1,414
2013	1,460
2014	1,506
2015	1,552
2016	1,598

5.0 Public Utilities

Table 3: Projected population for Derrinturn by 2014 without proposing any additional residential zonings.

Population of Derrinturn in 2006	1138
Population resulting from construction of c. 186 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	469
Population arising from 0.74 ha of uncommitted lands from the Derrinturn Local Area Plan 2001, assuming a household figure of 2.52 and an average density of units per ha of 20 (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).	37
Total envisaged population for Derrinturn by 2014 without proposing any additional residential zoning.	1644

Without providing any additional zoning the total envisaged population for Derrinturn in 2014 is 1,644 persons, this exceeds the RPG target of 1,506 persons by 138 persons. Paragraph 7.9 of the Regional Planning Guidelines states that the overzoning of land is acceptable, perhaps even by one-third to one-half.

In the case of Derrinturn the following is of note; 1506 (being the projected population figure for Derrinturn in 2014, the end of this Plan period, in accordance with the Regional Planning Guidelines as per Table 2) minus 1230 (as per Table 2) equates to 276. Half of 276 (i.e. 138) added to 1,506 equates to 1644 to provide for one-half overzoning over the life of this Local Area Plan.

However as per Table 3 above a total population of 1644 may be accommodated within the village without any further residential zonings. This figure includes population arising from grants of permission not already taken up and population that may arise from, as yet, uncommitted lands within the development boundary of Derrinturn.

Having regard to all of the above, it is noted that the RPG allocation including the one-half overzoning would not be exceeded.

It is accepted however that the graveyard in Derrinturn is nearing capacity and as such, it is considered reasonable to propose a graveyard extension as part of this Local Area Plan. In order to ensure the delivery of the extension an area of 5 acres (2.02 ha) of residential lands shall be proposed on the condition that 2 acres (0.81 hectares) for the purposes of a graveyard extension be transferred to Kildare County Council for the sole intended use of these lands for a graveyard extension (See Map 2). The proposal would thereby provide for an additional 30 units or an additional 76 population (at a household density of 2.52 (see section 4.1 above). It is thereby considered that the proposed residential zoning is considered reasonable.



5.1 Water Supply

Presently there is inadequate water supply in the catchment area of Derrinturn. The reservoir at Allen has difficulty in meeting the demand. Therefore additional development would be premature pending a spur or a connection feed from the North East Kildare Water Supply Scheme to supply this catchment with potable water.

5.2 Waste Water

The existing Derrinturn Waste Water Treatment Plant is overloaded and at present does not have capacity to cater for additional developments. The DoEHLG has approved a 1600PE plant for Derrinturn. Completion of this plant is estimated for mid 2008. It should be noted that developments in Derrinturn were only permitted to connect to separate temporary treatment systems provided that they made provision to connect to the long-term solution when completed.

5.3 Surface Water

The current surface water drainage situation in Derrinturn is unsatisfactory and, without an improvement to the surface water drainage pipeline future developments shall be severely constrained.

5.4 Waste

Refuse collection in Derrinturn is currently carried out by a private contractor on behalf of Kildare County Council. A recycling facility is currently located next to the Costcutters Supermarket in the centre of the village.

5.5 Electricity and Telecommunications

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

The telecommunications network in Derrinturn 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 Derrinturn 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.

6.0 Conservation



6.1 Natural Heritage

6.1.1 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 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.

There is a diversity of natural and semi-natural habitats within the Derrinturn environs including woodland, river and grassland habitats and while there are no specific NHA or SAC areas located within the local area plan boundary, there are a number of specific objectives included in Part B of this Local

Area Plan which aim to ensure that development proposals take into account the need to protect, retain and enhance natural heritage and biodiversity generally.

6.2 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 Derrinturn for the benefit of future generations.

