



Derrinturn Local Area Plan 2001

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Planning Department, Kildare County Council, St Mary's, Naas, Co. Kildare

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1. INTRODUCTION

1.1 Purpose of Plan

The aim of the Derrinturn Local Area Plan 2001 is:

To establish a framework for the planned, co-ordinated and sustainable development of Derrinturn and for the conservation and enhancement of its natural and built environment.

The Derrinturn Local Area Plan consists of this Written Statement and attached Map. It is essential that both be referred to in considering the proper planning and sustainable development of the town. The Written Statement takes precedence over the Map should any discrepancy arise between them. The period of this plan shall be taken as being 6 years from the date of its adoption or until it is reviewed or another plan made.

1.2 Planning Area

Kildare County Council considered it appropriate to draw up a distinct development plan for Derrinturn. The area to which this plan relates is shown on the attached map.

1.3 Regional Context

Derrinturn is located in west Kildare approx. 21km west of Clane and 7km east of Edenderry (Co. Offaly.). The village is located within the Mid-East Region and was identified in the *Strategic Planning Guidelines for the Greater Dublin Area* as being within the 'Strategic Green Belt Area', outside the Dublin Metropolitan Area. The strategy advocated by the guidelines is to restrict development within these areas to meet local needs only. The guidelines call for strict control of development in green belt areas so as to secure a clear distinction between urban areas and rural areas.

Concentrating local growth in Derrinturn is considered the most appropriate way of reducing the pressure for one-off housing and other development in the surrounding countryside, while at the same time providing enough serviced land to satisfy local demand.

1.4 Village Function and Role

Derrinturn is a service centre for its surrounding rural hinterland. In recent years it has come under pressure for development to serve Dublin commuters.

1.5 Population

In 1996 the Derrinturn Electoral District had a population of 553 persons¹. This district takes in a considerably greater geographic area than the town as defined in this plan. It is estimated that the 1996 population within the town boundaries was 500 persons in 1996² and 750 in 2001³.

1.6 Development Vision

The rapid growth Derrinturn is likely to experience over the next five years is both an opportunity and a threat. The danger is that the village's own unique character is swamped by urban sprawl. On the other hand, the growth in population may allow Derrinturn to develop the critical mass needed to sustain a range of economic and social facilities not currently viable in the town.

The development strategy of Kildare County Council, as set out in this Development Plan, is to consolidate Derrinturn as a self-sustainable village retaining its own unique village atmosphere and serving the needs of its local rural hinterland.

¹ Source: CSO

² Source: BSM estimate, based on a house count and assuming 4 persons per house.

³ Assuming all current planning permissions are acted on and an average of 3.5 persons per house.

It is critical, if this vision is to be realised, that the town grows in a balanced fashion. Growth in population must be accompanied by the growth in the social, cultural and economic infrastructure of the town.

Kildare County Council aims to achieve this by;

- Protecting and enhancing the rural character of the village,
- Making adequate provision for safe and convenient circulation around the village by foot, bicycle and car.
- Ensuring an adequate supply of serviced, zoned land is made available to accommodate future local population expansion.
- Ensuring that adequate recreational facilities are available to the residents of the town and its hinterland.
- Ensuring all new development in the town, by the Council or by the private sector, is of the highest standard.

This plan for the future development of Derrinturn is guided by the policies of the *1999 Kildare County Development Plan*, the *Strategic Planning Guidelines for the Greater Dublin Area (1999)*, the *1996 Regional Report of the Mid-East Regional Authority, Sustainable Development – A Strategy for Ireland (DoELG 1997)*.

Generally, unless stated otherwise within this plan the policies, objectives and standards set out in the Kildare County Development Plan also apply within the Derrinturn town boundary.

The Planning Authority is under a general obligation to secure the objectives set out in the Development Plan. The Council must also have regard to the provisions of the Plan when exercising its powers under the Planning and Development Act 2000. The plan should not be interpreted as committing the Council to any specific expenditure.

