



Kildare County Council



Kilcock

Local Area Plan 2009

Plean Cheantar Áitiúil 2009 Cill Choca



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Part A – Review Context



1 Introduction

1.1 Local Area Plan Status and Process

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

A Local Area Plan shall be made in respect of an area which:

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

The written statement shall take precedence over the Map should any discrepancy arise between them. The period of this plan shall be taken as being six years from the date of its adoption or until it is reviewed or another plan made.

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 time frame for the preparation of this Local Area Plan.

Table 1: Preparation of the Kilcock 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)	4th September '08 – 15th October '08
(b) Preparation of Manager's Report (≤ 12 weeks from date notice is placed in press - see (a) above)	16th October '08 – 26th November '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)	27th November '08 – 7th January '09
Where, following the consideration of the Manager's Report, it appears to the Members of the Authority that the proposal (being a proposal to make the local area plan) should be varied or modified, and the proposed variation or modification would, if made, be a material alteration of the proposal concerned, the following process is enacted.	
(d) Publication of the notice of the proposed variation or modification. (≤ 3weeks)	28th January '09
(e) Public display of variation or modification (≥ 4 weeks)	22nd January '09 – 18th February '09
(f) Preparation of Manager's Report (≤ 8 weeks from date of publication of notice – see (d) above)	19th February '09 - 18th March '09
(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.	19th March '09 - 27th April '09



1.2 Layout of document

This Local Area Plan for Kilcock consists of a Written Statement comprising:

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

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

1.3 Plan Area

Kilcock is located to the north of County Kildare and is separated from County Meath by the Rye River. The town is located primarily between the Rye River and the new M4 motorway, but has been designated for major growth within the County Meath boundary due to the recently adopted zoning of large tracts of land for residential development by Meath County Council in a Variation to the Meath County Development Plan 2007-2013. Liaison with adjoining planning authorities is a requirement in the preparation of a Local Area Plan. This Local Area Plan benefits from the consultative process with Meath County Council.

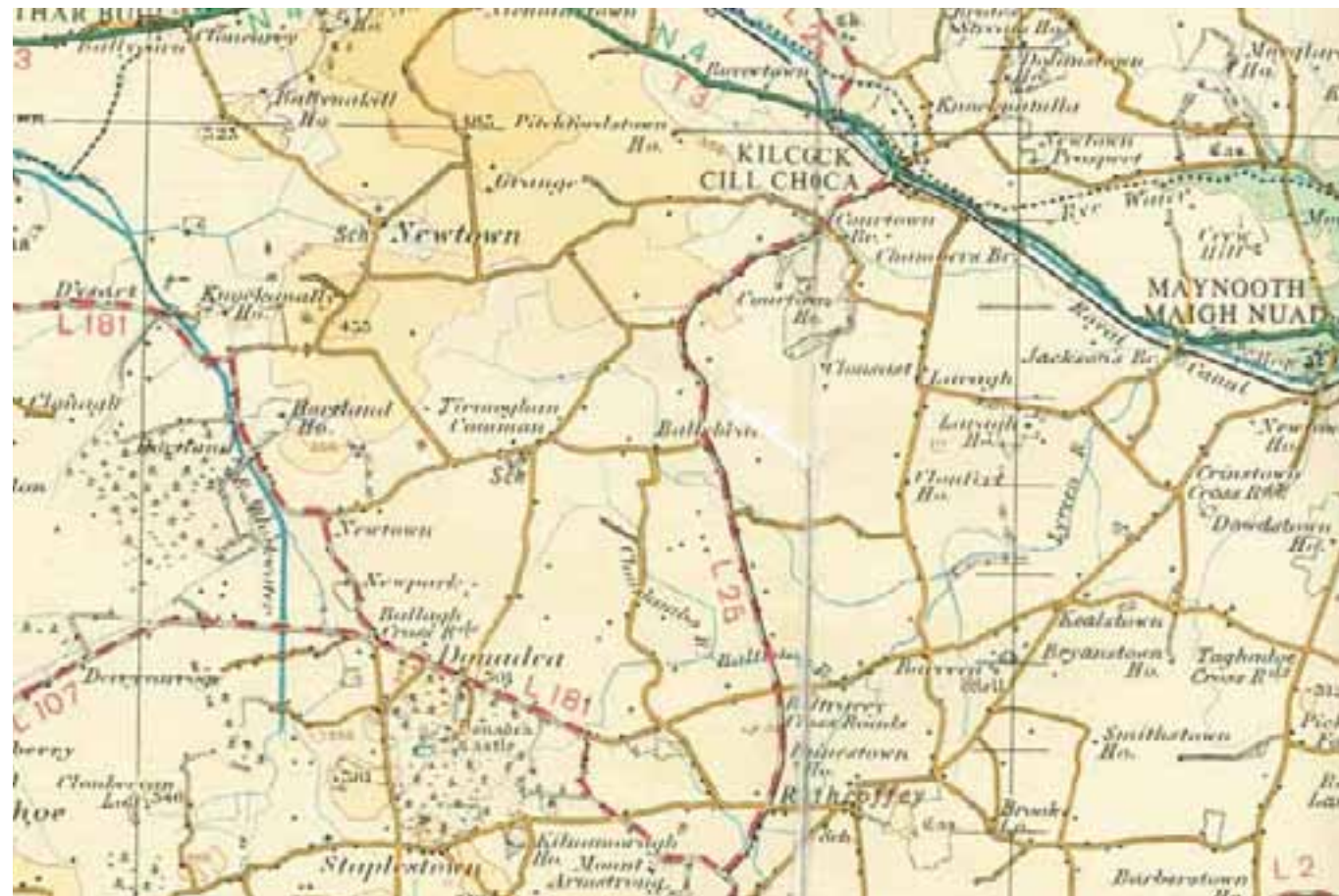


Figure 1 - Ordnance Survey map of Kilcock



Figure 2 - (a) Aerial Photo of Kilcock 2005



Figure 2 - (b) Aerial Photo of Kilcock 2005



1.4 Historic Development of Kilcock

Kilcock was the site of an early Christian church founded by St. Coca. The place name Kilcock is derived from the Irish 'Cill Coca' the Church or Cell of Coca. St Coca was an early Christian missionary who founded the first Church in Kilcock circa 550 A.D. The Church was built on high ground on the southern bank of the Rye Water River close to a well of pagan religious significance. From about the 6th century the Rye Water River marked the boundary of the Kingdoms of Leinster and Meath.

There was a ford over the Rye Water at Kilcock. By 1299 the Normans had established a manor and settlement at Kilcock and the medieval town extended to the limits of the outer enclosure of the early Christian centre. This enclosure extended to circa 14 acres and the outer boundary survives in the present curved street system surrounding the town square. Kilcock boasts a unique natural, built and archaeological heritage.

The town evolved slowly as a market town in the 16th century and prospered in the 18th century with the construction of the Royal Canal, followed by the Great Western Railway in the 19th century. By 1841 the town's population stood at 1,327 persons. The town stagnated and went into slow decline in the 20th century, with a falling population and little development until the late 20th century. The population only exceeded pre-famine levels in 1986.

The town's street pattern reflects its historical development. The earliest settlement is to be found around the burial ground at Church Lane. The narrow, twisting streets are typical of medieval towns and now form an attractive feature. The Market Square and Harbour Street, dating from the 18th century, contain some fine terraces and individual buildings reflecting the relative prosperity the town enjoyed at the time.

Kilcock town centre has suffered a slow stagnation during the 20th century. Much of the recent development that has taken place in the town has been to the south of the canal and railway, leaving the historic core somewhat isolated and experiencing dereliction and decline in its historic core. This Local Area Plan will provide opportunities for improvements to the built environment of Kilcock in order to create a more sustainable centre for the town of Kilcock. There are a number of specific objectives proposed in Parts B and C of this Local Area Plan to promote Kilcock as a vibrant centre.

1.5 Population & Employment

The total population of Kilcock, as per the 2006 Census is 4,100 persons. This represents a 50% increase in population from 2002. A total of 2,269 persons were recorded as being employed in 2006, with 1,249 working males and 1,020 working females. A total of 854 persons were recorded as being unemployed, which included 251 males and 603 females.

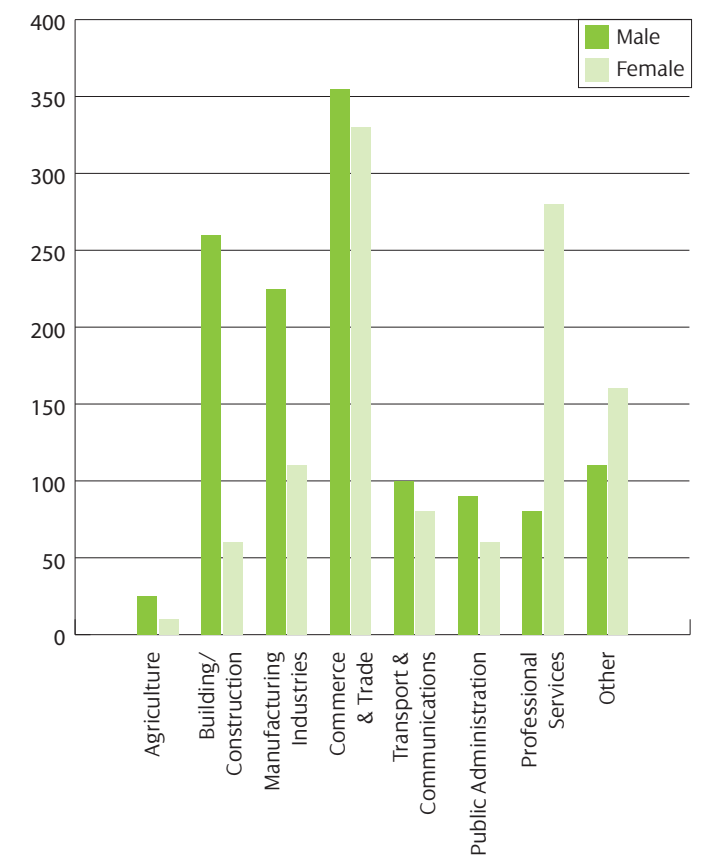


Table 2 Employment sector breakdown

Source CSO



2 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.

As part of the Greater Dublin Area, Kilcock Town is identified in the National Spatial Strategy for the "Dublin and Mid-East Region" as having urban strengthening opportunities. Towns with this quality are located on important economic and transport corridors.

2.2 Regional Planning Guidelines 2004 - 2016

The Regional Planning Guidelines provide a strategic planning framework for the development of the Greater Dublin area. Kilcock Town has been identified as a Moderate Growth Town and as one part of the Primary Dynamic Cluster together with Celbridge, Leixlip and Maynooth. The Regional Planning Guidelines indicate that more distant centres from the Metropolitan Area, such as Kilcock, should experience more moderate growth.

As part of the Primary Dynamic cluster, it is anticipated that Kilcock will play an important role in the county and that resources will be focused on Kilcock town to attract investment and employment. It is an objective to consolidate the town and to equip the town with a range of employment, recreational, cultural, retail and educational facilities appropriate for a town of its size.

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 administrative boundary. 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 the 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 Kilcock to the Dublin Metropolitan Area and as part of a Primary Dynamic Cluster 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:

- (i) Develop transport and communications
- (ii) Respond to new settlement patterns
- (iii) Respond to contrasts within the county and towns
- (iv) Protect the environment
- (v) Develop education, training and capacity building and
- (vi) 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 carried out 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" (2008) and "Urban Design Manual – A best practice guide" (2008)

The "Sustainable Residential Development in Urban Areas Guidelines" and the accompanying Urban Design Manual were published by the Department of the Environment, Heritage and Local Government in December 2008. The "Sustainable Residential Development in Urban Areas Guidelines" set out the key planning principles which should be reflected in Development Plans and Local Area Plans and which should guide the preparation and assessment of planning applications for residential development in urban areas.

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

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 Retail Strategy for the Greater Dublin Area - July 2008

The Retail Planning Strategy for the Greater Dublin Area is designed to ensure that there is adequate of retail floorspace to accord with population and expenditure growth, and that it is located in an efficient, equitable and sustainable manner. Within the Greater Dublin Area retail hierarchy, Kilcock is designated as a Level 3 Town and/or District Centre within the Metropolitan Area. Level 3 towns may facilitate basic convenience shopping, either in the form of small supermarkets or convenience and in some cases, lower order comparison-shopping together with a range of non-retail services including banks, restaurants and public facilities including libraries.

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. A revised County Retail Strategy for Kildare shall be prepared upon the completion of the Retail Strategy is currently being prepared.



3 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.

