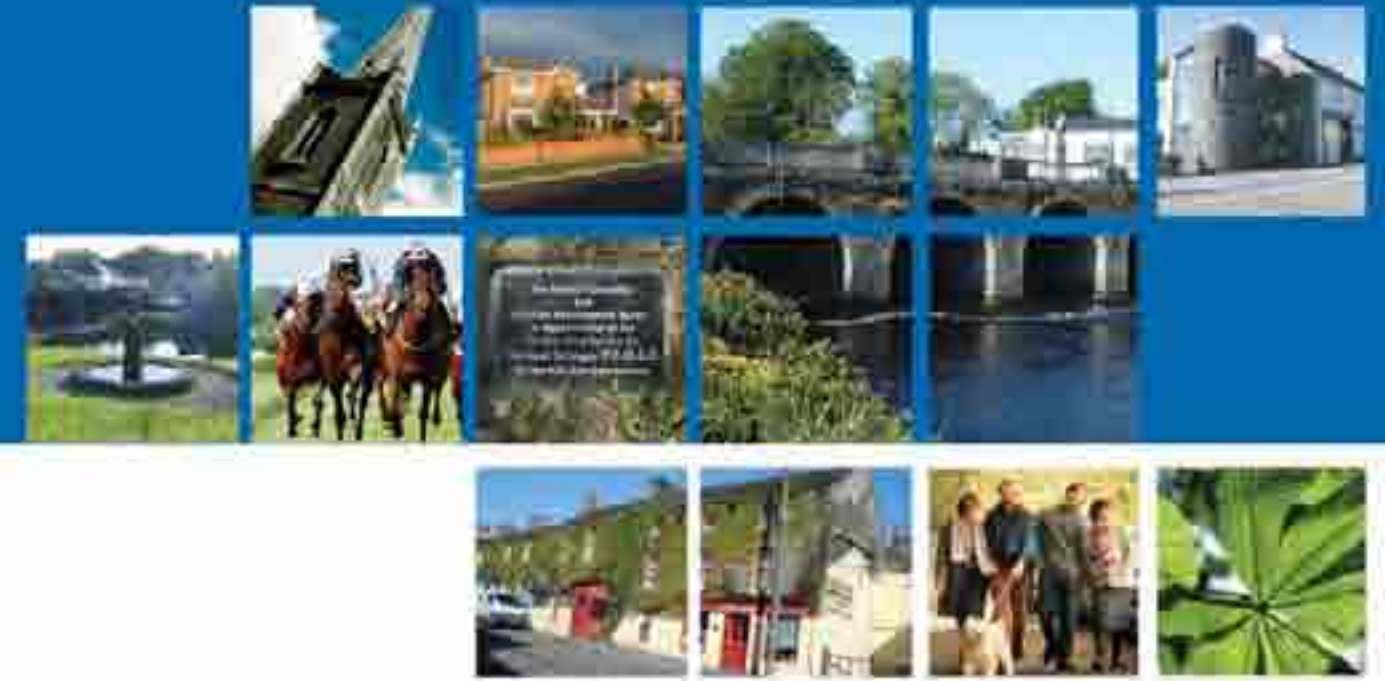




Kildare County Council



Kilcullen

Local Area Plan 2008

Plean Cheantar Áitiúil 2008 Cill Chuillinn



Kildare County Council

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

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1.0 Background



1.1 Introduction

This Local Area Plan relates to the town of Kilcullen. The previous Local Area Plan, which was adopted in 2001, sets out policies and objectives for the town, as well as a Development Boundary.

1.2 Purpose of the Plan

The aim of this Plan is to establish a framework for the physical, socio-economic, cultural and recreational growth of Kilcullen in a planned, co-ordinated and sustainable manner in order to conserve and enhance the established tradition and intrinsic character of the town. It sets out a number of policies and objectives, which will help to achieve this aim.

This Local Area Plan (LAP) is prepared under a number of Chapter headings as follows:

Chapter 1: Sets out the LAP area and the purpose of the Plan. It also refers to the relevant Strategic Environmental Assessment Regulations.

Chapter 2: Outlines the planning policy context under which the plan is reviewed and also the population trends and development vision.

Chapter 3: Sets out the sectoral policies and objectives under the main headings of – Housing, Industry and Enterprise, Education, Cultural and Community Facilities, Public Utilities, Transportation, Retail, Amenity and Recreation, Heritage, Tourism and Environment and the River Liffey.

Chapter 4: Land Use and Zoning Objectives. This section should be read in tandem with the map contained herein.

Chapter 5: Development Control Standards. This section provides a detailed framework which provides guidance in the preparation of planning applications and proposals.

1.3 Planning Area

Kilcullen is located on the river Liffey, 38km from Dublin, 10km from Naas and 6km from Newbridge. The town is primarily a service and retail centre for south Kildare and increasingly a residential centre within the Greater Dublin Area.

1.4 Strategic Environmental Assessment (SEA)

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment Regulations) 2004, a Screening Assessment was prepared for the Kilcullen Local Area Plan and sent to the Environmental Authorities on 8th December 2006 concluding that a Strategic Environmental Assessment would not be required. This was sent to the relevant 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, Kildare County Council concluded that a Strategic Environmental Assessment was not required for this Local Area Plan.



2.0 Review Context



2.1 Legal Context

This Local Area Plan relates to the town of Kilcullen. The Kilcullen Local Area Plan 2001 was the last plan prepared for the town. This Plan shall be titled 'Kilcullen Local Area Plan'. Kildare County Council is the Planning Authority for the area of the Local Area Plan.

This Local Area Plan for Kilcullen is made in accordance with the requirements of the Planning and Development Acts 2000 (as amended) (the Act) and in accordance with the objectives of the Kildare County Development Plan, 2005 - 2011. The period of this Plan should be taken as six years (2006-2011) from the date of its adoption by the Council or until it is varied or a new Plan is made.