1.7 Development of a Balanced Community

It is recognised that the development of any area must be balanced and sustainable, and communities must have the opportunity to participate in a range of activity within their own area. There is a need to ensure that local employment opportunities exist for Derrinturn residents. Given Derrinturn's geographical location, the type of business envisaged is likely to be on a smaller scale but nonetheless of significant importance to the local community and economy. Accordingly a specific objective is included in this Local Area Plan relating to the facilitation of local employment.

2.0 DEVELOPMENT POLICY

2.1 Housing

2.1.1 Social and Affordable Housing

Kildare County Council, in carrying out its housing functions, will have regard to Government policy as established in *'Social Housing – The Way Ahead'* (DoELG1995) and *Social Housing Design Guidelines* (DoELG 1999) or as subsequently amended.

While the Council currently has no land bank in Derrinturn it will continue to seek for the provision of additional social and affordable housing to meet local needs and will consider other measures to assist in the accommodation of those on the local authority housing list. These may include joint social and private housing schemes developed through collaboration between private developers and the local authority.

P2.1.1 It is the policy of the Council to promote the provision of social and affordable housing accommodation in accordance with the proposals outlined in *'Social Housing – The Way Ahead'* and in other appropriate ways, including seeking an element of social and affordable housing in new residential proposals.

The Council is currently preparing the Kildare Housing Strategy. On its adoption by the Council, a proportion of all housing developed on zoned lands within the town boundary will be sought as social and/or affordable housing, in accordance with the strategy.

2.2 Education, Cultural and Community Facilities

2.2.1 Community Facilities

The range of community facilities throughout the town include a primary school, church, community hall and GAA club that in turn facilitate a wide range of activities.

P2.2.1 It is the Policy of the Council to co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities for the population of Derrinturn.

2.2.2 Village Centre

Derrinturn was, until recently, a village catering for a population of under 500 persons. It has recently undergone rapid growth, with a large number of houses built in peripheral areas.

P2.2.2 It is the policy of the Council to reinforce the village centre as the heart of Derrinturn and to improve its environment.

The Council will promote the creation of an additional street connecting the Clane and Coonagh roads in the village centre to facilitate in depth development and help create a core village area. The provision of adequate footpaths, public lighting and effective traffic calming measures are also considered essential.

2.2.3 Crèche and Playgroup Facilities

Changes in the population structure, changing lifestyles and economic needs have led to increasing demands for pre-school childcare facilities and day nurseries. The Council is aware of the importance of the provision of adequate childcare facilities in consolidating new and existing communities and as a means of addressing social exclusion and disadvantage. The Council will seek to facilitate the provision of crèche and playgroup facilities in appropriate location.

P2.2.3a It is the policy of the Council to encourage the provision of purpose-built creches and playschools in the village centre.

However, the Council is also aware that such facilities, when located in residential areas, can adversely affect amenity through increased traffic generation and other impacts.

P2.2.3b It is the policy of the Council to permit the conversion of part of existing dwellings to such uses, where the bulk of the building remains in residential use, subject to residential amenity and traffic considerations.

In this regard the location and accessibility of the proposed creche or playschool and size, location and quality of private open space associated with it, will be material considerations. The Council will have regard to the *Childcare Facilities Consultation Draft of Guidelines for Planning Authorities* issued by the Department of the Environment in May 2000 and as subsequently amended.

2.3 Public Utilities Policies

The Council, both directly and through the facilitation of other utility companies and authorities, will seek to ensure the efficient and effective provision of utility services throughout the town. The Council will support the private provision of public service infrastructure where this facilitates the objectives, aims and policies of the plan.

2.3.1 Water Supply

Derrinturn is supplied by the Mid-Regional Water Supply Scheme, taking its supply from the Ballymore Eustace water works operated by Dublin Corporation.

P2.3.1 It is the policy of the Council to provide water in sufficient quantity and quality to serve the needs of the existing and future population, and future commercial development.

2.3.2 Sewerage

A new sewage treatment works is planned for the village

P2.3.2 It is the Policy of the Council to ensure that the necessary drainage facilities to serve the needs of all development within the town are provided and to separate the disposal of foul and surface water through the provision of separate sewerage networks.