Strategic Environmental Assessment 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 Kilcock 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:

3.1.1 Department of Communications, Marine and Natural Resources

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

3.1.2 Environmental Protection Agency

- (i) No response received

3.1.3 Department of the Environment, Heritage and Local Government

- (i) It is expected that the making of a LAP for Kilcock will have little negative environmental effect. However it is considered that the proposed Kilcock LAP could have a significant effect on the architectural heritage of the town, albeit beneficial. The LAP must address in detail the impact of any proposed development arising from the draft plan on the archaeological heritage of the town. [Specific objectives relating to archaeological heritage are listed in section 10.4 Part B of this Local Area Plan.]
- (ii) Providing that the main aim of the plan is adhered to i.e. to develop sustainably and conserve and enhance the natural environment, then it is not anticipated that there would be any significant effects in relation to natural heritage.

4 Population

4.1 Background

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 800 units for Kilcock between 2002-2011. Given that the latter date only projects to mid way through this Local Area Plan period and given that the most recent census was carried out post the adoption of the current CDP, it is considered more 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. Kilcock accounted for 4,100 or 2.2% 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 Kilcock 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 Kilcock from the 2006 Census, it shall be assumed that Kilcock will continue to account for 2.2% (as above) of the revised RPG figures, which would equate to a total additional population figure of 1540 between 2006 and 2016. (Total population 2016 minus total population 2006 as per Table 3)

Table 3 below shows that a 'year on year' figure of 154 would assume a total population for Kilcock of 5332 (the end of the six year life of this Local Area Plan).

Year on Year Figure	Year	Total Population
154	2006 (CSO)	4,100
	2007	4,254
	2008	4,408
	2009	4,562
	2010	4,716
	2011	4,870
	2012	5,024
	2013	5,178
	2014	5,332
	2015	5,486
	2016	5,640

Table 3 - Projected Total Population for Kilcock



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 Kilcock shows that c. 1,070 residential units have been granted in Kilcock since the adoption of the Kilcock Local Area Plan 2002 on lands zoned 'New Residential'.

Given the commencement dates of those developments granted planning permission being post the date of the undertaking of the 2006 Census (April 2006) and, having regard to the total number of units constructed post the 2006 Census, it shall be assumed that at least 792 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 population figure for Kilcock. The following is of particular note:



Table 4: Projected population for Kilcock by 2014 without proposing any additional residential zoning.

Population of Kilcock in 2006	4100
Population resulting from construction of c. 792 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	1996
Population arising from 19.3 ha of uncommitted lands from the Kilcock Local Area Plan 2002, assuming a household figure of 2.52 and an average density of 35 units per ha (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).	1702
Total envisaged population for Kilcock by 2014 without proposing any additional residential zoning.	7798

However as clearly set out in Table 3, the projected population for Kilcock having regard to the Regional Planning Guidelines should be 5332 by 2014 (end of the life of this Local Area Plan).

Notwithstanding the fact that paragraph 7.9 of the Regional Planning Guidelines states that the over zoning of land is acceptable, perhaps even by one-third to one-half, it is in this instance necessary and appropriate to propose limited additional residential zoning in Kilcock adjacent to the existing built up area and within the development boundary set out in the 2002 Kilcock Local Area Plan and to amend existing 'Office' zoning to allow for residential development in order to ensure the delivery of a much needed relief road for the town of Kilcock.

In order to alleviate the problematic issue of traffic and parking within the town centre of Kilcock it is proposed to zone two sites totalling 20.3 hectares to the north and south of the railway line. These lands shall be the subject of a Masterplan. This Masterplan shall include a 15 acre school campus, a public car park which shall provide adequate parking for both the train station and the town centre, low to medium residential development, a linear park, pedestrian links to the town centre and the construction of the proposed roads objective. Please refer the land use objective for 'X,Y Masterplan' set out in Table 18: (see page 53) Zoning Matrix in Part C of this plan for further details.

It is proposed to facilitate the relocation of the existing schools from the town centre to the school campus on the Masterplan site in the longer term given the traffic problems in the town centre and to provide for a central, more easily accessible campus. The Department of Education has expressed that it is open to the concept of multi-campus school arrangements e.g. 2/3 primaries side by side or a post primary school sharing a site. A Gael Scoil already exists at this general location. The Department of Education also encourages the location of schools in close proximity to community facilities. In this instance the proposed school campus will be in close proximity to the Bawnogues, where Kildare County Council has plans to deliver a sports facility. This should alleviate traffic congestion from the town centre and free up these sites for residential development.

The Masterplan, to include all of the above, shall be agreed with Kildare County Council in consultation with the Clane Area Committee prior to the granting of permission for any development on these lands. The Masterplan shall be subject to detailed phasing proposals and make provision for the delivery of a public car park during the initial infrastructure services installation period and shall be fully operational prior to the first occupation of any development.

4.3 Adjoining Local Authorities

As stated, Kilcock straddles the boundaries of two Local Authorities namely Kildare County Council and Meath County Council. Of particular note is a variation to the Meath County Development Plan in February 2008, which has made provision for the release of 33 hectares yielding 1150 units at an indicative density of 35 units per hectare within the Meath jurisdiction of Kilcock.



Meath County Council Land Use Zoning Objectives

The following Land Use Zoning Objectives relate to the lands in the Kilcock Local Area Plan under the administration of Meath County Council.

- Objective A1** To protect and enhance the amenity of developed residential communities.
- Objective A2** To provide for new residential communities and community facilities and to protect existing residential areas.
- Objective A3** To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with action area planning approaches.
- Objective A4** To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved action area plans.
- Objective A5** To provide for low density residential development in accordance with action area based planning and individual dwelling design.
- Objective F1** To provide for and improve open spaces for active and passive recreational amenities.
- Objective G1** To provide for necessary community, recreational and educational facilities.

(Source: As illustrated on Urban Detail Plan No. 18 of the Meath County Development Plan 2001). Shown on Map 3A of this Local Area Plan)

Table 5 - Land Areas Within Each Zoning Objective Area in the Kilcock Local Area Plan 2003 (Meath County Council) Source Table 1.1 Land Areas Within Each Zoning Objective Area

Zone	Area (Hectares)
A1 & A2	55.9
A3	0.39
A4	13.6
A5	0.32
F1	17.51
G1	6.79

5.1 Water Supply

The North East Kildare Regional Water Supply Scheme was commissioned in 2007. This scheme included the construction of a new 4.5 ml (4,500 m³) reservoir at Ballycaghan near Kilcock. Kilcock's water supply is taken from Dublin City Council's Water Treatment Plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghan Reservoir and interconnecting pipework. It is anticipated that there will be an adequate supply of water to facilitate development during the life of this plan.

5.2 Waste Water

Kilcock forms part of the Lower Liffey Valley Catchment area, which also serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The Waste Water Treatment Plant at Leixlip, which serves Kilcock, as well as the aforementioned towns, has a current treatment capacity of 80,000 PE (Population Equivalent) and is soon to be upgraded to provide a treatment capacity of 150,000PE.

The current capacity is adequate to serve the needs of Kilcock over the period of the plan. Development however must have regard to, and may be constrained by, the overall capacity of the Leixlip works.

5.3 Surface Water Drainage

The Council recognises that surface water drainage in Kilcock is inadequate and the practice of disposing of surface water through the combined sewerage network is unsatisfactory.



5.4 Waste

Kildare County Council has adopted a Waste Management Plan for Kildare (2005-2010). The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/recycle, disposal with energy recovery and disposal of residual waste. Refuse collection in Kilcock is currently carried out by a private contractor on behalf of Kildare County Council and is brought to Arthurstown landfill.

5.5 Electricity and Telecommunications

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

The telecommunications network in Kilcock 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 Kilcock 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 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.

Kilcock's natural heritage is a unique and special resource, including woodland, the Courtown Demesne, the Royal Canal and the Rye river habitats, which shall be protected through the objectives in Part B of this Local Area Plan.

Table 6 - Natural Heritage Area

Natural Heritage Area Site Code	Classification
02103	Royal Canal

6.1.2 Tree Preservation Orders

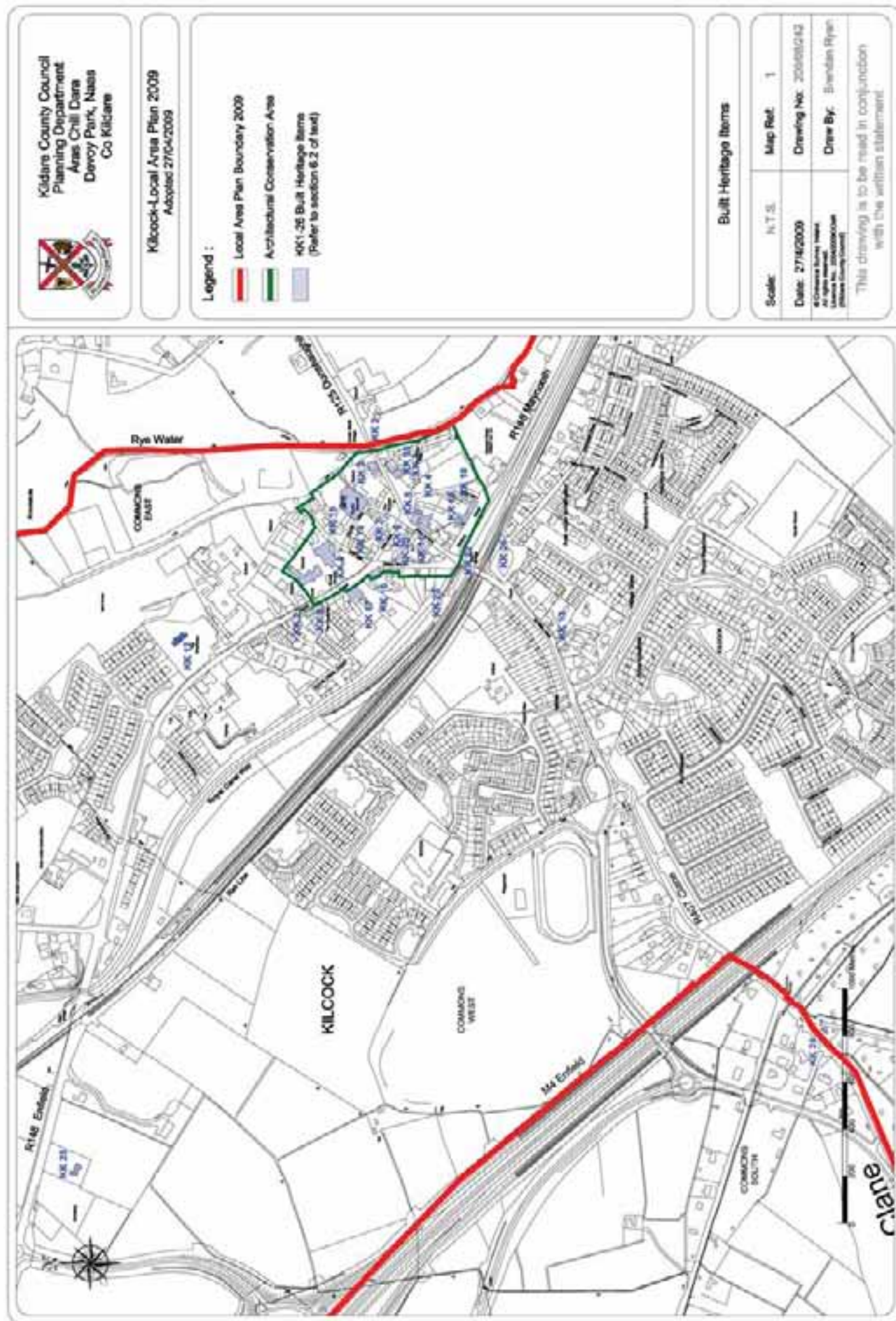
There are a number of trees of significance and of special amenity value in Kilcock, which are listed under Part B Section 10 as an objective to be protected.

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 Kilcock for the benefit of future generations. It shall be an objective of the Council to protect the following, named structures and their settings, in the assessment of any development proposal.

Ref.	Item and Location	Description
KK1	Ulster Bank, The Square	Building
KK2	County Bridge, The Square	Bridge
KK3	Hugh Murphy's Pub, The Square	Building
KK4	3 Storey building next to KK5	Building
KK5	Aidan Byrne's Pub	Building
KK6	O'Reilly's, School Street	Building
KK7	M. Daly, The Square	Building
KK8	St. Coca's Catholic Church, Mill Lane	Building and Boundary
KK9	The Convent, Church Street	Building and Boundary
KK10	AIB Bank, Harbour Street	Building
KK11	St. Joseph's School Street	Building
KK12	The Shrubbery, Church Street	Building and Boundary
KK13	Creighton House, Molly Ware Street	Building
KK14	The Pharmacy, Mill Lane	Building
KK15	Grave Yard and Wall, Church Street	Graveyard and Boundary
KK16	The Lions House, Church Street	Building
KK17	Corscadden's Hotel, Church Street	Building
KK18	Dwelling adjacent to Ulster Bank, The Square	Building
KK19	O'Keefe's Public House, Harbour Street	Building
KK20	House on Courtown Road with 18th Century plaque	Building
KK21	Milestone, Church Street	Street Furniture
KK22	Shaw Bridge	Bridge
KK23	Canal Lock and harbour	Navigation Structure
KK24	Courtown Demesne gate and gatelodge	House and gate
KK25	Former Church (now residence) on Enfield Road	House
KK26	Market Cross	Monument

Table 7 - Built Heritage Items



Map 1: Built Heritage

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.