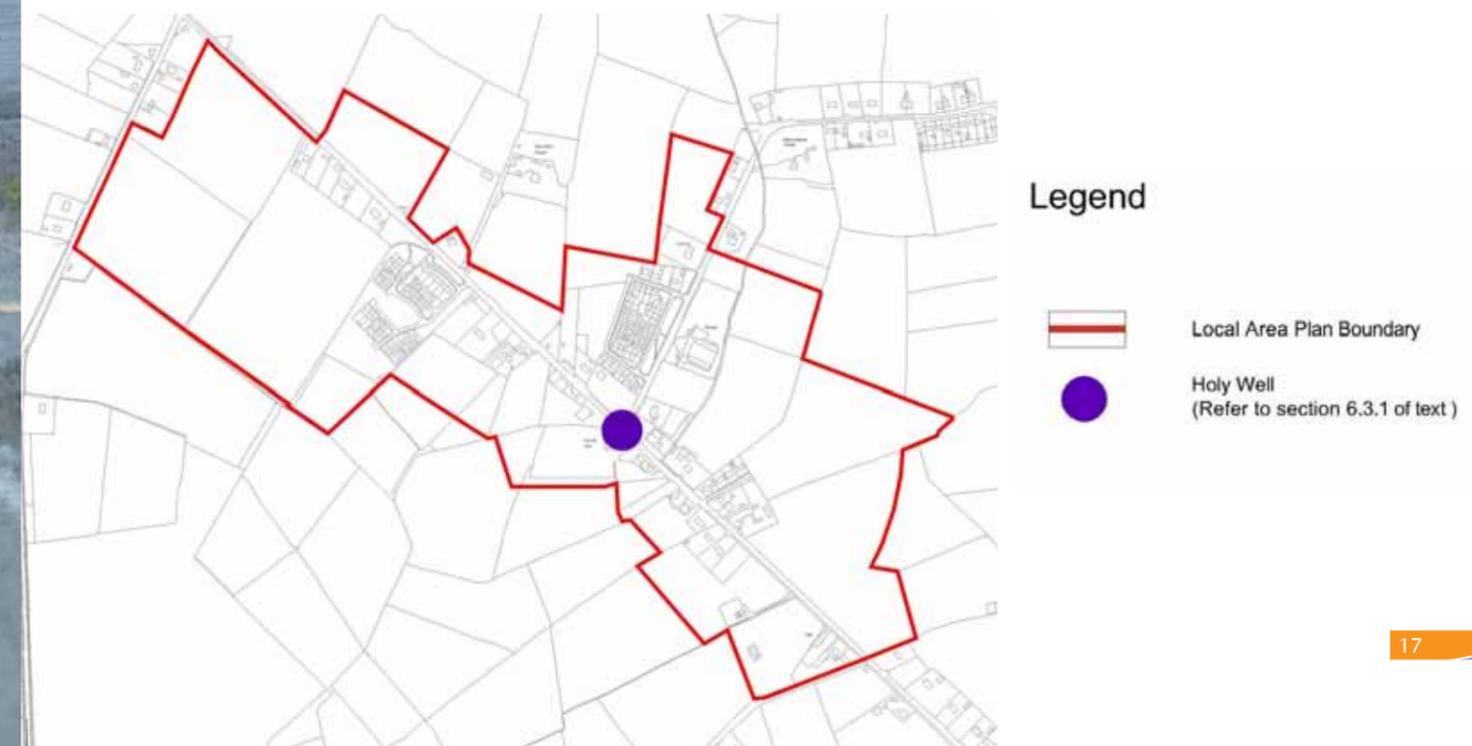
6.3 Archaeological Heritage

6.3.1 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 4 (below) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Derrinturn.

Table 4: Sites and Monuments Records

Item (Description)	Holy Well
Location (Townland)	Derrinturn
OS Sheet No.	8
Reference	KD008-034



7.0 Land Uses



7.1 Village Centre

The Derrinturn Local Area Plan 2001 zoned a total of c. 6.6 hectares of land as 'Village Centre'. Existing facilities and businesses within the village include a service station, pharmacy, launderette, convenience store, crèche, phone store, funeral home and two public houses.

Historically, the village has developed in a linear urban form (See Figure 2). Recent development pressure has resulted in a large number of houses being built in peripheral areas. The Council will promote the consolidation of the village centre in accordance with National and Regional Planning Policy. This Plan proposes to zone a further 2.08 ha of 'Village Centre' lands to the north east of the existing village centre to provide for a range of residential, employment and amenity opportunities.

7.2 Residential

Having regard to Sections 4.1 and 4.2 of Part A, it is considered reasonable to propose an additional 2.02 ha/ 5.04 acres for residential development.

Table 5 – Village Centre Zoning

Zoning Objective	Area in 2001 Local Area Plan	Area in 2008 Local Area Plan
Village Centre	6.6 ha	10.438 ha

7.3 Institutional & Community

The range of community facilities available in Derrinturn include a primary school, church, community hall and GAA club. The Council encourages the appropriate expansion of these facilities. There is no post primary school in Derrinturn. Secondary school pupils must travel to Prosperous, Naas or Clane.

It is considered reasonable to extend the area of the existing graveyard adjacent to the Church in the village centre. The graveyard is currently at capacity and in this regard an additional 0.81 ha/ 2 acres extension to the graveyard is proposed (See the Specific Zoning Objective for 'E' (Community and Education) in Table 10).

7.4 Open Space & Amenity

The provision of attractive recreational open space is an essential component of the Council's vision for developing Derrinturn. The quality and location of such space is as important as the quantity.

Table 6 – Residential Zoning

Zoning Objective	Area in 2001 Local Area Plan	Area in 2008 Local Area Plan
New Residential	15 ha	8.79 ha
Existing Residential	24.2 ha	28.556 ha <small>* This land use zoning shall be renamed 'Existing / Permitted Residential' in the Local Area Plan.</small>

This Plan will ensure the protection of existing areas of open spaces in the village. Furthermore, the Council recognises the need for a park and playground for the growing population. In this regard, the development of the 'Village Centre' expansion shall incorporate a village park and playground (See the Specific Zoning Objective for 'A1' (Village Centre Extension) in Table 10).

7.5 Light Industry & Enterprise

An area of approximately 2.6 ha was zoned 'Light Industry/Enterprise/' in the 2001 LAP on the Carbury Road to the north west of the village. These lands remain undeveloped at the current time. In order to facilitate small scale light industry/enterprise opportunities in the village however it is considered reasonable to propose an additional 0.34 ha to the south-east of the village core.

Table 7 – Institutional & Educational Zoning

Zoning Objective	Area in 2001 Local Area Plan	Area in 2008 Local Area Plan
Institutional & Educational	2.7 ha	14.14 ha <small>* This land use zoning shall be renamed 'Community & Educational' in the Local Area Plan.</small>

Table 8 – Open Space & Amenity Zoning

Zoning Objective	Area in 2008 Local Area Plan
Open Space & Amenity	0.91 ha <small>It shall also be noted as above that an element of the Village Centre extension shall provide for a park / playground facility.</small>

Table 9 – Light Industry & Enterprise Zoning

Zoning Objective	Area in 2001 Local Area Plan	Area in 2008 Local Area Plan
Light Industry & Enterprise	2.6 ha	2.77 ha

The Strategic Vision and Strategic Policy Objectives, as set out below, provide the overall strategy of Kildare County Council for the proper planning and sustainable development of Derrinturn. The Vision and Policy Objectives are framed within the socio-economic, environmental and strategic planning contexts for the future development of Derrinturn.

8.1 Overall Strategy for Derrinturn

The overall vision for Derrinturn is for its growth as a village with critical mass sufficient to sustain a range of residential, employment and services for the growing local community in accordance with National, Regional and County planning policy documents. The physical environment of the village shall be of the highest quality, with existing under-utilised village centre sites developed to their maximum potential. Particular attention shall be paid to protecting and enhancing the natural, built and archaeological heritage of the village.

8.2 Strategic Policy Objectives

It shall be the policy of the Council:

- To identify appropriate areas for community and amenity focused mixed-use development.
- To identify additional areas for employment and enterprise.
- To provide an orderly and definite edge between the village and its rural surroundings
- To curb further ribbon development
- To improve physical and social infrastructure services throughout the village.
- To ensure the protection and enhancement of the natural and built heritage of Derrinturn.
- To consolidate, strengthen and revitalise the village centre by promoting the development of under-utilised and derelict sites and by increasing the range of goods and services available.
- To support the provision of public transport infrastructure.



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 Derrinturn. 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.

2.0 Housing



Careful consideration be given to the relationship between residential schemes and adjoining public roadways. Variety in the layout of the development scheme to include courtyard type developments and short cul de sacs.