2.3.3 Surface Water Drainage

The Council intends to establish separate foul and surface water sewerage networks for the town of Derrinturn. The Council may require on site surface water attenuation measures, if in its opinion, a development is likely to cause flooding or excessive storm surges in existing water courses.

2.4 Transportation Policy

2.4.1 Access to and from Derrinturn

Derrinturn is located on the R 403 Edenderry – Clane road. Access to the village from Dublin and the west will soon be improved with the completion of the Kinegad to Kilcock bypass approx. 7km to the north of the town. Access by public transport however remains poor.

P2.4.1 It is the policy of the Council to co-operate with Bus Eireann and private bus operators to secure a satisfactory public transport service for the town.

2.4.2 Access around the village

The basis of the Council's policy is to create a safe and pleasant environment for pedestrians and cyclists by providing adequate footpaths, public lighting and traffic calming.

2.5 Environment and Conservation Policies

The natural and built environments make vital contributions to the quality of life in Derrinturn. The Council will require new development to be sympathetic to existing structures, particularly in the village centre. The Council will also seek to promote environmental awareness and good practices, together with high standards of design in all development proposals.

2.5.1 Pollution and the Major Accidents Directive

Development that causes noise, smell, smoke, soot, grit, dust, vibration or other forms of disturbance can damage the health of people, animals and plants and lead to a deterioration of building materials. Government policy, as expressed in *'Sustainable Development - A Strategy for Ireland'*, attaches great importance to controlling and minimising pollution. It advises that relevant agencies should aim to prevent pollution, minimise the risk to human health and the environment; and encourage and apply the most advanced technical solutions.

While the *Environmental Protection Agency* is responsible for the control and monitoring of pollution, Kildare County Council, as planning authority, exercises control over pollution and nuisance primarily through the development control process. The Council will refuse planning applications that are likely to give rise to unacceptable levels of pollution or nuisance, and will adopt a precautionary approach where scientific knowledge is inconclusive.

P2.5.1 It is the policy of the Council to refuse planning permission for development that would create unacceptable air, water, noise or other pollution or nuisance or is likely to fall under the Major Accidents Directive as defined by the Health and Safety Authority.

2.5.2 Control of Litter

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping and bill postering. Accordingly, the Council will carry out its functions under the Litter Act (1997) and as subsequently amended, and will actively combat litter under the Council's waste and litter management plans.

2.5.3 Protection of the Natural Environment

The Council recognises the importance of protecting established wildlife habitats.

P2.5.3 It is the Policy of the Council that the Ballyshannon River and other water courses, hedgerows and wildlife habitats are protected, conserved and enhanced where possible.

3.0 DEVELOPMENT OBJECTIVES

3.1 Land Use Zoning

The purpose of land use zoning is to indicate the planning authority's intentions for all lands within the boundaries of Derrinturn. The land use zoning objectives are detailed below and are shown on the Land Use Zoning and Specific Objectives Maps at the back of this plan. A range of land uses are listed in the matrix in fig. 3.1 together with an indication of their broad acceptability in the different land use zones.

3.1.1 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 the relevant policies, standards and requirements set out in Section 4 of the Development Plan.

3.1.2 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 development of the area.

3.1.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Use Zoning Matrix (Par. 3.2) will not be permitted.

3.1.4 Other Uses

Proposed land uses not listed in the matrix in table 3.1 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.

3.1.5 Non-Conforming Uses

It is not intended that existing established uses within the zones outlined in this Plan that are inconsistent with the primary zoning objective should be curtailed. All such cases, 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 Acts 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.

3.1.6 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.