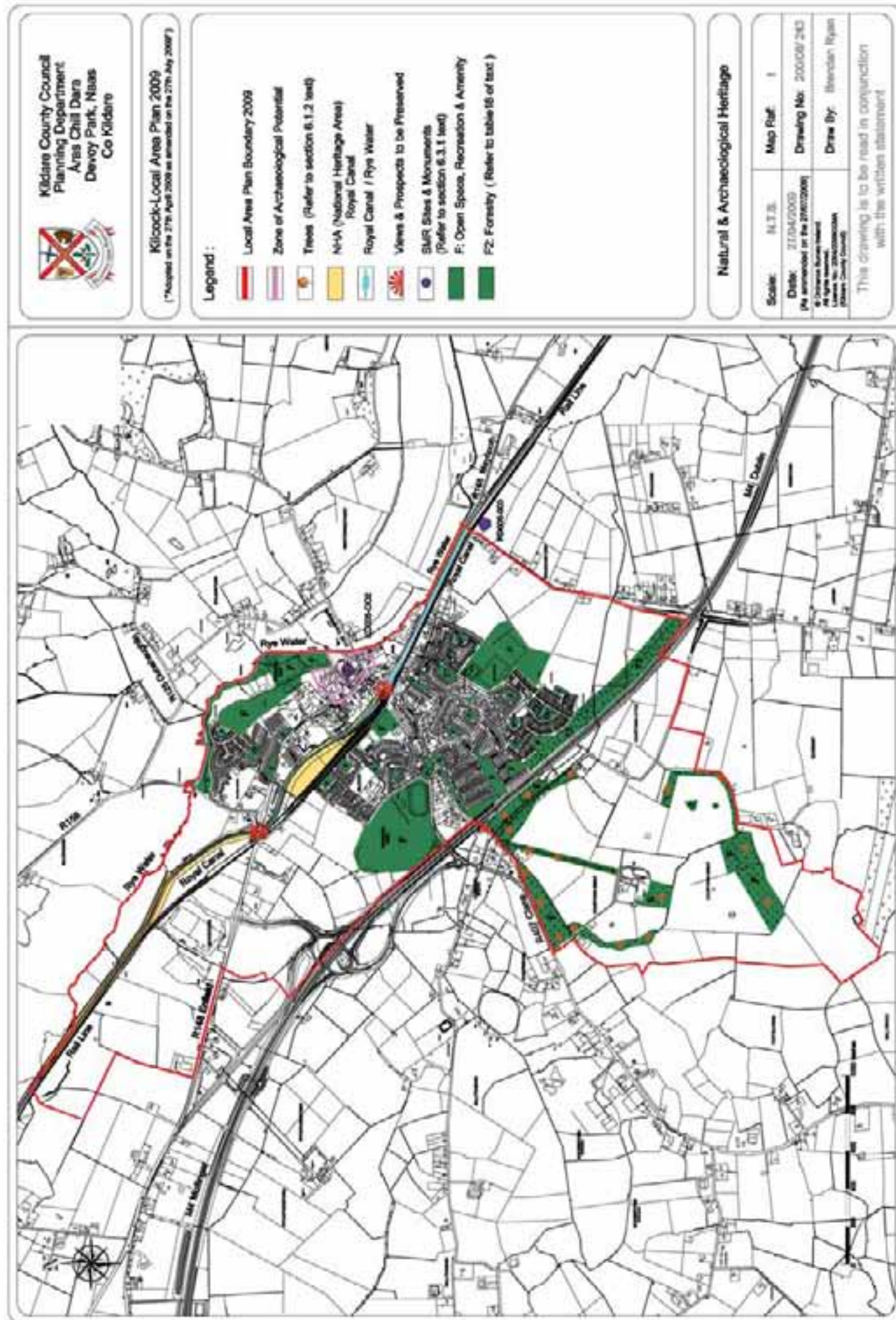
The record is updated on a constant basis and focuses on monuments that predate 1700AD. Table 8 (below) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Kilcock.

Item (Description)	Location (Townland)	OS Sheet No.	Reference
Church Site and Graveyard	Kilcock	5	KD005 002
Enclosure Site	Branganstown	5	KD005 003

Table 8 - Sites and Monuments Records



7 Land Use Types



Map 2: Natural and Archaeological Heritage

7.1 Town Centre

The Kilcock Development Plan 2002 zoned a total of c. 32.5 hectares of land as 'Town Centre'. Existing facilities and businesses within the town centre include a service station, pharmacy, convenience stores, bakery, coffee shop and a number of public houses. Much of the recent development that has taken place in the town has been to the south of the canal and railway, leaving the historic core somewhat isolated experiencing dereliction and decline.

A land survey indicated that a number of potential brown field sites are available for development within the town centre. These sites provide an excellent opportunity for mixed-use development in the centre of Kilcock. The Council will particularly promote the revitalisation and consolidation of central town centre sites in Kilcock (See Section C).

7.1.1 Retail

Kilcock is a service centre for the north Kildare/south Meath area. Kilcock forms part of the Metropolitan Area Primary Dynamic Cluster in the Regional Planning Guidelines for the Greater Dublin Area with Leixlip, Celbridge and Maynooth, however its retail base is significantly affected by leakage of expenditure locally to Maynooth but also to retail centres in Dublin City and County.

The principal retail centres in Kilcock are the town centre and the neighbourhood shopping centre on the Courtown road. There is an estimated total of 2,000m sq. gross floor area of retail space in Kilcock.

There has been relatively little recent retail development in Kilcock, when compared to other towns in Kildare, reflecting its relatively small size. Kilcock is predominantly a convenience centre (42%) served by a mix of stores such as Centra, Spar, Day Today etc. and independents. As a result, local people must travel to nearby towns and shopping centres outside of the County bounds for the majority of their shopping needs. The Council will address this retail deficiency, and provide for the development and improvement of Kilcock's retail and commercial centre in order to strengthen and revitalise the town.

Zoning Objective	Total Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Town Centre	c.32.5 hectares	c. 32.5 ha

Table 9 - Town Centre Zoning





7.2 Residential

The Kilcock Local Area Plan 2002 zoned a total of 49.8 hectares of land as 'New Residential'. Of this approximately 19.3 hectares of land remains uncommitted.

Zoning Objective	Total Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
New Residential	c. 49.8 hectares	65.6 hectares plus additional to be provided under Masterplan objective X (only to be provided south of rail line)
Existing Residential	c.65.57 hectares	65.57 hectares

Table 10 - Residential Zoning

7.3 Offices

An area of approximately 53.6 ha was zoned for Office based industry in the Kilcock Development Plan 2002. This land has remained undeveloped and as a result it is considered unnecessary to zone additional land for office-based industry.

Zoning Objective	Total Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Offices	20.4 ha	No specific office zoning but office use is a permissible use as part of 'H: Office, Light Industry & Warehousing' and 'Q: Enterprise & Employment'

Table 11 - Office Zoning

7.4 Open Space and Amenity

The Royal Canal and the Rye River are major assets for the town and this plan will ensure their protection and enhancement with appropriate land use zoning along these water corridors. The Royal Canal affords scenic walkways and is a popular canoe and polo venue with competitions held on a regular basis. The Royal Canal is also an important fishing amenity.

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

Kilcock has a wide variety of sports and social clubs including a thriving GAA club, soccer club and canoe club. North Kildare Rugby Club boasts thriving teams both from juvenile to senior level in an excellent cluster of recreation facilities. Kildare County Council has undertaken to prepare a Masterplan for the development of the Bawnogues. This Masterplan shall provide for the development of various sports and recreation activities to include playing pitches and a children's playground. Recreational facilities such as rugby, hockey, soccer and tennis clubs are all located nearby as well as a new GAA pavilion.

Zoning Objective	Total Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Open Space and Amenity	c.48 ha	76.65 ha plus the area of open space to be provided as part of the Masterplan objective X and Y.

Table 12 - Open Space and Amenity Zoning

7.5 Institutional and Educational

The range of community facilities throughout the town of Kilcock include primary and secondary schools, churches, library, community halls, health centre and other meeting places that in turn facilitate a wide range of activities and underpin social and community interaction. The Council encourages the appropriate expansion of these facilities (See specific objective Section 4.1 C4 of Part B).

The population of Kilcock is served by three primary schools; St. Josephs, (current enrolment of 244 pupils), Scoil Cocha Naofa (Mill Lane, Church Street), (current enrolment of 277 pupils) Gael Scoil Ui Rioda (located off the Square), (current enrolment of 390 pupils) and one secondary school, Scoil Dara (located on Church Street adjacent to the Zed Candy Factory), (current enrolment of 808 pupils).

Kildare County Council Library Service operates a branch library on the main Street of Kilcock off New Lane. The library was opened in 2001. The anticipated increase in the town's population has called for a new library to be developed. A number of sites are currently being considered and assessed for suitability and feasibility.

The South Western Area Health Board operates a Health Centre on the Courstown Road. The Enfield Road day care centre caters for psychiatric patients.

Maynooth Fire Station serves Kilcock. This station serves a wide area of north Kildare and, given the rapid growth of this region, a new Fire Station is being planned at a new location in Maynooth to meet future demand.

Zoning Objective	Total Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Institutional & Educational	c.4.60 hectares	Totalling 10.7 ha with 4.60 ha being retained plus a 6.1 ha site reserved for education as part of the landuse objective 'Masterplan X'
		"This zoning shall be renamed "Community & Educational" in the Local Area Plan

Table 13 -Institutional and Educational Zoning



7.6 Agriculture

An additional 17.5 ha of land is zoned as 'Agriculture' under this plan. The land in question is located north west of Kilcock Town centre and west of Summerhill Road, being an elongated site bound by the Royal Canal to the south and the River Rye to the north. The lands are located between the 2002 Kilcock LAP boundary and the border with County Meath. This land has been zoned in order to provide a more natural boundary for the development plan to the north to adjoin the Meath County Boundary.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Agricultural	78.364 ha	95.864 ha

Table 14 - Agriculture Zoning

7.7 Light Industry and Warehousing

Kilcocks strategic location, accessibility and pleasant environment make it an ideal location for office park and high technology/light industry. An area of 14.6 hectares was zoned in the 2002 Development Plan for Light Industry and Warehousing uses on the Enfield Road to the west of the town. The majority of this zoned land has been committed to Light Industrial and Warehousing development. An additional area of a further 45 hectares is proposed for inclusion in this Local Area Plan in order to facilitate employment opportunities.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Light Industry & Warehousing	14.6 ha	59.6 ha

Table 15 - Light Industry and Warehousing Zoning

7.8 Retail/Commercial

An area of 8.7 hectares, on the Enfield Road to the west of the town that was previously zoned for Office Development uses in the 2002 Development Plan has been rezoned for retail/commercial use under this plan. The purpose of this zoning is to provide a retail park for the sale of bulky goods for the town.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Retail	0 ha	8.7 ha
Commercial		

Table 16 - Retail/Commercial Zoning

7.9 Enterprise & Employment

Lands located to the north of Courttown Demesne and to the south of the motorway have been rezoned for Enterprise and Employment use under this plan. The purpose of this zoning is to facilitate an appropriate mix of employment uses within a high-quality campus type development. Potential employment uses include office-based industry, enterprise & incubator units, business, science & technology, and institutional use. This area shall be the subject of a detailed design brief.

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

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Enterprise & Employment	0 ha	30.1 ha

Table 17 - Enterprise & Employment Zoning



Kilcock. The Vision and Policy Objectives are framed within the socio-economic, environmental and strategic planning contexts for the future development of Kilcock.

8.1 Overall Strategy for Kilcock

The development strategy of Kildare County Council, as set out in this Local Area Plan, is to consolidate Kilcock as a self-sustaining town. In order for this to be achieved the Council recognises that the town must offer living and working conditions, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment.

8.2 Strategic Policy Objectives

It shall be the policy of the Council to:

1. Consolidate, strengthen and revitalise the town centre by promoting the development of under utilised and derelict sites and by increasing the range of goods and services available.
2. Protect and further develop the role of the town centre as the focal point for economic, cultural and social activity,
3. Co-operate with Meath County Council in ensuring the town grows in a balanced and coherent fashion,
4. Make adequate provision for safe and convenient circulation around the town, by foot, bicycle, public transport and car.
5. Ensure the protection and enhancement of the natural and built heritage of Kilcock.
6. Identify additional areas for employment and enterprise.
7. Provide an orderly and definite edge between the town and its rural surroundings.
8. Improve physical and social infrastructure services throughout the town.