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, it shall be an objective of the Council:

H1 To require the following in terms of layout, design and landscaping of residential development schemes:

Layout:

- (i) a development layout that will maximise the safety of pedestrians and that will 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 de sacs. The monotony of long stretches of residential units in a linear format shall not be permitted.
- (iii) that careful consideration 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.
- (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) Development shall not be permitted on designated areas of open space that form 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, 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.
- (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) Seating arrangements both formal and informal

(d) 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.

H2 to favourably consider planning applications which promote the use of underused and vacant upper floors.

H3 all development proposals to comply with the following DoEHLG publications:

- 'Sustainable Residential Development in Urban Areas – Consultation Draft Guidelines for Planning Authorities' (February 2008) or as subsequently amended
- 'Urban Design Manual – A best practice guide, A companion document to the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas' (February 2008) or as subsequently amended.

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/en>)

H4 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).

H5 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 applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) (see Appendix B attached) 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 each 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 12% and 8.5% 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.

H7 To name 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 not be permitted within the development boundary of Derrinturn. 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.



3.0 Industry and Enterprise



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:

- E1** To facilitate the development of light industry and enterprise opportunities on appropriately zoned lands in Derrinturn in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Kelt and the County Development Board.
- E2** 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. A landscape buffer zone shall be required between industry and enterprise units and adjacent land zonings. The width of this buffer shall be determined having regard to the type and intensity of the use proposed.

- E3** To encourage the provision of incubator units for enterprises as part of larger light industrial developments.
- E4** No retail warehousing or heavy industrial units shall be permitted within the 'H' zoning as identified on Map 2.

4.0 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:

- C1** To ensure the provision of community, educational and cultural facilities in tandem with residential, commercial and other developments (See H6 above).
- C2** To continue to liaise with the Department of Education in the active provision of school places.
- C3** To facilitate the expansion of the existing school in Derrinturn to accommodate its future needs and to facilitate the development of sports, recreational and cultural facilities for the school.
- C4** 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.
- C5** To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout Derrinturn.
- C6** To require the provision of Childcare Facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001.
- C7** To co-operate with the HSE in the provision of health and social facilities.



5.0 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:

- W1** 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.
- W2** To minimise wastage in the water supply network.

W3 To preserve free from development the way leaves of all public water mains.

W4 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:

- SU1** 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.
- SU2** To refuse all future development proposals unless satisfactory surface water drainage can be provided. In this respect it is advised to liaise with the council's Area Engineer prior to the submission of any development application.
- SU3** To replace the entire surface water drainage pipeline from the T junction with the church as far as the discharge to the Ballyshannon River.

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:

- WW1** To require all developments in Derrinturn to connect to the waste water treatment plant when completed.
- WW2** To ensure that the necessary drainage facilities to serve the needs of all development are provided.
- WW3** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.
- WW4** To ensure the changeover from septic tanks to mains connections in all cases where this is feasible.

WW5 To preserve free from development the wayleaves of all public sewers.

WW6 To maintain and improve existing sewerage services.

WW7 To ensure that all new developments in Derrinturn utilise and connect to existing water and wastewater infrastructure.

WW8 To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution.

WW9 To ensure that all licensable operators discharging waste-water are operating within permitted limits.

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:

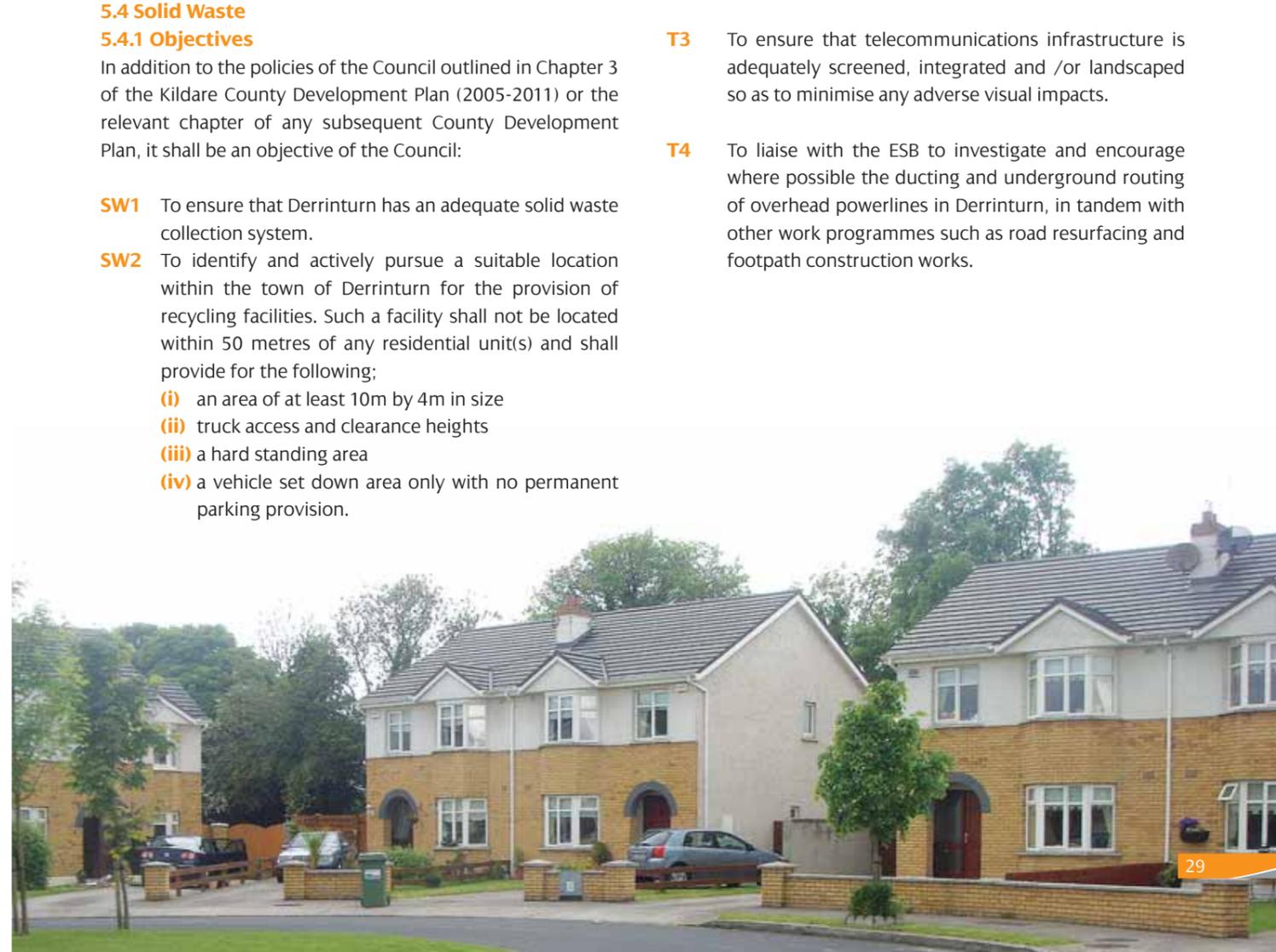
- SW1** To ensure that Derrinturn has an adequate solid waste collection system.
- SW2** To identify and actively pursue a suitable location within the town of Derrinturn for the provision of recycling facilities. Such a facility shall not be located within 50 metres of any residential unit(s) and shall provide for the following:
 - (i) an area of at least 10m by 4m in size
 - (ii) truck access and clearance heights
 - (iii) a hard standing area
 - (iv) a vehicle set down area only with no permanent parking provision.