3.2 Use Zoning Matrix

Land Use	Town centre	Existing residential/ nfill	New residential	Institutional and Community
Dwelling	y	y	y	o
Guest house/hotel/hostel	y	y	o	n
Restaurant	y	o	o	n
Pub	y	o	n	n
Shop (convenience)	y	o	o	o
Shop (comparison)	y	n	n	n
School	y	o	o	y
Medical and Related Consultant	y	o	o	y
Health centre	y	o	o	y
Nursing home	y	o	o	y
Community hall & Sports halls	y	o	o	y
Recreational buildings	y	o	o	y
Cultural uses, library	y	o	o	y
Offices	y	n	n	o
Garages, panel beating and car repairs	o	n	n	n
Petrol station	o	n	n	n
Motor sales	o	n	n	n
Car parks	y	n	n	n
Heavy commercial vehicle parks	n	n	n	n
Cinema, dancehall, disco	y	n	n	n
Warehouse (wholesale)	n	n	n	n
Repository, store, depot	n	n	n	n
Utility structures	y	o	o	o
Industry (light)	n	n	n	n
Workshops	o	n	n	n
Playing fields	o	o	o	y
Place of worship	y	o	o	y
Park/playground	y	o	o	y
Tourist camping site	o	n	o	n
Tourist caravan park	o	n	o	n
Residential caravan park	o	o	o	o
Cattleshed/slatted unit	o	n	o	n
Broiler house	o	n	o	n
Stable yard	o	n	o	n
Amusement Arcade	n	n	n	n
Hot food take-away	o	n	n	n
Creche/playschool	y	o	o	y
Funeral homes	y	o	n	y

y = permitted in principal, o = open for consideration, n = not permitted

Fig. 3.1 Land Use Zoning Matrix

3.3 Use Zoning Objectives

3.3.1 Zoning Objective A Village Centre

O3.3.1 To provide for the development and improvement of appropriate village centre uses including retail, commercial, office and community use.

The purpose of this zone is to protect and enhance the special character of Derrinturn village centre and to provide for and improve retailing, commercial, office, community 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.

3.3.2 Zoning Objective B Existing Residential/Infill

O3.3.2 To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.

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.

3.3.3 Zoning Objective C New Residential Development

O3.3.3 To provide for new residential development.

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, creche/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 should be developed in accordance with a comprehensive plan detailing the layout of services, roads and the landscaping of open space.

3.3.4 Zoning Objective D Institutional and Community

O3.3.4 To provide for educational and community facilities

This zoning objective provides for civic, religious, community and educational facilities including schools, health care, fire station, churches meeting halls and other community and recreational facilities.

3.4 Specific Objectives

This section of the plan sets out specific objectives which the Council itself intends to carry out or intends other parties to carry out during the period of this plan in order to realise the stated aims and detailed policies of the plan. Achievement of these objectives will, in many cases, be dependant upon adequate finance being made available to the Council from Central Government and other sources. Generally the specific objectives contained in the Kildare County Development Plan apply to Derrinturn. The following specific Objectives also apply.

3.5 Housing and Residential Objectives

The Council is committed to promoting a high quality of design in residential development. Generally the housing objectives of the Kildare County development Plan apply to Derrinturn.

The Council is aware that increased demand has pushed the cost of housing beyond the reach of many families and is anxious to ensure that local residents in particular can be housed in Derrinturn, if they so wish. It is an objective of the Council therefore to;

- O3.5.1 Continue to co-operate with the South Western Area Health Board and other statutory and voluntary bodies in the provision of sheltered and social housing,
- O3.5.2 Seek an appropriate element of affordable and social housing in new residential development and utilise powers available to local authorities under Part V of the 2000 Planning and Development Act, and in accordance with a Housing Strategy being prepared by Kildare County Council, to ensure appropriate proportions of new housing are made available as social and affordable housing.

3.6 Village Centre Objectives

It is an objective of the Council to;

- O3.6.1 Encourage the upgrading and expansion of existing retail outlets in the town centre,
- O3.6.2 Encourage the use of upper floors in retail premises for commercial or residential use.

3.7 Health Services

It is an objective of the Council to;

- O3.7.1 Co-operate with the South Western Area Health Board in the provision and expansion of health and social facilities and sheltered housing.

3.8 Education

It is an objective of the Council to;

- O3.8.1 Co-operate with the Department of Education and Science and the local school management board in the provision of an adequate number of school places to serve the needs of the town's population,
- O3.8.2 Facilitate the development of sports, recreational and cultural facilities for the school.