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 Kilcock. 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 Housing



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:

H 1 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) Careful consideration must 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 forms part of a site layout for previously permitted development.
- (vi) Parking areas shall be sensitively designed, appropriately landscaped and carefully integrated into the overall development scheme.
- (vii) The layout of estates shall be designed to a high quality so as to discourage anti-social behaviour.
- (viii) New development shall not gain access from cul-de-sacs and hammerheads in existing residential areas.

Design:

- (ix) The use of high quality materials only, in the delivery of a high standard of design.
- (x) Variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic with each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and down opportunities. Appropriately sized family units should form part of all development schemes.
- (xi) The requirements of the elderly shall be considered in the design of development schemes.



(xii) The surround of dormer windows shall be finished in painted plaster only, where such windows are considered appropriate.

(xiii) There shall be vertical emphasis on windows.

(xiv) Solar panels shall 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> <http://www.managenergy.net/products/R210.htm> for complete wording of Directive).

(xv) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.

Landscaping:

(xvi) 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 (xvii) (b) below).

(xvii) 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 shall be placed in areas that are overlooked to discourage anti-social behaviour or littering.

A formal proposal for a hierarchy of public open spaces shall be made for the entire site. This proposal shall include;

(i) Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and employment uses). These routes shall also be suitable for the requirements of disabled users. Communal bicycle racks shall be provided as an integral part of any residential scheme.

(ii) A central, functional, accessible and adequately overlooked area of public open space.

(iii) Smaller areas of usable, functional, accessible and central areas of open space throughout the remainder of the development site.

(iv) Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

H 2 To favourably consider planning applications which promote the use of underused and vacant upper floors.



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

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

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

- Developers/agents, in the preparation of development proposals
- The public, in gaining a greater understanding of the development proposals
- 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>" www.environ.ie).

H 4 New residential accommodation should meet the necessary standards of health, sanitation and design, and be carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas' (DoEHLG 1998) or as updated or amended.

H 5 Private housing estates shall be continually 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.

H 6 Applicants for developments of greater than 50 units, or where the Planning Authority deems necessary shall submit a Social Infrastructure Assessment (SIA) 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. A guide to the requirements and preparation of a social infrastructure assessment is available from Kildare County Council Planning Department or at the following location <http://kildare.ie/CountyCouncil/Planning/SocialInfrastructureAssessment/>).

In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 12% and 8.5% of a population at any time is assumed to be of primary and secondary school going age respectively.

Developers shall

- Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places
- 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)
- 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

3 Industry and Employment

All proposals shall be discussed in detail with the Department of Education and a copy of all correspondence shall be forwarded to Kildare County Council as part of any planning application prior to any decision being made.

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

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

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

2.2 Taking in charge of estates

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

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

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

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

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

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

3.1 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 commercial, office, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Kelt and the County Development Board.

E2 To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.

E3 To ensure that all new industrial related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.

E4 To encourage the provision of a number of incubator units for small enterprises, as part of larger light industrial or office developments.

3.2 Tourism

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:

Objectives

TM1 To develop the tourism industry of Kilcock in co-operation with Bord Fáilte, The Mid Eastern Regional Tourist Authority and the private sector.

TM2 To co-operate with Dúchas and Waterways Ireland in the development of the Royal Canal for tourism purposes.

TM3 To protect and enhance the natural and built heritage of Kilcock in the interests of further encouraging tourism.



4 Community, Educational, Childcare and Cultural Facilities

4.1 Objectives

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

- 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 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.
- C4** To support and facilitate the improvement of local clinics, Garda service, fire service, library facilities and sports facilities in Kilcock.
- C5** To co-operate with the Health Board in the provision of health and social facilities, nursing homes and sheltered housing.
- C6** To support the policies and recommendations outlined in “Safer Routes to School Initiative” (DTO 2005), to ensure adequate pedestrian access and safer routes to schools throughout Kilcock.
- C7** To facilitate the expansion of the existing schools in Kilcock to accommodate their future needs and to facilitate the development of sports, recreational and cultural facilities for the schools.
- C8** To require the provision of childcare facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001. The indicative standard is one childcare facility, accommodating 20 children, for every 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.
- C9** To support the provision of a 5,000 - 10,000 sq. ft site for a new Adult and Further Education Centre, Literacy and Basic Education, Youthreach with the help of public and private stakeholders.
- C10** To support the provision of a multi-purpose community facility in Kilcock, with both indoor and outdoor amenity areas, which shall consider the possibility of incorporating a multi-functional theatre space.



5.1 Water

Objectives

In order to improve the quality of life for the residents of Kilcock and also improve the attractiveness of Kilcock as a place, in which to live, work and invest, it is essential that there is a high quality service provision of public utilities available to the area covered by this Local Area Plan.

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) 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 co-operate with Meath County Council in the co-ordination of water supply for Kilcock.
- W3** To minimise wastage in the water supply network,
- W4** To preserve free from development the way leaves of all public water mains.
- W5** To implement the “Polluter Pays Principle” for non-domestic usage.
- W6** The Council will 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 water courses.

5.2 Surface Water

Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) it shall be an objective of the Council:

- SU 1** To require on site surface water attenuation measures if, in its opinion, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.
- SU 2** To renew surface water drainage along Church Street.

- SU 3** To ensure that no surface water either temporary or permanently is permitted to discharge to the canal or its feeders without written consent from Waterways Ireland.

5.3 Wastewater

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 developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place. In this regard developers shall be required to liaise with the Sanitary Services Department of Kildare County Council prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all necessary and relevant standards.
- WW2** Ensure that the necessary drainage facilities to serve the needs of all development are provided.
- WW3** Ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.
- WW4** Ensure the changeover from septic tanks to mains connections in all cases where this is feasible.
- WW5** Preserve free from development the way leaves of all public sewers.
- WW6** Maintain and improve existing sewerage services.
- WW7** Co-operate with Meath County Council in the provision of a sewerage network and sewage treatment for the town of Kilcock
- WW8** Provide a new upgraded sewerage pumping station to deliver flows to Leixlip Waste Water Treatment Works via Maynooth.
- WW9** Ensure that all new developments in Kilcock, utilise and connect to existing water and wastewater infrastructure.

- WW10** To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.

- WW 11** To ensure that all licensable operators discharging waste-water are operating within permitted limits.

- WW 12** To implement the ‘Polluter Pays Principle’ for non-domestic usage.

5.4 Solid Waste

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 Kilcock has an adequate solid waste collection system,
- SW2** To arrange for the provision of bring banks in easily accessible locations in conjunction with Meath County Council.

5.5 Flooding

- FL 1** Buffer zones between the Royal Canal and River Rye, and any proposed development along these water bodies shall be designed into all development schemes. This buffer zone shall form an integral part of the overall development scheme and shall include the following features;
 - (i) ‘Hard’ landscaping to include a footpath and a bicycle path
 - (ii) ‘Soft’ landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.
 - (iii) Seating arrangements both formal and informal

- FL2** Planning applications for proposed developments adjacent to the River Rye or the Royal Canal, identified on Map 4 as a Flood Event or Benefiting lands, or adjacent to an area identified as a Flood Event or Benefiting lands shall include a Flood Risk Assessment as part of these planning applications.

5.6 Telecommunications

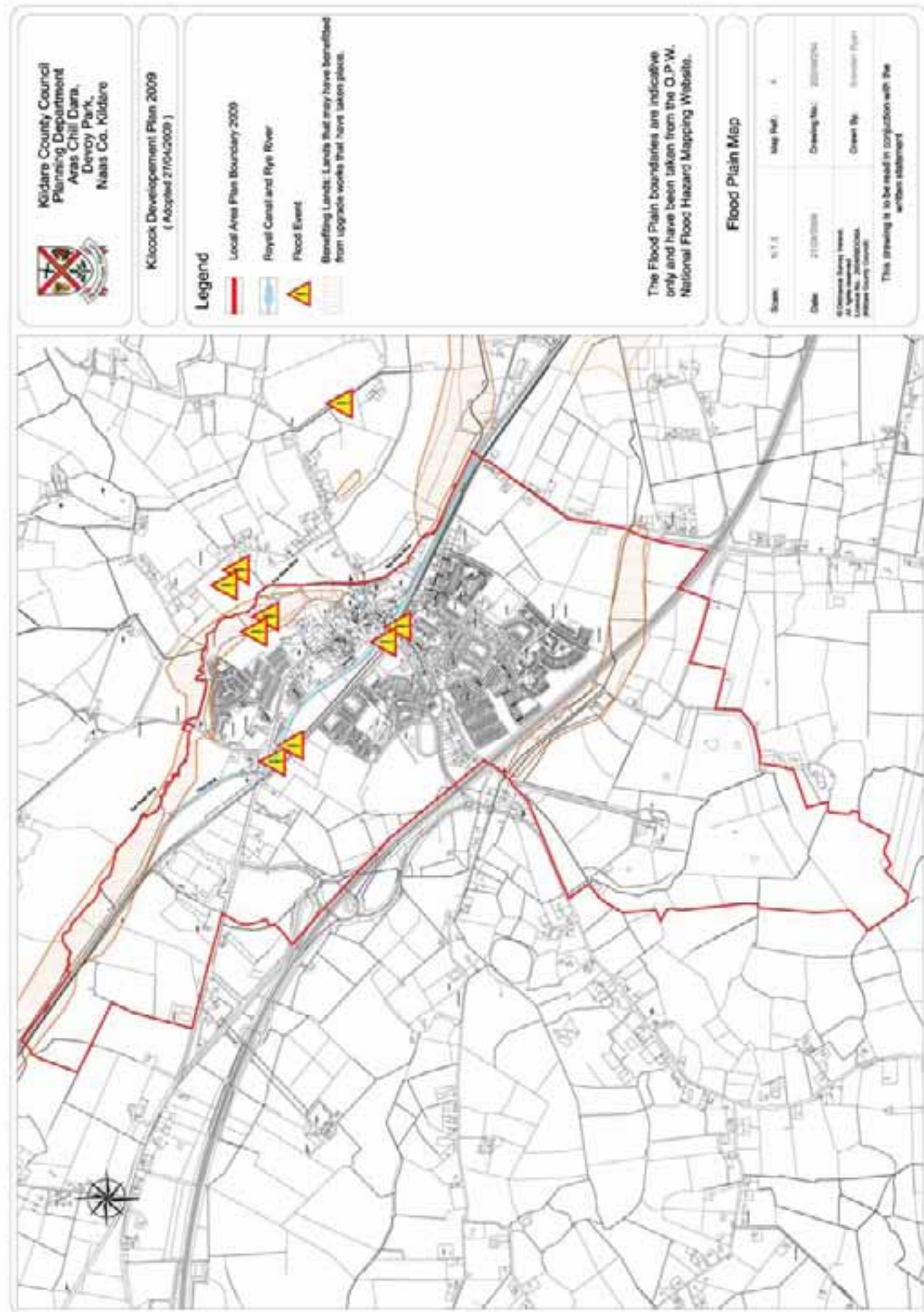
Objectives

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

- T 1** To promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- T 2** To preserve significant landscape views from the visual intrusion of large- scale telecommunications infrastructure.
- T 3** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts on the environment.



6 Transportation



Map 4: Flooding Plain Map

6.1 Roads, Streets and Car Parking 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:

- TR 1** To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
- TR 2** To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Kilcock area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.
- TR 3** It is an objective of the Council to:
 - (i) Refurbish all footpaths in the town and improve access for the disabled as part of this refurbishment
 - (ii) Construct new footpaths that are accessible to the mobility impaired.
 - (iii) Provide passive traffic calming measures
- TR4** To investigate the provision of and provide for additional car parking facilities on suitable sites in the town centre as deemed appropriate.
- TR5** Protect from development routes of future roads listed hereunder and seek their construction;
 - (i) From Mollyware Street (Royal Meadows) to the Branganstown Road.
 - (ii) From the Enfield Road to the county boundary;
 - (iii) Carry out the following road improvements;
 - (a) Realign and improve the Courtown Road.
 - (b) Improve and widen Connaught Street.
- TR6** Ensure adequate car parking spaces are provided in all new developments

TR 7 Consider the relaxation of normal road and car parking standards where compatible with road safety within the Architectural Conservation Zone, to retain its attractive townscape quality.

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

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

6.2 Public Transport Objectives

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

- PT 1** To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with the central urban area and to ensure that developments are carried out in accordance with the requirements of this Plan and relevant legislation.
- PT 2** To ensure where possible, that all public transport is accessible to the disabled.
- PT 3** To encourage greater use of the existing rail line in Kilcock in the interests of sustainability.
- PT 4** To develop a park and ride facility for both bus and rail services.
- PT5** To co-operate with Iarnród Éireann in the upgrading of the railway line and station.
- PT6** To co-operate with Bus Éireann, Dublin Bus and private operators in ensuring an adequate bus service in the town and in the provision of bus stops at appropriate locations.