5.5 Telecommunications

5.5.1 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:

- T1** 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.
- T2** To preserve significant landscape views from the visual intrusion of large scale telecommunications infrastructure.
- T3** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts.
- T4** To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Derrinturn, in tandem with other work programmes such as road resurfacing and footpath construction works.



6.0 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:

- TR1** To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
- TR2** To improve the quality of the village centre as follows:
 - (i) introduce natural calming measures such as curving the main street where appropriate to do so or introducing ramps in the village centre.
 - (ii) provide for traffic calming 'gateways' on the approach roads to the village which could take the form of road narrowing or the introduction of centre islands.
 - (iii) Planting of semi mature and mature trees both formally and informally throughout the village but along the main street in particular
 - (iv) Provide for a visual distinction in road surface treatment for both pedestrian and vehicular movement which could take the form of raised sections of roadway or changes in the texture or colour of the road surface.
 - (v) include sensitive boundary treatment along the route of the road along the main street
 - (vi) high quality seating, lighting and minimal street furniture should also be provided in the village centre to add to the attractiveness of the village core.

Figures 3 and 4 provide illustrations of how the above could be incorporated in a plan to enhance the centre of the village of Derrinturn.

- TR3** To ensure insofar as possible that all transport facilities and services (including car parking) in the Derrinturn 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.

- TR4** It is an objective of the Council to
 - (i) refurbish footpaths in the village and improve access for the disabled as part of this refurbishment.

- (ii) construct new footpaths that are also accessible to the mobility impaired.
- (iii) To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the village.

- TR5** 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.

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:



Figure 3 – Suggested enhancement proposal for village centre



Figure 4 – Suggested enhancement proposal for village centre

- PT1** To work with all agencies to improve and develop public transport facilities in the area.
- PT2** To ensure where possible, that all public transport is accessible to the disabled.
- PT3** To improve bus shelters on both sides of the R 403 by incorporating well designed pick up / set down areas.

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:

- PC1** To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation of a cycle network, linking population, employment, educational and community facilities.
- PC2** To ensure that adequate secure bicycle parking facilities are provided as part of new residential, educational, recreational and commercial developments.
- PC3** 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.

7.0 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:

- AR1** To improve existing open space areas in housing developments that have been taken in-charge by the Council.
- AR2** To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.

AR3 To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.

AR4 To require that a park and playground facility be provided as part of any development proposal on lands zoned A1 'Village Extension'. (See Section 7.4 of Part A and the Specific Zoning Objective for 'A1' (Village Centre Extension) in Table 10).

8.0 Village Centre



8.1 Village Centre 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:

- TC1** to seek the renewal of derelict, underused and vacant sites.
- TC2** to encourage the use of upper floors in retail premises for commercial or residential use.
- TC3** to require a strong street frontage where possible onto roads and footpaths, creating definite building lines and continuity of the village structure.
- TC4** to require the undergrounding of utility cables in the village centre.
- TC5** 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 towards 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 village or in close proximity to residential units.

TC6 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 village centre.

TC7 to require the preparation of an Environmental Improvement Scheme for all future developments in the village in order to visually enhance the streetscape and key village spaces with an emphasis on promoting a people friendly environment with the promotion of useable areas of open space, landscaping and street furniture.

TC8 to develop the village extension as outlined in Table 10 and defined as A1 on Map 2.



9.0 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:

- DS1** To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Derrinturn. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.



10.0 Heritage

10.1 General Heritage – 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:

- HE1** To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.
- HE2** To ensure the maintenance of the character and built form of the village centre of Derrinturn by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.
- HE3** In relation to designated sites (See Map 1), 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 – 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:

- NH1** 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.
- NH2** To have regard to the County Bio-Diversity Plan, when completed 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.
- NH3** 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. In this regard tree surgery would be more desirable (See objective H1 – xv also).
- NH4** 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 (See objective H1 – xv also).

NH5

- 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 comprising similar species prior to any losses to the existing corridors.

10.3 Built Heritage - 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:

- BH1** 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.
- BH2** 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 Derrinturn.

10.4 Archaeological Heritage - 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:

- AH1** 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.
- AH2** To seek the protection of burial grounds in Derrinturn 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. This Local Area Plan provides for a 0.81 ha/ 2 acre extension to the existing graveyard in order to provide sufficient additional capacity for the duration of this Plan and beyond (See Specific Zoning Objective for E in Table 10).

11.0 Environment

11 Environment

It shall be an objective of the Council;

ENV1 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 Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is 1st January 2008.