3.9 Utility Services Objectives

Generally the utility services objectives of the Kildare County development Plan apply to Derrinturn.

3.10 Sanitary Services

It is an objective of the Council to;

- O3.10.1 Prohibit the connection to the sewerage system of any proposed development out of phase with the overall development of the town or where the existing services are committed for other development,
- O3.10.2 Ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks,

-
- O3.10.3** Ensure the changeover from septic tanks to mains connections in all cases where this is feasible,
 - O3.10.4** Preserve free from development the way leaves of all public sewers,
 - O3.10.5** Require on site surface water attenuation measures where necessary

3.11 Transportation Objectives

3.11.1 Roads and Streets

It is an objective of the Council to;

- O311.1** Protect the route of a new street in the village centre so as to allow for in depth development in the village centre.
- O3.11.2** Ensure footpaths and street lighting is adequate to serve the residents of the town
- O3.11.3** Promote the provision of an adequate public transport system to serve the residents of Derrinturn.
- O3.11.4** Install effective traffic calming measures to reduce traffic speeds in the village
- O3.11.5** Seek to provide adequate car parking to serve the needs of the church and school.

3.12 Employment Objectives

It is an objective of the Council to;

- O312.1** Carry out an assessment, with the assistance of the Community and Enterprise Department of Kildare County Council and the County Enterprise Board, of the nature and scale of employment required in Derrinturn.
- O312.2** Within six months of the adoption of this Local Area Plan to identify lands of a suitable scale and location in Derrinturn to provide for the employment opportunities identified.
- O312.3** Immediately thereafter to give effect to this objective by allowing for public consultation and taking all appropriate action, including amending this Local Area Plan or the County Development Plan as appropriate.

4.0 DEVELOPMENT CONTROL

4.1 General

Generally development must be in accordance with the Development Control standards established in the Kildare County Development Plan. In addition the following standards apply.

4.1.1 Parking for the Disabled

In addition to complying with the parking standards in the Kildare County Development Plan, all developments must make provision for car parking for the disabled in accordance with the recommendations of *You Can Park Here*, published by ABLE.

4.1.2 Access for Disabled Persons

The Planning Authority will require that the layout and design of a proposed development gives consideration to the needs of the disabled. The planning authority will require that the design is in accordance with the Building Regulations 1997 and as subsequently amended. Developer's attention is drawn to Part M of the Building regulations in particular. Building designs and site layouts shall allow full access to the building for all disabled persons, whether employees, residents or the visiting public.

4.1.3 Access to Land

It is the policy of the Planning Authority to ensure that no development takes place that will prejudice the provision of vehicular and pedestrian access to undeveloped zoned lands.

4.2 Residential Design Standards and Densities

Generally all residential development must be in accordance with the Development Control standards established in the Kildare County Development Plan.

The Council does not consider Derrinturn to be an appropriate location for higher density residential development. Generally 6 houses to the acre (15/hectare) is considered the appropriate maximum density. Higher densities may be acceptable in the Town Centre zone.

4.3 Shop Front Design Standards

The provisions of the Kildare County Development Plan apply

4.4 Advertising and Signage

The provisions of the Kildare County Development Plan apply.

4.5 Telecommunications Masts and Satellite Dishes

Telecommunications masts, satellite dishes and associated equipment should be located on existing masts or pylons, or in industrial or utility areas. They may be permitted on high buildings of utility or industrial types but will not be permitted on churches or other civic buildings, nor in the vicinity of the school or residential areas.

Satellite dishes should generally be located to the rear of buildings.

4.6 Development Contributions, Bonds and Cash Deposits

The provisions of the Kildare County Development Plan apply.