- PT7** To ensure where possible that all public transport is accessible to the disabled.
- PT8** To promote the development of a local public transport network linking the towns and villages of County Kildare.
- PT9** The Council will coordinate and co-operate with Meath County Council in the design and construction of the road network serving Kilcock.
- PT10** The Council will consult and co-ordinate with Meath County Council in the design and construction of new bridges connecting the proposed zoned lands in County Meath with the town to relieve pressure on the existing County Bridge and improve connections between both sides of the town.
- PT11** It is proposed to make Meath Bridge one-way northbound for vehicular traffic. This proposal shall be developed following further traffic studies in the area. A local distributor road will be provided, as illustrated on Maps 3(a), 3(b) and 3(c), to facilitate a vehicular circulation route from the Dunshaughlin Road and adjoining development lands to the Maynooth Road. A cyclepath shall also be provided on the bridge. The detailed alignment and design of this route will be agreed in consultation with Meath County Council.
- PT12** To investigate the provision of bus shelters in the town of Kilcock with the appropriate bodies.



6.3 Pedestrians and Cycle Networks Objectives

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

- PC1** To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Kilcock 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.
- PC2** To provide footpaths and public lighting at the following locations;
 - (i) The east of Mollyware Street, and the local area plan boundary
 - (ii) The Fairgreen and the local area plan boundary to the east of the town
 - (iii) Along the canal banks at Harbour Street.
 - (iv) Refurbish all footpaths in the town and improve access for the disabled where appropriate.
 - (v) Ensure all new footpaths are designed and constructed to cater for the needs of people with disabilities,
 - (vi) Provide a pedestrian link along Enfield Road to the cemetery.
 - (vii) Upgrade Public Lighting as the need arises.
- PC3** Ensure adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.
- PC4** It is an objective of the Council to investigate the feasibility of providing cycle lanes, and seek the provision of same, at the following locations;
 - (i) From Shaw Bridge, parallel to the railway line to the Enfield Road and connecting to the Bawnogues
 - (ii) From the Square along the County Boundary to the Trim Road
 - (iii) Along new roads constructed connecting Meath to Kildare at appropriate locations
 - (iv) From Kilcock to Maynooth along the Royal Canal tow path.



PC5 To investigate the feasibility of providing pedestrian links and seek the provision of same from the site known as Zed Candy to town centre sites.

7.1 Objectives

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

- AR 1** To develop the riverside and the canal side in conjunction with all relevant statutory and non-statutory bodies to include Waterways Ireland and Meath County Council. This development shall include;
- (i) Linear park(s)
 - (ii) High quality formal and informal seating arrangements
 - (iii) The provision of a high quality, well lit cyclist and pedestrian route. The route shall also be suitable for the requirements of disabled users.
 - (iv) The planting of a mixture of semi-mature and mature trees for the length of the linear park, both formally and informally.
 - (v) Pedestrian crossings, suitable for the requirements of disabled users, over the Rye River and the Royal Canal. Any proposed pedestrian crossings shall be designed so that there is minimum impact on either the River Rye or the Grand Canal (pNHA). In this regard the Heritage Officer and/or the National Parks and Wildlife Service may be contacted to determine the most appropriate locations for such crossing points.
- AR 2** To maintain and enhance existing recreation facilities
- AR 3** To improve existing open space areas in housing developments that have been taken in-charge by the Council.
- AR 4** To continue to co-operate with community and sports bodies in the development of the canal and other recreational areas in the town.
- AR 5** To develop the Bawnogues for all-weather playing pitches and an athletics track as an important County sports facility.

AR 6 To protect existing open spaces and recreational uses from encroachment by unsuitable and incompatible other uses.

AR 7 To prepare a comprehensive Masterplan for the development of an area of open space and amenity encompassing the Bawnogues site. This Masterplan shall include the following:

- (i) Playing pitches
- (ii) Playground
- (iii) Walking and cycling routes linking the site to all the town
- (iv) Pedestrian crossings at an appropriate location along the proposed new road separating the Bawnogues from the site located immediately to the north (See Map)
- (v) High quality formal and informal seating arrangements
- (vi) High quality lighting along the pedestrian and cycling route (as above)
- (vii) The planting of a mixture of semi mature and mature trees for the length of the linear park

AR 8 To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.

AR 9 To develop a pedestrian/cyclist bridge over the River Rye to County Meath to connect the linear park (as above) to the area of amenity within the jurisdiction of Meath County Council.

AR 10 Public allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing an inexpensive and local source of food and promoting diversity. It is an objective of the Council to facilitate community-managed gardens/allotments.

Kilcock's town centre has undergone much decline in recent years. Evidence of this can clearly be seen in the large number of derelict sites throughout the town. The main form of the town however remains largely intact with a series of narrow streets, a central square and defined building lines. While recognising the difficulties currently being experienced in Kilcock town the objectives that follow would hope to build upon the strengths of the town as outlined above with the intention of creating a more vibrant and diverse urban form that establishes the square as the central public space within the town.

8.1 Objectives

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

- TC 1** To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.
- TC 2** Prohibit the development of large-scale retail on the outskirts of Kilcock in accordance with the Retail Planning Guidelines 2000 (or as subsequently amended).
- TC 3** To ensure that the design of commercial units be of a high standard, respect the existing building line and contribute toward the creation of a well defined streetscape.
- TC 4** To enhance the function and vitality of the town centre through the implementation of the Council's roads improvement programme.
- TC 5** To ensure that any proposed development must have regard to the surrounding environment and predominant design features in order to ensure the maintenance of the historic character and built form of the town centre.
- TC 6** To encourage the use of upper floors in retail premises for commercial or residential use.

TC 7 To require the undergrounding of utility cables in the town centre

TC 8 To ensure that the design of all commercial units is of a high standard and respects the character of the surrounding built environment, respects existing building lines and contributes toward the creation of a well-defined streetscape. The development of large warehouse/shed like designed retail buildings shall not be permitted in the town centre or in close proximity to residential units in accordance with the Retail Planning Guidelines (or as subsequently amended). Where appropriate, larger units should anchor smaller units.

TC 9 To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.

TC 10 To have regard to the sensitive nature of the Architectural Conservation Area in the assessment of all planning proposals within its boundary.

TC 11 To promote the removal of unnecessary street furniture and clutter.

TC 12 To prepare an Environmental Improvement Scheme to apply to town centre lands, which will address the issue of parking in this area and promote an environment that is pedestrian friendly.

TC 13 To ensure that development proposals in the town centre are in accordance with development briefs as set out in Part C of this local area plan.

TC 14 To seek the renewal of derelict, underused and vacant sites throughout Kilcock. To enhance the appearance of the town of Kilcock the Council shall investigate the provision of uniform public signage throughout the town.

TC15 To protect the special character of the Kilcock Architectural Conservation Area (See Map 3b) and to ensure that all future development will enhance the character of this area. In this regard detailed information and descriptions of the Kilcock Architectural Conservation Area (ACA) shall be prepared, including guidance regarding development and exempted development relevant to the specific character of the area, for use by residents, businesses and statutory bodies with an interest in the area.

8.2 Architectural Conservation Area Objectives

Architectural Conservation Areas (ACA's) are designated in order to protect and enhance those parts of our towns and villages that have special character or are of historic interest. The following objectives shall apply to all development sites within the ACA boundary of Kilcock as defined in Map 3b.

In addition to the policies of the Council outlined in Chapter 21 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:

ACA 1 To have regard to the sensitive nature of the Architectural Conservation Area of Kilcock in the assessment of all planning proposals within its boundary. This Architectural Conservation Area has been identified for protection in Chapter 21 of the Kildare County Development Plan 2005-2011.

ACA 2 To favourably consider the conversion or adaptation of existing property/ properties over their demolition and replacement.

ACA 3 To require that extensions and alterations to properties within the ACA boundary complement any existing building(s). Extensions shall be subordinate in scale and in a form, which allows the identity and character of the original structure to be retained. Important architectural details shall be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.

ACA 4 To require that all new buildings within the Architectural Conservation Area have regard to the rhythm, scale, mass and outline of neighbouring properties and adjacent spaces and do not visually detract from these. Regard shall also be given to the details, materials, texture and colour of buildings in any new build proposals and planning conditions shall be imposed to regularise such important details.

ACA 5 To require recessed lighting as part of all development proposals. No projecting lights shall be permitted.

ACA 6 To prohibit the use of plastic, neon and other similar advertising.

ACA 7 To require the use of traditional shopfront designs, materials and signage.

ACA 8 To retain important features of traditional shop fronts such as the following which, where found, shall be retained, preserved and enhanced in all cases

A – Cornice; B – Capital; C – Fascia; D – Pilaster; E- Stall Riser; F- Recessed Doorway; G- Window Cill

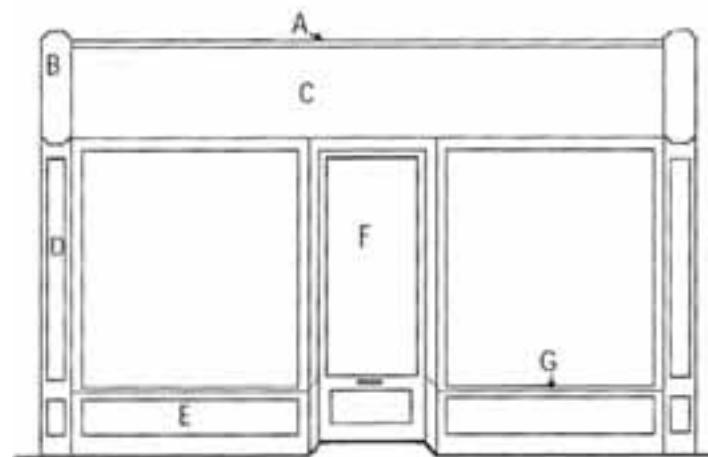
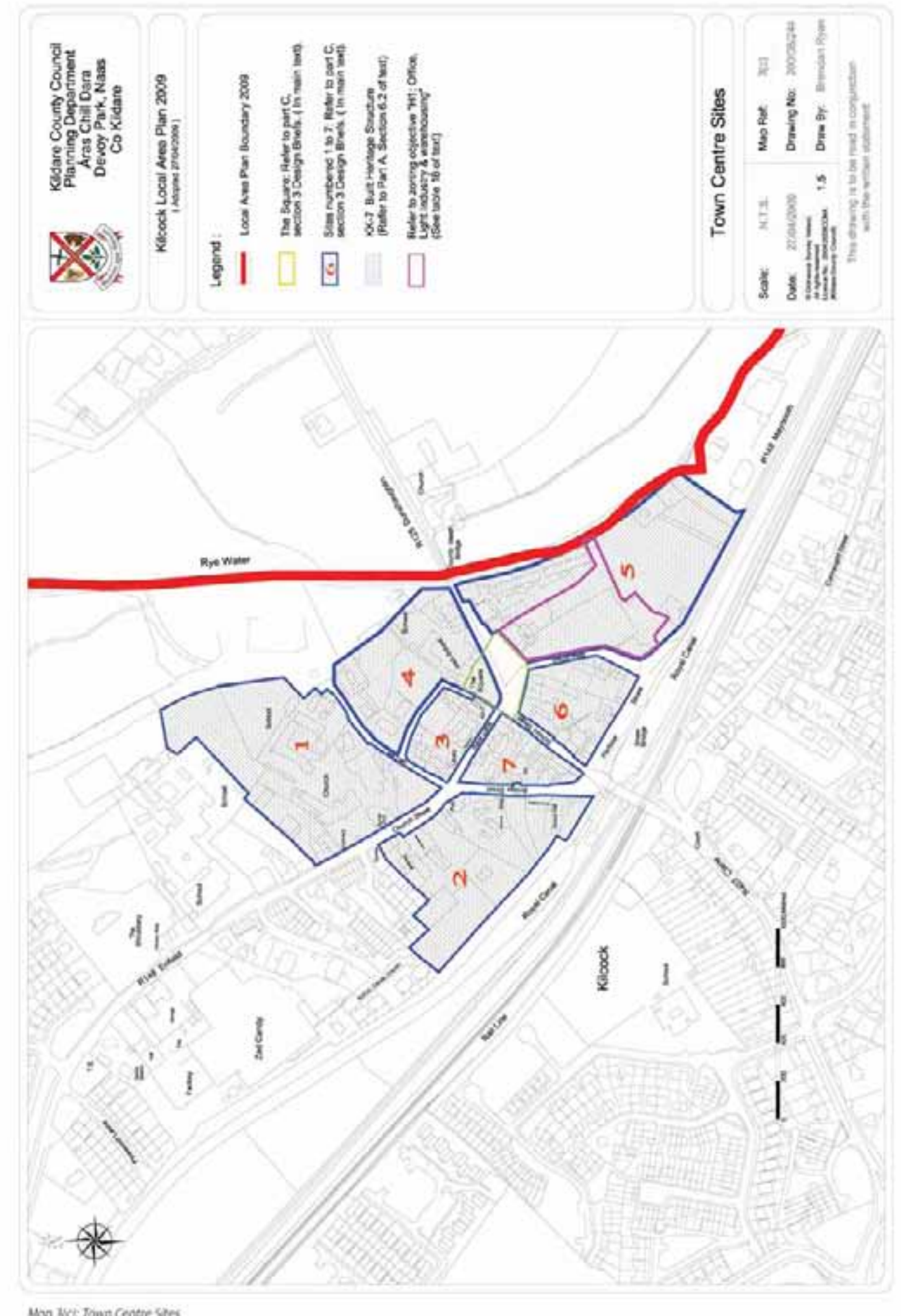


Figure 4 – Features to be retained within an ACA



9 Re-Use and Regeneration of Derelict Sites and Buildings

9.1 Objectives

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

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



10 Heritage



10.1 General Heritage Objectives

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

- HE 1** To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.
- HE 2** To ensure the maintenance of the historic character and built form of the town centre of Kilcock by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.
- HE 3** In relation to designated sites, recorded monuments and places and built heritage items, potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process. (See Map 5 1 & 2)

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:

- NH 1** To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
- NH 2** To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.
- NH 3** To have regard to the County Bio-Diversity Plan, and integrate the consideration of bio-diversity into all Council actions and work programmes in order to ensure the protection and enhancement of this important aspect of the local environment.