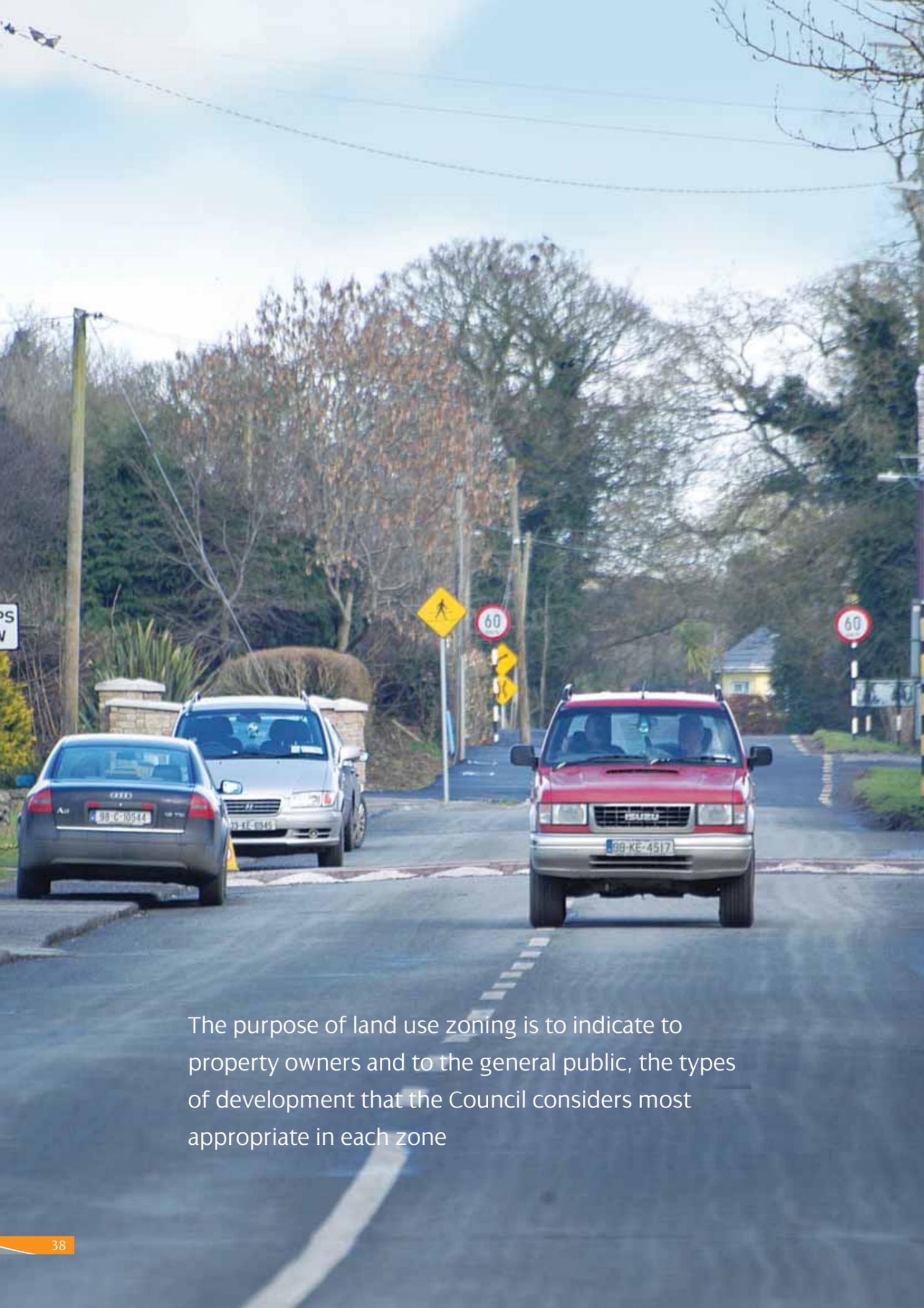
All applicable developments seeking planning permission from that date will be subject to compliance with this policy. (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive)

ENV2 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.

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.



Part C - 1.0 Specific Objectives



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

1.1 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 Derrinturn. These are shown on Map 2, 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 village 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;
- 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 Derrinturn 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 Map 2 and are defined on Table 10 below:

Table 10 Specific Land Use Zoning Objectives

Ref.	Use	Zoning Objective
A	Village Centre	<p>To provide for the development and improvement of appropriate village centre uses to include retail, commercial, office and community use.</p> <p>The purpose of this zone is to protect and enhance the special character of Derrinturn village and to provide for and improve retailing, residential, commercial, office, community and other uses appropriate to the centre of a developing village. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The established building height in the village centre shall not be exceeded. Warehousing and other industrial uses will not be permitted in this zone. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established village centre.</p> <p>Please also refer to Section 8 of Part B of this Local Area Plan, which refers to specific village centre objectives.</p>
A1	Village Centre Extension	<p>To extend Derrinturn village centre and to provide for and improve residential, commercial, office, cultural and other uses appropriate to the centre of this village to include the following:</p> <ul style="list-style-type: none"> (i) a park to include a playground. The park shall be centrally located and of adequate size to cater for passive and active recreational activities. It shall be adequately overlooked by residential and other development along its boundaries. (ii) a mixture of uses such as office based activity, residential and retail (iii) Pedestrian linkages with the school and adjoining residential developments

Table 10 Specific Land Use Zoning Objectives

A2	Village Centre	<ul style="list-style-type: none"> (iv) Vehicular access from the Edenderry – Allenwood Road and/or Carbury Road. (v) To protect the route of the new street (as per (iv) above) in the village centre from inappropriate development in order to allow for in-depth development of the village centre. (vi) Subject to the criteria outlined in Chapter 15 of the Kildare County Development Plan 2005-2011 or the relevant chapter of any subsequent County Development Plan, the height, building line, orientation and design of buildings in this area should significantly enhance the 'sense of place' in this central location. <p>To provide for the development and improvement of appropriate village centre uses to include retail, commercial, office and community use.</p> <p>In addition to 'A' above, the following shall also apply:</p> <p>Design Guidelines</p> <ul style="list-style-type: none"> (i) A mixed-use development shall be encouraged on this site and shall provide a mixture of commercial units on the ground floor with living accommodation above. (ii) All future development on this site shall provide a compact urban form with strong and defined building edges and building form. Varied ridge heights will also be encouraged. (iii) Buildings, gardens and public spaces shall be laid out to exploit the best solar orientation. (iv) Appropriate recycling facilities shall be required to be provided (v) The layout of any proposed development on the site shall provide linkages (vehicular, pedestrian and cyclist) to existing movement routes and facilitate these linkages to the adjacent lands to the west and to the east. (vi) Traffic speeds shall be controlled by the design and layout of development proposals rather than by speed ramps. (vii) All public open space shall be overlooked by surrounding homes private space
B	Existing / Permitted Residential	<p>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. 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.</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>