**5.0 LIKELY SIGNIFICANT IMPACTS ON
THE ENVIRONMENT OF
IMPLEMENTING THE PLAN**

Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape and Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	comments
P2.1.1	Housing	-	-	-	-	-	-	-	-	-	-	-	
P2.2.1	Education, Culture and Community Facilities	-	-	-	-	-	-	-	-	-	-	-	Policies on Education, Culture and Community Facilities are unlikely to have a significant effect on the environment
P2.2.2	Community Facilities	-	-	-	-	-	-	-	-	-	-	-	
P2.2.3a		-	-	-	-	-	-	-	-	-	-	-	
P2.2.3b		-	-	-	-	-	-	-	-	-	-	-	Public utilities policies should lead to a reduction in the pollution of groundwater and of water courses.
P2.3.1	Public Utilities	-	-	-	-	-	-	-	-	-	-	-	
P2.3.2		-	-	-	-	-	-	-	-	-	-	-	
P2.4.1	Transport	p	-	-	-	-	p	p	-	-	-	-	Promotion of public transport is intended to lead to a reduction in car dependency, reducing air and noise pollution
P2.5.1	Environment and Conservation	p	p	p	p	p	p	p	p	p	p	p	Environment and Conservation policies are designed to protect and enhance the built and natural environment
P2.5.3		-	p	p	-	p	-	-	p	-	-	-	

Table 5.1 Likely Significant Effects on the Environment of implementing the Policies of the Derrinturn Local Area Plan (p = positive, n = negative, - = neutral/insignificant)






Objective Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape and Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	comment
O3.3.1	Land Use Zoning	-	-	-	-	-	-	-	-	-	-	-	Land Use Zoning objectives for residential development is likely to lead to the loss of agricultural land to development, which may have negative impacts on flora and fauna habitats and may lead to a degradation of the landscape.
O3.3.2		-	-	-	-	-	-	-	-	-	-	-	
O3.3.3		-	-	-	-	-	-	-	-	-	-	-	
O3.3.4		-	-	-	-	-	-	-	-	-	-	-	
O3.5.1	Housing	-	-	-	-	-	-	-	-	-	-	-	The creation of pedestrian/cycle routes is designed to lead to a greater use of walking, cycling and public transport.
O3.5.2		-	-	-	-	-	-	-	-	-	-	-	Specific objective on the Village Centre are unlikely to have a significant effect on the environment
O3.6.1	Village Centre	-	-	-	-	-	-	-	-	-	-	-	Specific objective on Health Services are unlikely to have a significant effect on the environment
O3.6.2		-	-	-	-	-	-	-	-	-	-	-	Specific objectives on Education are unlikely to have a significant effect on the environment
O3.7.1	Health Services	-	-	-	-	-	-	-	-	-	-	-	Public Utilities objectives should lead to a reduction in groundwater and water pollution while the KIWI is designed to minimise waste production and promote recycling
O3.8.1	Education	-	-	-	-	-	-	-	-	-	-	-	
O3.8.2		-	-	-	-	-	-	-	-	-	-	-	
O3.10.1	Sanitary Services	-	-	-	-	-	-	-	-	-	-	-	
O3.10.2		p	p	p	p	p	-	-	-	-	-	-	Promotion of walking cycling and public transport is intended to lead to a reduction in car dependency, reducing air and noise pollution.
O3.10.3		-	-	-	-	-	-	-	-	-	-	-	
O3.10.4		-	-	-	-	-	-	-	-	-	-	-	
O3.10.5		-	-	-	-	-	-	-	-	-	-	-	
O3.11.1	Transportation	-	p	p	p	p	-	-	-	-	-	-	Employment Objectives are unlikely to have an significant impact on the environment.
O3.11.2		-	-	-	-	-	-	-	-	-	-	-	
O3.11.3		-	-	-	-	-	-	-	-	-	-	-	
O3.11.4		-	-	-	-	-	-	-	-	-	-	-	
O3.12.1	Employment	-	-	-	-	-	-	-	-	-	-	-	
O3.12.2		-	-	-	-	-	-	-	-	-	-	-	
O3.12.3		-	-	-	-	-	-	-	-	-	-	-	