- NH 4** To ensure that any development proposal within the vicinity of or having an effect on a designated site, will provide sufficient detail illustrating how it will impact upon the designated site and will include proposals for appropriate amelioration. In all such cases the developer shall have regard to the County Bio-diversity Plan, and shall consult with the National Parks and Wildlife Section of the DoEHLG.
- NH 5** To conserve and protect the natural habitats in the River and Canal systems.
- NH 6** To protect, by way of tree preservation orders, trees and groups of trees of special amenity value at the following locations;
- (i) The old cemetery off Church Lane
 - (ii) Group of trees on the site to the south-east of Courtown Road, along the Commons south and bordering Ballybrack stud,
 - (iii) Line of trees along the boundary wall to the north of Church St. and adjacent to Scoil Dara.
 - (iv) Mature woodlands (main avenue and boundary planting) within Courtown Estate
 - (v) Line of trees forming eastern boundary to Royal Meadows estate
 - (vi) Along the Sli na Slainte route.
- NH 7** 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.
- NH 8** To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design as appropriate.

- NH 9** To preserve views and prospects to and from the Rye River and Grand Canal and to ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity. New development adjacent to the riverside amenity area shall be restricted where such development could present a negative visual effect or negatively disrupt the vistas available.
- NH 10** Planning applications must;
- (i) Identify all ecological corridors, which are present on the proposed development lands (including hedgerows and masonry stone walls) that are likely to be affected by the development proposal
 - (ii) Identify any losses to these corridors which would result if the application in question was granted, and
 - (iii) Show that such losses would be fully offset if the application were to be granted through the replacement of the relevant corridors, with corridors composed of similar species and of a similar age prior to any losses to the existing corridors.
- NH 11** The building line of all development shall be set back 91 metres from the Motorway, which is clearly identified in Map 3 (a). Kildare County Council would support the planting of native woodland species within this zone.
- NH12** To conserve and protect Riparian (beside rivers) Corridors, new development will not be permitted within a minimum of 10m from either side of all watercourses measured from the top of the bank, apart from in exceptional circumstances, to provide:
- Visual amenity of the river;
 - Public space and access;
 - Public walkway / cycleways/lighting;
 - Spaces to allow for the conservation and enhancement of landscape features, such as tree coverage;
 - Spaces to conserve and enhance biodiversity capacity.

Redevelopment shall seek to create riparian buffer strips of at least 2.5m, along either side of all watercourses measured from the top of the bank. Riparian buffers have the greatest potential to control environmental damage, reduce flooding potential and provide habitats.

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

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

NH13 In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in Habitats Regulations, a derogation licence may be required. Applications for a derogation licence should be made in writing to the Species and Regulations Unit of the National Parks and Wildlife Service and include survey results and proposed mitigation measures.

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:

- BH 1** To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.
- BH 2** To resist the demolition of vernacular architecture of, historical, cultural and aesthetic merit, which makes a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kilcock.
- BH 3** To assist owners of structures of particular significance within Kilcock in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.

BH 4 To protect those built heritage items and views to and from those items as listed in Table 7 – Built Heritage Items and shown on Map 2 – Built Heritage Items of this plan.

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:

- AH 1** To protect and preserve those items of archaeological interest as listed in Table 8 and shown on Map 1 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.
- AH 2** To seek the protection of burial grounds within Kilcock in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate.
- AH 3** To ensure an archaeological investigation of a site is carried out by an archaeologist licensed by Duchas, prior to any development works in proximity to those items listed in Table 8 and shown on Map 1.

10.4.1 Zone of Archaeological Potential Objectives

ZAP 1 The Council will have regard to the Zone of Archaeological potential within Kilcock when dealing with planning applications for development and public sector development including works carried out by Kildare County Council. This area is identified on Maps 3(a) and 3 (b). Where permission for such proposals is granted, the applicant will have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.



It shall be an objective of the Council:

ENV 1 To require new developments to demonstrate how they will implement a “green agenda” in building design, construction and operation and in the planning and operation of the wider area. 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 will be required to 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 was 1st January 2008. All applicable developments seeking planning permission from that date will be subject to compliance with this policy.

- 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.
- ENV 3** To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead power lines in Kilcock in tandem with other work programmes, such as road resurfacing and footpath construction works.
- ENV 4** To ensure that illegal dumping is controlled both in and adjacent to the Rye River and The Royal Canal.
- ENV 5** To improve the vegetation management along the Rye River and the Royal Canal.

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 Kilcock. These are shown on Map 3(a) and 3(b) attached, with terms and indicative land uses set out below. The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows the developer to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

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

a) The present development area and recent trends in development;

- b)** The amount of committed and uncommitted land within the existing development area;
- c)** The accessibility, availability and location of land for development;
- d)** The location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- e)** The character of the town with regard to the scale and pattern of development;
- f)** The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- g)** Physical features and amenities of the town;
- h)** The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- i)** The emerging pattern of development in Kilcock and its environs and the need to rationalise connectivity and integration with the town centre

The following specific planning and land use objectives refer to land zonings as identified on Maps 3(a) and 3(b) and are identified on Table 18 below:

Table 18 Specific Land Use Zoning Objectives

Ref.	Use	Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Kilcock town centre and to provide for and improve retailing, residential commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. Generally two and three storey buildings will be preferred. Warehousing and other new industrial uses will not be permitted in the town centre.</p> <p>Given the significant amount of derelict and under used strategically located sites in the centre of Kilcock, it is considered necessary to encourage regeneration of the town centre as a priority. In order to do this, the town centre shall be divided into 7 sub plot areas centred on the Town Square. These sub plots have been defined by physical barriers including the streets, the Royal Canal and the Rye River. (Please refer to Map 3 (c) – Town Centre Sites.)</p> <p>Part C, Section 3 of this Local Area Plan sets out written Design Briefs for the Town Square and each of the 7 sub plots. Any proposed development within each sub plot shall have regard to the overall objectives of the respective design brief. In this way the future development of the remainder of the sub plot shall not be compromised.</p> <p>Please note that any proposed cycle routes, footpaths and footbridges along and over the canal and the river will require consultation with Waterways Ireland.</p>

B	Existing / Permitted Residential	<p>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p> <p>Note: The building line of all development shall be set back 91 metres from the Motorway, which is clearly identified on Map 3 (a). Kildare County Council would support the planting of native woodland species within this zone.</p>
C	New Residential	<p>To provide for new residential development. This zoning provides for new residential development and other services incidental to residential development.</p> <p>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.</p> <p>The development of a neighbourhood centre may be considered for Sites zoned 'New Residential' to the east and west of the town. The location of neighbourhood centres seeks to ensure that all future residential areas are adequately serviced by local facilities and services, including commercial and community centres.</p> <p>Neighbourhood centres provide a valued service and cater for the daily needs of nearby residents, and particularly those without access to a car. A Neighbourhood centre may comprise the following; convenience stores, newsagents, pharmacies, butchers, post offices, cafes, DVD rental, laundry facilities, hairdresser etc. It is considered that such a neighbourhood centre should comprise between 1000 to 1500 square metres lettable space.</p> <p>New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads and the landscaping of open space.</p> <p>Note: The building line of all development shall be set back 91 metres from the Motorway, which is clearly identified on Map 3 (a). Kildare County Council would support the planting of native woodland species within this zone.</p>
C1	New Residential	<p>To provide for new residential development. This zoning provides for new residential development and other services incidental to residential development.</p> <p>No development shall commence on this site without the prior delivery of the proposed road through this site as shown on map 3(a) Access to any new development schemes on C1 shall only be provided along the new road as above.</p>

E	Community & Educational	<p>The development of a neighbourhood centre may be considered for Sites zoned 'New Residential' to the east and west of the town. The location of neighbourhood centres seeks to ensure that all future residential areas are adequately serviced by local facilities and services, including commercial and community centres.</p> <p>Neighbourhood centres provide a valued service and cater for the daily needs of nearby residents, and particularly those without access to a car. A Neighbourhood centre may comprise the following; convenience stores, newsagents, pharmacies, butchers, post offices, cafes, DVD rental, laundry facilities, hairdresser etc. It is considered that such a neighbourhood centre should comprise between 1000 to 1500 square metres lettable space.</p> <p>To provide for community and educational facilities.</p> <p>This zoning objective provides for community and educational facilities including health care, child care, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
F	Open Space & Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use-zoning objective include; to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities. The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this local area plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.</p>
F2	Open Space & Amenity	<p>To preserve a buffer zone from the Motorway.</p> <p>The planting of forestry will be particularly encouraged in this zone.</p> <p>Note: The building line of all development shall be set back 91 metres from the Motorway, which is clearly identified on Map 3 (a). Kildare County Council would however particularly support the planting of native woodland within this zone.</p>
I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration.</p> <p>This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields, or parks.</p>

H	Office, Light Industry & Warehousing	<p>Note: The building line of all development shall be set back 91 metres from the Motorway, which is clearly identified on Map 3 (a). Kildare County Council would however particularly support the planting of native woodland within this zone.</p> <p>To provide for new office, warehousing and light industrial development.</p> <p>This zoning provides for new warehousing and light industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p> <p>Any proposed development shall have particular regard to adjacent/ nearby land uses including the following: nursing homes, schools and residential areas.</p>
H1	Light, Industry & Warehousing	<p>To only facilitate the relocation of existing town centre jobs from the site outlined in red on Map 3(c). No other development shall be permitted on this site.</p> <p>Any proposed development shall have particular regard to adjacent/ nearby land uses including the following: nursing homes, schools and residential areas.</p> <p>Note: The building line of all development shall be set back 91 metres from the Motorway.</p>
X, Y	Masterplan	<p>A Masterplan shall be prepared for those lands outlined in blue on Map 3 (a). The area of the Masterplan which comprises two separate sites totaling 20.3 hectares, to the north and south of the railway line shall include the following as part of an overall plan for the area;</p> <ul style="list-style-type: none"> • A 15 acre Primary and Post Primary Education Campus (south of the railway) • Public car park (to the north of the railway) which shall provide adequate parking for both the train station and the town centre with a traffic management plan, and adequate space for bus parking and turning • Low to medium residential development (to the south of the railway) • A linear pedestrian amenity park along the Canal. • The Public open spaces to be provided within the site shall include the creation of a green corridor linking the Bawnogues (located to the south) with the Master Plan Site X, allowing for the creation of looped walking routes. • Pedestrian and cycle path links to the town centre, adjacent schools and sports facilities. • The construction of the proposed roads objective as indicated on Map 3(a) <p>The Masterplan, to include all of the above, shall be agreed with Kildare County Council in consultation with the Clane Area Committee prior to the granting of permission for any development on these lands. The Masterplan shall be subject to detailed phasing proposals and make provision for the delivery of a public car park during the initial infrastructure services installation period and shall be operational prior to the first occupation of any development.</p>

R1	Retail/Commercial	<p>To provide for commercial development</p> <p>The purpose of this zoning is to provide a retail park for the sale of bulky goods and office development only.</p>
Q	Enterprise & Employment	<p>To facilitate an appropriate mix of employment uses within a high-quality campus type development including office-based industry, enterprise & incubator units, business, science & technology, and institutional use.</p> <p>This area shall be the subject of a detailed design brief, in accordance with Part C, Section 3.3 of this plan, to be agreed with the planning department. The following definitions of uses are provided:</p> <ul style="list-style-type: none"> • Office Based Industry: Where the activity is concerned primarily with producing an end-product (e.g. software development, research and development) or provides telephone or web based services (e.g. telemarketing). Only office developments to which the public do not normally have access will be permitted within this zone. • Enterprise & Incubator units: Small and mixed sized workspace units suitable for small businesses and start-up companies. Limited light industry will be considered in the context of the overall campus development. No heavy Industrial workshop units will be permitted within this zone. • Business, Science & Technology units: High technology, research and development facilities, corporate/industrial offices, and support service facilities. • Institutional Use: Includes medical facilities and educational / knowledge based research facilities. • Support Facilities: Without compromising policy of resisting inappropriately located retail and leisure development, provision is made for small scale, 'walk to' facilities (i.e. restaurant, sandwich shop and specialist services like crèches), which are integrated with employment units and are of a nature and scale to serve the needs of employees within this employment area.