Table 10 Specific Land Use Zoning Objectives

C1	New Residential	<p>The density of development on these lands shall not exceed 6 units / acre or 15 units /hectare.</p> <p>Given the infrastructural constraints in Derrinturn at present it is recommended that a sequential approach be adopted in respect of new residential zonings. In this regard development shall be particularly encouraged on site 'C1'.</p> <p>All new residential development proposals shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.</p> <p>To provide for new residential development.</p> <p>In addition to the written text of 'C' 'New Residential' above, these lands shall be developed in such a way so as not to prejudice future access to the lands to the south west, currently outside of the development boundary.</p> <p>Prior to a grant of any planning permission on these lands the landowner shall transfer 0.81 ha (2 acres), outlined in pink on the accompanying map, to Kildare County Council free of charge for the purposes of an extension to the existing graveyard. Any subsequent residential planning application on this site shall include details of this resolved land transfer as part of a Social Infrastructure Assessment. This land transfer shall satisfy the applicant's community gain requirements.</p>
E	Community & Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local civic, religious, community, health and educational facilities.</p> <p>It shall be noted that an element of the village centre extension to the north and east of the school provides for a park to include a playground (See Specific Zoning Objective for A1 above).</p> <p>An extension of 0.81 ha/2 acres is proposed to the existing graveyard. These lands shall be transferred to Kildare County Council free of charge, prior to any grant of planning permission on those lands zoned residential and outlined in yellow on Map 2.</p>
E2	Community & Educational	<p>To provide for a nursing home</p> <p>This zoning objective provides for the development of a nursing home at this location, with no more than 24 associated independent living units to be provided on the site. Residential units constructed on 'E2' shall be provided as ancillary to the primary use of the site to accommodate a nursing home. The use of any of these units other than as ancillary accommodation specifically to the nursing home shall not be permitted.</p>
F	Open Space & Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>The aim of this land use zoning objective is to protect the areas of open space within existing residential areas from development.</p>
H	Light Industry and Enterprise	<p>To provide for light industry and enterprise development.</p> <p>This zoning provides for light industry and enterprise development excluding retail warehousing and heavy industry. Other uses, ancillary or similar to light industry and enterprise will be considered on the merits of each planning application.</p>

1.2 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 11) 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.

1.3 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 development of the village.

2 Definition of Terms

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 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.

2.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 11) will not be permitted.

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.

2.5 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.

2.6 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.

Table 11 - Land Use Zoning Matrix (To be read in conjunction with Map 2)

Land use	A	B	C	E	E2	F	H
Dwelling	Y	Y	Y	O	Y*	N	N
Guest house/hotel/hostel	Y	O	O	N	N	N	N
Restaurant	Y	O	O	O	N	N	N
Pub	Y	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	O	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N
School	Y	O	O	Y	N	N	N
Medical and related consultant	Y	O	O	Y	N	N	N
Health centre	Y	O	O	Y	N	N	N
Nursing Home	Y	O	O	Y	Y	N	N
Cemetery	N	N	N	O	N	N	N
Community Hall & Sports Halls	Y	O	O	Y	N	Y	N
Recreational buildings	Y	O	O	Y	N	Y	N
Cultural uses, library	Y	O	O	Y	N	N	N
Offices	Y	N	N	O	N	N	O
Garages, panel beating and car repairs	N	N	N	N	N	N	Y
Petrol Station	N	N	N	N	N	N	O
Motor Sales	N	N	N	N	N	N	Y
Car Parks	Y	N	N	O	O	O	Y
Heavy commercial vehicle parks	N	N	N	N	N	N	N
Cinema, dancehall, disco	Y	N	N	N	N	N	N
Warehouse (wholesale)	N	N	N	N	N	N	Y
Repository, store, depot	O	N	N	N	N	N	Y
Industry	N	N	N	N	N	N	O
Industry (light)	N	N	N	N	N	N	Y
Workshops	O	N	N	N	N	N	Y
Playing fields	Y	O	O	Y	N	Y	N
Place of Worship	Y	O	O	Y	N	N	N
Park/playground	Y	O	O	Y	N	Y	N
Tourist related facilities	O	N	N	O	N	O	N
Cattleshed/slatted unit	N	N	N	N	N	N	N
Broiler house	N	N	N	N	N	N	N
Stable yard	N	N	N	N	N	N	N
Hot food take-away	O	N	N	N	N	N	N
Utility structures	O	O	O	O	N	O	Y
Funeral homes	Y	N	N	Y	N	N	N
Creche/playschool	Y	O	O	Y	N	N	N
Amusement Arcade	N	N	N	N	N	N	N
Incinerator	N	N	N	N	N	N	N

Y = permitted in principal;

O = open for consideration;

N = not permitted

Y* - This Land Use Zoning Matrix must be read in conjunction with section 'E2' of Table 10

Derrinturn 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 a Strategic Environmental Assessment shall not be required for the following reasons:

The population of Derrinturn does not exceed 10,000 persons.

1. There were issues raised by the Department of Marine Communications and Natural Resources in relation to the protection of water quality and fishery status of the receiving waters in addition, the stated objectives of the Water Framework Directive should not be compromised as a result of this Local Area Plan. (These issues will be dealt with through the Local Area Plan with the imposition of a condition limiting development until the upgrade of the new treatment system is complete.)

2. The Department of the Environment, Heritage and Local Government stressed the importance of groundwater and surface water quality being protected, particularly in the absence of the new sewage treatment works. (This issue will be dealt with through the Local Area Plan with the imposition of a condition limiting development until the upgrade of the new treatment system is complete.)

1.0 Introduction

The provision of services and facilities can create an environment within which members of the community interact. Essential for health, well-being and social development, the provision of community, leisure and cultural facilities and a good quality environment make places attractive to live in.

Over the last decade particularly, residential and economic development has facilitated the provision of a range of community and recreational facilities. In some areas of the County however, particularly in the towns and villages, this provision has not kept pace with the growth of residential development and the level of community, recreational and cultural facilities remains inadequate to serve the needs and expectations of the local community. Where residential development is located away from necessary facilities, there is a greater dependency on private modes of transport. This situation can be remedied where facilities, necessary for everyday living, are located within walking distance of residential development.