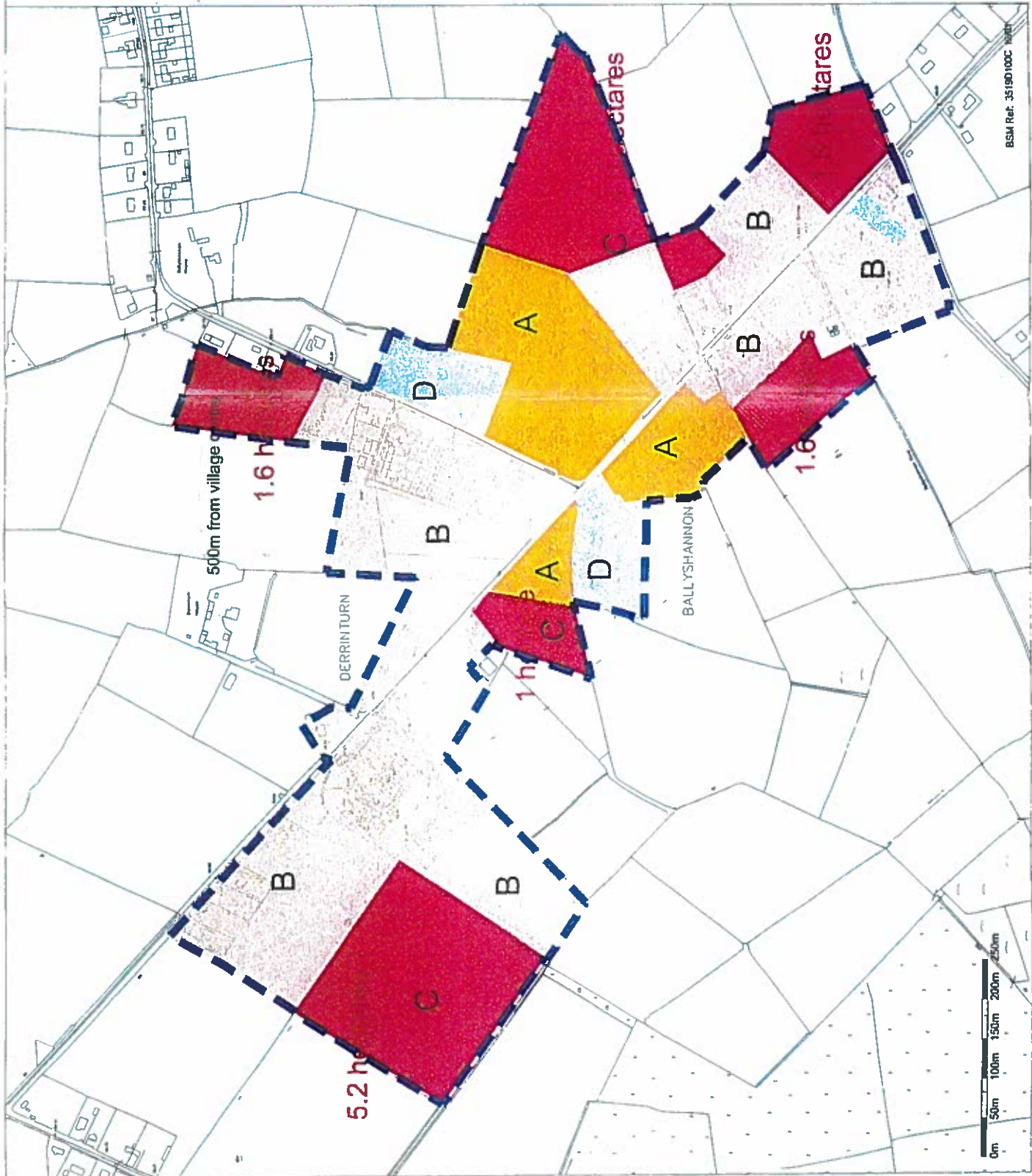
Table 5.2 Likely Significant Effects on the Environment of implementing the Land Use and Specific Objectives of the Derrinturn Local Area Plan (p = positive, n = negative, - = neutral/insignificant)

MAP



Land Use and Specific Objectives

-  A: Village Centre
-  B: Existing Residential
-  C: New Residential
-  D: Institutional and Community
-  2001 Development Boundary



Note: Road, cycle and foot paths are indicative only
To be read in conjunction with written statement
Map No. 1 Dec. 2001 Not to Scale