2 Zoning Matrix



2.1 Using the Zoning Matrix

The Zoning Matrices (see Tables 19 and 20) illustrate a range of land uses together with an indication of their broad acceptability in each of the land use zones. 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 land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.

2.2 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 town.

2.3 Definition of Terms

2.3.1 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.

2.3.2 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.

2.3.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrices (Tables 19 and 20) will not be permitted.

2.3.4 Other Uses

Proposed land uses not listed in the matrices 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.

2.3.5 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.

2.3.6 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 19- Land Use Zoning Matrix for Kilcock. To be read in conjunction with Map 3(a)

Land use	A	B	C*	F	E	I	R1	Q	H	Y	X
Dwelling	Y	Y	Y	N	N	O	N	N	N	N	Y
Guest house/hotel/hostel	Y	O	O	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	N	N	N	N	O	N	N	N
Pub	Y	N	N	N	N	N	N	O	N	N	N
Shop (convenience)	Y	O	O	N	N	N	N	O	N	N	O
Shop (comparison)	Y	N	N	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	Y	N	N	N	N
School	Y	O	O	O	Y	N	N	O	N	N	Y
Medical and Related Consultant	Y	O	O	N	Y	N	N	Y	N	N	N
Health Centre	Y	O	O	N	Y	N	N	Y	N	N	N
Nursing Home	Y	O	O	N	Y	N	N	N	N	N	N
Community hall & sports halls	Y	O	O	O	Y	O	N	O	N	N	O
Recreational buildings	Y	O	O	O	Y	O	N	O	N	N	O
Cultural uses, library	Y	O	O	O	Y	N	N	O	N	N	O
Offices	Y	N	N	N	N	N	Y	Y	O	N	N
Garages, panel beating and car repairs	N	N	N	N	N	N	N	N	N	N	N
Petrol station	O	N	N	N	N	O	O	Y	N	N	N
Motor sales	O	N	N	N	N	N	Y	Y	N	N	N
Car parks	Y	N	N	O	O	N	Y	Y	Y	O	O
Heavy commercial vehicle parks	N	N	N	N	N	N	O	N	O	N	N
Cinema, dancehall, disco	Y	N	N	N	O	N	N	O	N	N	N
Repository, store, depot	O	N	N	N	N	N	N	O	O	N	N
Industry	N	N	N	N	N	N	O	N	O	N	N
Industry (light)	N	N	N	N	N	N	O	O	Y	N	N
Workshops	N	N	N	N	N	N	N	N	O	N	N
Playing fields	O	O	O	Y	Y	Y	N	O	N	N	O
Place of worship	Y	O	O	N	Y	N	O	O	N	N	N
Park/playground	Y	O	Y	Y	Y	Y	N	O	N	Y	N
Tourist related facilities	N	N	O	O	N	O	N	O	N	N	N
Cattleshed/slatted unit	N	N	N	N	N	Y	N	N	N	N	N
Broiler house	N	N	N	N	N	Y	N	N	N	N	N
Stable yard	N	N	N	N	N	Y	N	N	N	N	N
Hot food take-away	O	N	N	N	N	N	N	Y	N	N	N
Utility Structures	Y	O	O	O	Y	Y	O	O	O	N	N
Funeral Homes	Y	O	N	O	Y	N	O	O	N	N	N
Creche/playschool	Y	O	Y	O	Y	N	N	O	N	N	N
Adult Education/literacy/basic education/ youth reach facility	O	O	O	N	O	O	N	Y	N	O	O
Neighbourhood Centre	Y	Y	Y	N	N	N	N	N	N	O	N

Y = permitted in principle

O = open for consideration;

N = not permitted

* = Also relates to land use-zoning objective 'C1: New Residential'

Table 20 - Land Use Zoning Matrix for Kilcock Environs as adopted in Kildare County Development Plan 2005 – 2011 Chapter 23 (To be read in conjunction with Map 3 (a))

	Z Integrated Leisure Development
House	Y
Flat	O
Guesthouse/Hotel	Y
Restaurant	O
Public house/ Function Rooms	O
Conference Facilities	Y
Medical Consultant	N
Health Centre/Clinic	O
Nursing Home	O
Sports Club and Ground	O
Recreational buildings	Y
Library/Art Gallery	O
Professional Offices (Class 2)	N
Offices (Class 3)	N
Garage/Panel Beating	N
Car-Park	O
Commercial vehicle park	N
Retail Outlet	N
Warehouse General Industry	N
Light Industry	O
Special Industry	N
Workshop	N
Major Playing Fields	O
Park/Playground	O
Camping Site	O
Caravan Park	O
Cattle shed/slatted unit	N
Broiler House	N
Stable yard/ Stables	Y
Amusement Centre/Arcade	N
Takeaway	N
Utility Structures	O
Play-school/Crèche	O

Y = permitted in principle

O = open for consideration;

N = not permitted

3 Design Briefs



3.1 Introduction

The “Sustainable Residential Development in Urban Areas” and the accompanying “Urban Design Manual – A best practice guide” were published by the Department of the Environment, Heritage and Local Government in December 2008. These guidelines set out in detail the role of urban design in the delivery of sustainable communities. In accordance with section 3.8 of these guidelines, this plan has prepared design briefs to promote the development of the following sites of strategic importance:

1. Town Centres Sites: The Market Square & Sites 1 - 7 [refer to Map 3(c)]
2. Lands Zoned “Q: Enterprise & Employment” [refer to Map 3(a)]

These design briefs have been prepared to aid the different parties involved in the planning process – for the developer and his agents when considering acquisition of a site; for the design team when considering design proposals; for preplanning consultations and when deciding planning applications. Each of the design briefs is based on an analysis of the character of the site, its urban context and the relevant landuse-zoning objective that applies. This analysis shall be used to inform more detailed layout and design proposals for proposed developments within each site. A design statement, explaining how any proposed development addresses the relevant design brief and all relevant development control standards set out in the Kildare County Development Plan 2005-2011 Chapter 15, shall be submitted as part of any planning application on these sites.

3.2 Town Centre Sites: The Square & Sites 1 - 7 [refer to Map 3(c)]

The Square

Proposals for developments that provide an active street frontage will be particularly encouraged along the boundary of the town square. Such uses could include cafés, restaurants and boutiques, which could help revitalise the town centre area. It is proposed to introduce a pay parking facility and fewer vehicle spaces in the Square in order to rejuvenate the town centre. It shall be an objective of this Local Area Plan to provide alternative parking arrangements at other, more suitable locations in Kilcock. (See objective TR5 – in Part B). Proposals to increase public lighting, footpaths and green landscaping in the square will be prioritised. (See objective

PC2 in Part B). Proposed developments that front onto the square shall have regard to the historical nature and urban design qualities of this public space and shall adopt a design approach that reflects existing and proposed buildings fronting onto this space to achieve a coherent high quality urban environment.

Site No.1 – Church Street & Mill Lane

Description of site

This site is located north west of the town square in Kilcock. Three structures of particular significance have been identified within this sub plot; Milestone, Church Street, The Convent, Church Street and St. Coca’s Catholic Church, Mill Lane. Scoil Cocha Naofa is located to the rear of the church. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned structures and these structures shall form an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

Pedestrian routes shall be identified through the site at appropriate locations in order to allow for the permeability of this site along desire lines in the direction of the town square and the adjacent streets. Such routes shall have active frontages, be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. No vehicular access shall be permitted through the site.

Building Line

The building line where appropriate shall reflect the existing established building line.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted on the site. Innovative designs shall be particularly encouraged having regard to the relevant objectives set out in Part B of this Local Area Plan.

Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.

Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums should be provided and incorporated as part of any development proposal on this site.

Historical Association:

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.



Site No. 2 – Bridge Street, Church Street & The Royal Canal Site Description

The site is located to the west of the town square and is bounded by the canal, Church Street and Bridge Street. There are two structures of particular significance on this site, namely The Lions House, Church Street and a graveyard and wall. Any proposed developments on this site shall have regard to the sensitive nature of these structures and these structures shall form an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

- (i) Pedestrian access shall be as identified along the canal with clear access routes from the Canal through the site at appropriate locations onto Church Street and Bridge Street in order to allow for greater permeability of this site. A route for vehicular access from Church Street to Bridge Street shall be identified and preserved free from development. No additional access points shall be permitted through the site.
- (ii) A cyclist route shall be clearly identified through this site from Church Street to the Royal Canal. The route shall then run in an easterly direction to traverse the bridge over the canal at the south-east of the site.

Both of the routes through this site identified in (i) and (ii) above shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking and cycling environment.

Building Line

The building line, where appropriate, shall reflect the existing established building line. A building line shall be established along the route of the new road (as above) from Church Street to Bridge Street.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted on the site. Given the strategic location of this site, all proposed development schemes shall address the Canal. Innovative designs shall be particularly encouraged having regard to the relevant objectives set out in Part B of this Local Area Plan.

Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.

Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums should be provided and incorporated as part of any development proposal on this site. In order to promote the delivery of a high quality living environment, a linear park shall be developed along the Canal to include the following:

- High quality formal and informal seating arrangements
- High quality lighting along the pedestrian and cyclist routes (as above)
- The planting of a mixture of semi mature and mature trees along the length of the linear park

Historical Association

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

Site No. 3 – New Lane & Mill Lane

Site Description

The site is located to the west of the town square. The site includes four structures of particular significance, namely M. Daly, Hugh Murphy Pub, Graveyard and Wall and the Pharmacy. The site is bound to the east by the square, to the North by Church Lane, to the west by Mill Lane and to the south by New Lane. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned structures and these structures shall form an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

Pedestrian routes shall be identified through the site at appropriate locations in order to allow for the permeability of this site along desire lines in the direction of the town square and the adjacent streets. Such routes shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. No vehicular access shall be permitted through the site.

Building Line

The building line where appropriate shall reflect the existing established building line.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted on the site. Innovative designs shall be particularly encouraged having regard to the relevant objectives set out in Part B of this Local Area Plan. The setting of the building outlined in blue to the east of this site (as shown on map 3(c)) is of particular significance to the local area. Any future development proposals on this site shall enhance the setting of this building to particularly serve as an attractive edge to the Square.

Uses

Given the proximity of this site to the square and the objectives contained within this Plan to establish the square as a more pedestrian-friendly zone, proposals for developments that provide an active street frontage will be particularly encouraged along the eastern boundary of this site. Such uses could include cafes and restaurants with the aim of revitalising the town centre.

Boundary Treatment

Existing mature trees should be maintained and used and where practical incorporated into the design of any new developments. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.



Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums shall be provided and incorporated as part of any development proposals on this site.

Historical Association:

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

Site No.4 - Market Square & Mill Lane

Site Description

The site is bound by the Square to the south and Mill Lane to the west. The graveyard and wall are located within the confines of the site. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned graveyard.

Pedestrian Movement

Pedestrian routes shall be identified through the site at appropriate locations in order to allow for the permeability of this site along desire lines, in the direction of the town square, the adjacent streets and the River Rye. Such routes shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. Development proposals for this site should include a pedestrian/cyclist bridge from Sub Plot 4 in an easterly direction over the River Rye to County Meath to connect the linear park (as proposed by Objective AR9 of this plan) to the area of amenity within the jurisdiction of Meath County Council (proposed as amenity lands in the proposed Kilcock Local Area Plan prepared for Kilcock by Meath County Council in 2008. No vehicular access shall be permitted through the site.

Building Line

The building line where appropriate shall reflect the existing established building line. Where a building line has not been established, such as along Mill Lane, it is more desirable that this be established along the line of the street.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted within the site. Innovative designs shall be particularly encouraged having regard to the objectives set out in this Local Area Plan under Part B.

Uses

Given the proximity of this site to the square and the objectives listed in this plan to establish the square as a more pedestrian-friendly zone, proposals for developments that provide an active street frontage will be particularly encouraged along the southern boundary of this site. Such uses could include cafes and restaurants, which would help revitalise the town centre area.

Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.

Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums should be provided and incorporated as part of any development proposal on this site.