It is essential to strike a balance between the residential mix and the associated social, economic and recreational facilities provided in order to achieve more balanced and largely self-sufficient communities.

The opportunity exists for a range of suitable proposals and land uses to be considered in conjunction with the existing built fabric and established pattern of development.

1.1 The Purpose of a Social Infrastructure Assessment (SIA):

The overarching purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

This SIA is intended to assist and guide developers in the preparation of SIA's for residential development schemes in Co. Kildare.

1.2 In what instances shall a SIA be required?

1. Residential development of five units or greater in the Rural Settlements (unzoned lands) as identified in Chapter 6 of the CDP 2005-2011.
2. Residential development of 50 units or greater on all other areas (zoned lands)

In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA.

1.3 Legal requirement for SIA:

The requirement for the submission of a SIA arises from Policy CPS 5 of the Kildare County Development Plan 2005-2011, which reads as follows:

'Applicants for significant developments will be required to submit a social infrastructure assessment, which demonstrates the facilities available to adequately service their development. This should include details regarding the following essential facilities: education, childcare, health and others such as shops, banks, post offices and recreational facilities'.

While the above policy has a specific requirement for the submission of a SIA, other relevant policies of the CDP 2005-2011 which identify the need to provide for balanced mixed use development include policies CPS 4 and RS 6, as follows:

CPS 4 (Chapter 4): 'It is the policy of the Council to work with the County Development Board to devise a model 'community impact statement' that assesses the positive and negative impacts on communities of proposed development and which will facilitate the process of assessing applications'.

RS6 (Chapter 6): 'When substantial development is proposed for a settlement, this shall be considered having regard to the availability of, or proposals for, the provision of any recreational, community, or other facilities required in the area as identified by the Council'.

1.4 Preparation of a SIA

As part of the SIA, developers will be required to conduct a survey of the broad range of services/facilities currently provided in the vicinity of the development site.

The result of the survey should serve to assist developers in identifying appropriate measures to put in place within development schemes in order to provide for social infrastructure that is found to be deficient in the area.

Planning Applications should be accompanied with the following document entitled “Social Infrastructure Assessment” and additional pages as necessary. This document should be accompanied by high resolution map(s) at A3 size or larger. These maps shall be to scale and have an identifiable legend. Each Map should have the planning application site clearly marked and outlined in red. Supplementary material such as photographs, appendices and so on may also be appropriate and should be submitted if considered appropriate. Regard should also be had to other proposals for residential development in the vicinity of the development site and the provision of social infrastructure proposed within them and details of same should be submitted as part of the SIA in both text and map form.

As with all planning applications, development proposals will be considered on their own merits and in particular, housing applications or mixed applications with a housing element should address the deficiency of social infrastructure provision in the area.



THE AIM OF THIS PLAN IS TO ESTABLISH A FRAMEWORK FOR THE
PHYSICAL, SOCIO-ECONOMIC, CULTURAL AND RECREATIONAL GROWTH
OF DERRINTURN IN A PLANNED, CO-ORDINATED AND SUSTAINABLE MANNER IN
ORDER TO CONSERVE AND ENHANCE THE ESTABLISHED TRADITION AND INTRINSIC
CHARACTER OF THE VILLAGE. THIS LOCAL AREA PLAN SETS OUT A NUMBER
OF POLICIES AND OBJECTIVES THAT WILL HELP TO ACHIEVE THIS AIM.

Derrinturn

Local Area Plan ZONING MAP

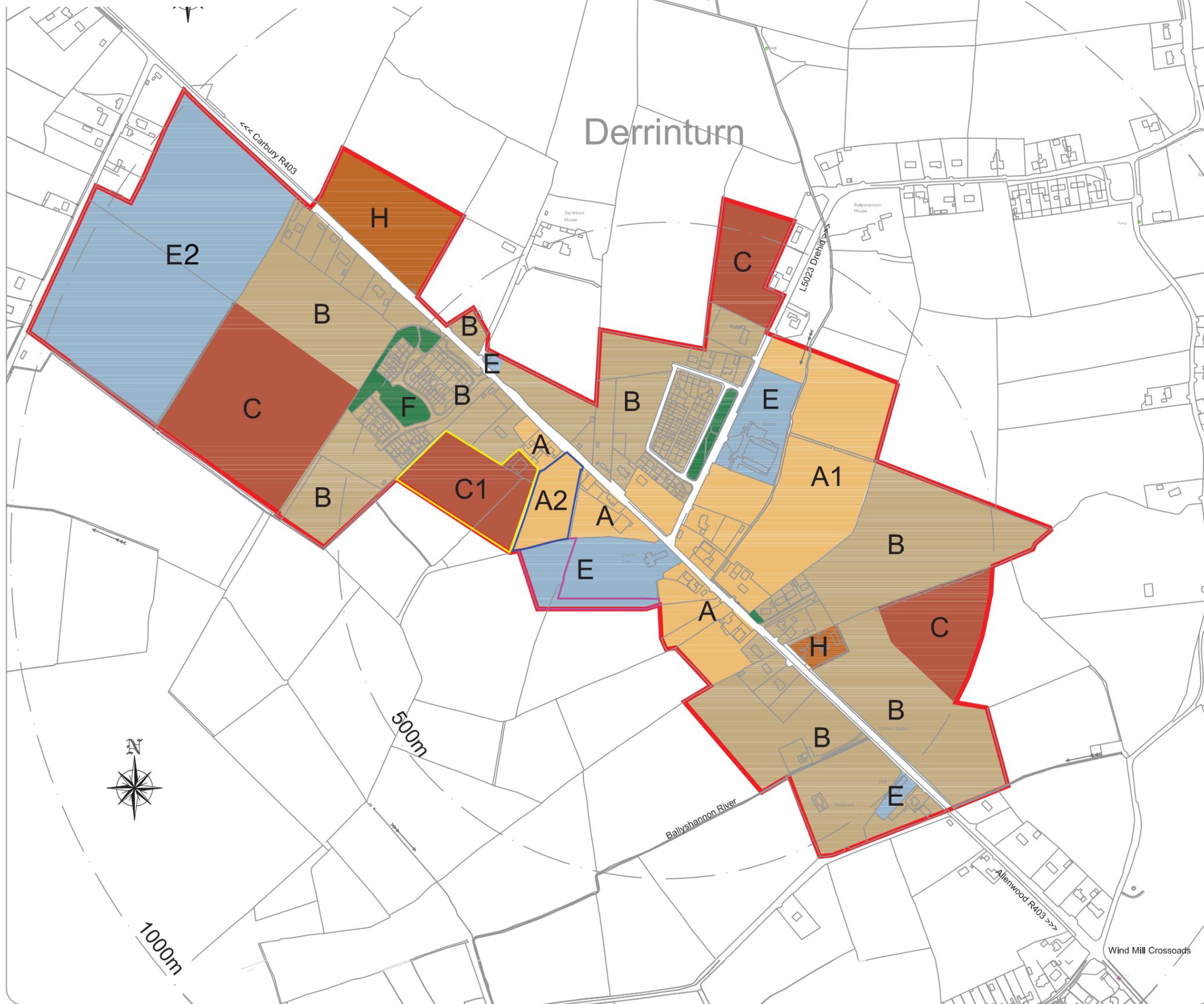


Kildare County Council
 Planning Department
 Aras Chill Dara, Devoy Park,
 Naas, Co. Kildare.

Derrinturn Local Area Plan 2008

Legend :

-  A + A1 + A2: Village Centre
-  B: Existing / Permitted Residential
-  C + C1: New Residential
-  E: Community & Educational
-  F: Open Space & Amenity
-  H: Light Industry & Enterprise
-  2008 Development Boundary
-  500m intervals from the village centre

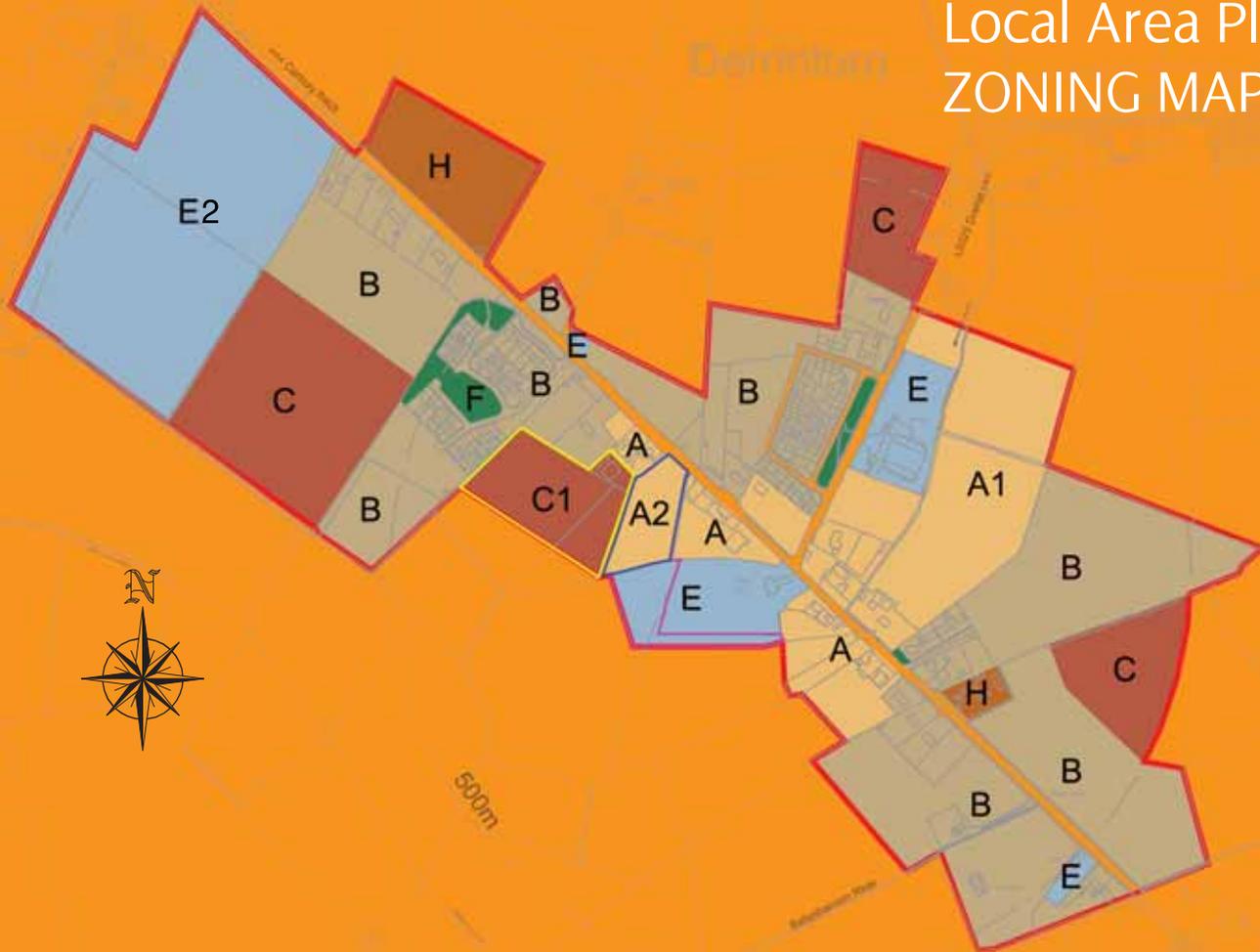


Land Use Zoning Map

Scale: N.T.S.	Map Ref.: 2
Date: 19th Nov. 2008	Drawing No. 200/07/205
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This drawing is to be read in conjunction with the Derrinturn Local Area Plan 2008

Derrinturn Local Area Plan ZONING MAP



Legend :

- A: Village Centre
- B: Existing / Permitted Residential
- C: New Residential
- E: Community & Educational
- F: Open Space & Amenity
- H: Light Industry & Enterprise
- 2008 Development Boundary
- 500m intervals from the village centre

Land Use Zoning Objectives Map	
Scale: N.T.S.	Map Ref.: 2
Date: 19th Nov. 2008	Drawing No. 200/07/205
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