An area of public open space along the River Rye shall form part of any development proposal and shall include the following:

- (i) High quality formal and informal seating arrangements
- (ii) High quality lighting

Historical Association

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

Site No. 5 – The Square, New Road & The Royal Canal

Site Description

The site is located to the south east of the town square, along the eastern boundary of the New Road and to the west of a brown field within the jurisdiction of Meath County Council. The Ulster Bank on the square as well as the adjacent dwelling to same are recognised as being structures of particular significance within the confines of this site. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned structures and these structures shall be included as an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

Pedestrian routes shall be provided through the site at appropriate locations in order to allow permeability of this site along desire lines in the direction of the town square and the adjacent streets. Such routes shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. No vehicular access shall be permitted on this site.

Building Line

The proposed building line where appropriate shall reflect the existing established building line. Where a building line has not yet been established, a new building line shall be established along the line of the adjacent streets.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted within the site. Innovative designs shall be particularly encouraged having regard to the relevant objectives set out in Part B of this Local Area Plan.

Uses

Given the proximity of this site to the square and the objectives listed in this Plan to establish the square as a more pedestrian friendly zone, proposals for developments that provide an active street frontage will be particularly encouraged along the northern boundary of this site. Such uses could include cafes and restaurants, which would help revitalise the town centre area.

Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.

Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums should be provided and incorporated as part of any development proposal on this site. A linear park along the Rye River shall be included as part of any development proposal on this site and shall include the following:

- (i) High quality formal and informal seating arrangements
- (ii) High quality lighting particularly along the pedestrian routes (as above)
- (iii) The planting of a mixture of semi mature and mature trees along the length of the linear park

Historical Association

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

Site No. 6 – The Square, School Street & Harbour Street Site Description

The site is bound to the north by the town square, to the west by School Street, to the east by New Road and to the south by Harbour Street. Aidan Byrnes Pub on the Square, a 3 storey building next to Aidan Byrnes Pub, O’Keefe’s Public House and the AIB Bank, both located on Harbour Street are recognised as being structures of particular significance within the confines of this site. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned structures and these structures shall form part of an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

The site shall provide for pedestrian routes through the site at appropriate locations in order to allow for the permeability of this site along desire lines in the direction of the town square and the adjacent streets. Such routes shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. No vehicular access shall be permitted on the site.

Building Line

The building line where appropriate shall reflect the existing established building line.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted within the site. Innovative designs shall be particularly encouraged having regard to the relevant objectives set out in Part B of this Local Area Plan.

Uses

Given the proximity of this site to the square and the objectives contained within this Plan to establish the square as a more pedestrian friendly zone, proposals for developments that provide an active street frontage will be particularly encouraged along the northern boundary of this site. Such uses could also include cafes and restaurants, which would help revitalise the town centre area.



Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of the planning application to state the reasons why the retention of such mature trees would not be appropriate as part of the proposed development.

Public Open Space

Public open space such as pocket parks, courtyards, plazas or atriums should be provided and incorporated as part of any development proposal on this site.

Historical Association

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

Site No. 7 – Bridge Street, New Lane & School Street Site Description

The site is located to the west of the town square. The site is bound by New Lane to the north, School Street to the east and Bridge Street to the west. The house on the Courtown Road with an 18th Century Plaque is within the confines of this site. St. Joseph’s School and O’Reilly’s both located on School Street are recognised as being structures of particular significance within the confines of this site. Any proposed developments on this site shall have regard to the sensitive nature of the aforementioned structures and these structures shall form an integral part of any development scheme. Views to and from these structures shall also be protected.

Pedestrian Movement

The site shall provide for pedestrian routes through the site at appropriate locations in order to allow for the permeability of this site along desire lines in the direction of the town square and the adjacent streets. Such routes shall be well lit and adequately overlooked to minimise anti-social behaviour and to provide for a pleasant walking environment. No vehicular access shall be permitted on the site.

Building Line

The building line shall reinforce the line of Bridge Street, New Lane and School Street and in this regard new buildings on this site shall be constructed along the line of these streets.

Layout and Design

Any new development on this site shall not be visually obtrusive when viewed from any location within the site, from the adjacent sub plot areas or from across the Royal Canal. Only the highest quality layout and design, to include materials used, will be accepted within the site. Innovative designs shall be particularly encouraged having regard to the objectives set out in Part B of this Local Area Plan.

Uses

Given the proximity of this site to the square and the objectives listed in this Plan to establish the square as a more pedestrian friendly zone, proposals for developments that provide an active street frontage will be particularly encouraged along the north eastern boundary of this site. Such uses could also include cafes and restaurants, which would help revitalise the town centre area.

Boundary Treatment

Existing mature trees shall be maintained and integrated into the design of any development proposal on this site. In the event that this is neither feasible nor practical, a letter shall be included as part of any proposed development scheme stating the reasons why the retention of such mature trees would not be appropriate as part of a proposed development scheme.

Historical Association

All new developments shall incorporate an element of the history of Kilcock in their design. This shall take the form of either or both of the following:

- (i) Piece(s) of artwork with a specific association to the history of Kilcock. Such artwork shall not prejudice public safety or cause a traffic hazard
- (ii) Appropriate naming, as Gaeilge, of the proposed development, walkway or road. All associated signage shall be agreed with Kildare County Council either at planning application stage or as a condition in any grant of planning permission.

3.3 Lands Zoned “Q: Enterprise & Employment”

Lands zoned “Q: Enterprise & Employment” shall be the subject of a detailed design brief to be agreed with the planning department, and shall address the following:

- The design brief shall be based on achieving a high standard of layout, landscaping and design of buildings and groups of buildings. The overall development shall integrate well with existing natural and built environment and deliver a high quality-working environment, which is attractive to customers, employees and other users of the built environment.
- Design factors that shall be taken into account in the design of the proposed site shall include:
 - (i) Landscaping – A design based on the sites natural setting, mature trees, hedgerows, watercourses and natural boundaries of the site. All buildings and groups of buildings should be integrated into the site by using designs that reflect the sites natural context.
 - (ii) Visual impact – A design that complements and enhances the surrounding area. Particular regard shall be had to views to and from Courtown Demesne and the M4 motorway.

(iv) Elevation treatment – The use of high quality materials including imaginative use of any industrial cladding materials to create a high quality campus style layout and design.

(v) Integrated design themes – The use of lighting, advertising, signage and information boards that are based on an overall designed theme. The design and location of these elements shall be visually appropriate to the sites context and reinforce the sites as a high quality employment campus.

- Transport links - Generate links to public transport infrastructure. A Mobility Management Plan shall be prepared and implemented which will consider all modes of transport.
- A phasing plan, which will detail phasing arrangements in the context of services and infrastructure for the overall site and the individual employment units and associated landscaped areas.
- The overall layout shall be in accordance with the new roads objective (indicative only) as shown on the Landuse Zoning Objectives map [Map ref 3 (a)], with a new access off the Clane Road (R407). This road shall be delivered as part of phase one.
- A building line set back of 91m from the M4 motorway (in accordance with section 15.2.5 of the Kildare County Development Plan 2005–2011), which shall be appropriately landscaped to provide a visual and acoustic buffer zone from the motorway.

To Director: Community and Enterprise and Forward Planning

Date 2nd April 2008

Re Kilcock LAP

Kilcock Local Area Plan screening decision

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

- A Strategic Environmental Assessment is not mandatory for Kilcock as its population is not greater than 10,000 persons.
- There were issues raised by the prescribed bodies in relation to limitations in the existing sewerage network. The sewerage network is being upgraded and should be completed by 2009. These issues will be dealt with through the LAP with the imposition of a condition limiting development until the upgrade is complete.

Therefore it is recommended that Kildare County Council should not be required to carry out a Strategic Environmental Assessment in the case of the Kilcock Local Area Plan.

Caroline Shinnors

Senior Executive Planner

Recommendation Approved

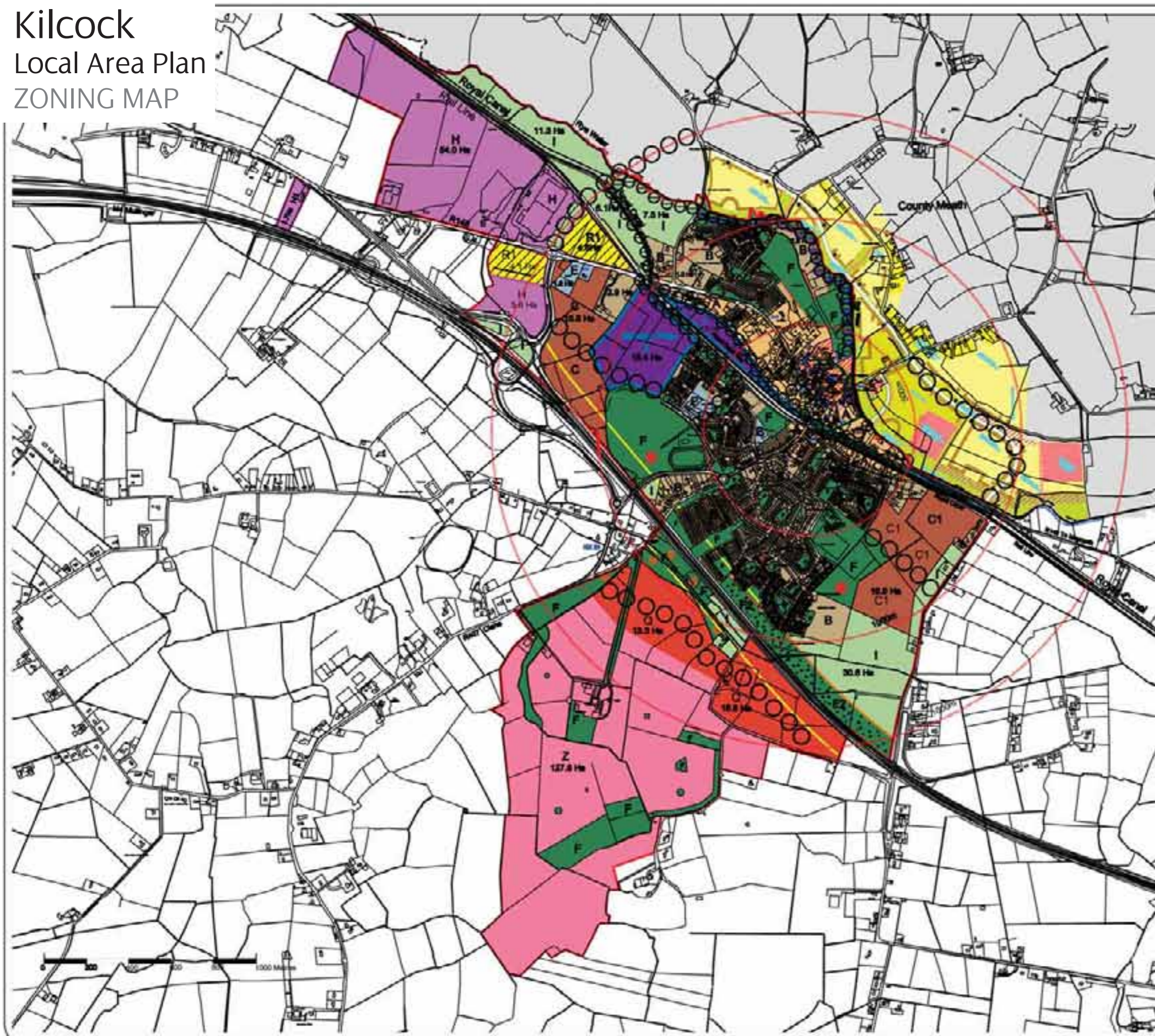
Anita Sweeney

Acting Senior Planner

Kilcock

Local Area Plan

ZONING MAP



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

Kilcock - Local Area Plan 2009
 (*Adopted on the 27th April 2009 as amended on the 27th July 2009*)

Legend

- Local Area Plan Boundary 2009
- A: Town Centre
- B: Existing / Permitted Residential
- C: New Residential and C1: New Residential
- E: Community & Educational
- F: Open Space & Amenity; F2: Forestry
(Refer to table 18 of LAP)
- H: Office/Light Industry & Warehousing
- H1: Light Industry & Warehousing
- I: Agricultural
- Q: Enterprise and Employment
- R1: Retail / Commercial
- Master Plan X and Y (Ref to Table 18 of L.A.P.)
- Z: Integrated Leisure Development
(Adopted as part of Kildare County Development Plan 2006-2011 Chapter 20)
- County Meath
- Built Heritage Items
- New Roads Objective - Indicative only
- Footpath & Cycle Track - Indicative only
- Royal Canal and Rye Water
- Playing Fields / Play Ground
- 500m Intervals from the Train Station
- 91m set back from the M4 Motorway
- Zone of Archaeological Potential
- Architectural Conservation Area

Land Use Zoning Objectives Map

Scale: N.T.S.	Map Ref: 3(a)
Date: 27/04/2009 (As amended on the 27/07/2009)	Drawing No: 200/08/241
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This drawing is to be read in conjunction
 with the written statement