2.2 Historic Development of Kilcullen

Kilcullen derives its name from Cill Cuillinn, the Church of the Holly and was an important crossing point of the river Liffey from Medieval times. The town developed along the street leading to the bridge. The town expanded in the latter half of the 20th Century basically extending the street further north and south.

The town's street pattern reflects its historical development. Kilcullen is essentially a single street. The by-pass acts as a natural barrier to expansion to the west of the town and Castlemartin Demesne constrains development to the northwest. Recent residential development has occurred to the south west and east of the town.

Kilcullen is located within the Eastern Transition Landscape Character Area and is on the River Liffey water corridor Landscape Character Area. These areas are characterised by undulating topography. The lands are generally of medium size and regular pattern. Hedgerows are usually well maintained with scattered trees along the boundaries. Pasture is the major land use in this area with patches of non-irrigated agricultural lands. Pasturelands generally occupy the Liffey banks. Kilcullen is one of the larger towns in the Eastern Transition Landscape Character Area while there are a number of larger towns along the river Liffey water corridor mainly further north.

2.3 Planning Policy Context

Planning at this local level must be informed by prevailing planning policies and standards as established in international and national reports, guidelines and other documents. A consistent theme in all planning and related documents is that of 'sustainable development' – defined as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Kildare County Council supports this national policy and this concept is a major component of the Kilcullen Local Area Plan. The Planning Authority has also had regard to European Union policy Directives and national policy guidelines during the preparation of this Local Area Plan.

2.3.1 National Spatial Strategy

The National Spatial Strategy (NSS) was published in December 2002. The Strategy is a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres.

The NSS sets out policies for Kilcullen in the context of its location within the Dublin and Mid-East Region. The Strategy for this region is to consolidate the metropolitan area of Dublin and concentrate development into the 'Primary Development Centres' in the hinterland. Areas identified as 'Strategic Rural Assets' within the Dublin and Mid-East Region will separate these centres from each other. Kilcullen is designated as a 'Primary Development Centre'. The Strategy stipulates that these centres need to aim at a population level that supports self-sustaining growth, but which does not undermine the promotion of critical mass in other regions. Primary Development Centres must take account of wider considerations for example their relationship with Dublin. Kilcullen is also located on a 'National Transport Corridor' as outlined in the strategy. This corridor runs along the M9. The strategy makes provision for the unique role of Primary Development Centres given the close proximity and scale of Dublin and the need for balance between the city and the surrounding counties.

2.3.2 Regional Planning Guidelines 2004 – 2016

The Regional Planning Guidelines (2004-2016) provide a strategic planning framework for the development of the Greater Dublin Area (GDA), which comprises two regions: the Mid-East and Dublin Region. The Guidelines introduce the concept of Primary Dynamic Clusters and Secondary Dynamic Clusters. These clusters should be developed in a mutually dependent way so that the amenities and economies of the whole are greater than the sum of its parts. They will not merge into a unitary town in the usually understood sense of being contiguous, developed, well-served urban areas. The Guidelines are a blueprint for strategic planning within the GDA.

Kilcullen is designated as part of a Primary Dynamic Cluster and is to be developed as an integrated entity with Naas and Newbridge. They will form a single entity for development and marketing purposes. The designation of this cluster identifies the intrinsic urban dynamism and relationship

between the towns. The aim of the guidelines is to ensure that this dynamism is built upon and that the centres develop a self-sufficient critical mass as complementary towns into the future.

The Draft Regional Planning Guidelines identify five classifications of urban centres:

- Metropolitan Consolidation Towns
- Large Growth Towns I & II
- Moderate Growth Towns
- Small Growth Towns
- Villages

These urban centres include different categories of towns and villages based on size and function. Kilcullen is in the Moderate Growth Towns category. It is envisaged that moderate growth towns will have an interacting and supporting role to the adjacent large town.



2.3.3 Kildare County Development Plan 2005-2011

The Kildare County Development Plan sets the broad development framework for the county of Kildare and the development areas within its jurisdiction. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in Section 1.3.0 as:

1. To provide for balanced and sustainable distribution of economic and social growth across the county
2. To provide infrastructure and transportation in accordance with the principles of sustainable development
3. To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all citizens of Kildare
4. To sustain traditional rural communities, by supporting the agriculture and bloodstock industries and promoting a balanced renewal of rural settlements to cater for the indigenous population of Kildare
5. 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 Kilcullen to the Dublin Metropolitan Area has resulted in increasing development due to factors such as residential preferences, housing supply/demand imbalances facing those who work in Dublin and increased car mobility.

2.3.4 Newbridge-Kilcullen Draft Integrated Framework Plan for Land Use and Transportation

Kildare County Council in conjunction with the Dublin Transportation Office is preparing an 'Integrated Framework Plan for Land Use and Transportation' for Newbridge and Kilcullen. This IFPLUT has a time frame to 2020 and will complement local area plans for the town. This framework plan will set down the principles for future development, guiding the level, scale and location of future development within the wider area of Newbridge and Kilcullen, ensuring a quality living environment. The vision for the plan is to develop "sustainable and efficient urban forms with a balanced range of functions, facilities and amenities, building the areas' present strengths and meeting the needs of the people living and working there". Particular regard has been given to the designation of Newbridge and Kilcullen as a Primary Dynamic Cluster with Naas.



2.3.5 Kildare 2012 – An Economic, Social and Cultural Strategy

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

These are to:

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

It is the policy of Kildare County Council to implement and build upon this strategy.

2.3.6 Kildare County Housing Strategy- Part V – Planning and Development Acts 2000-2004

The Kildare County Council's first Housing Strategy 2001-2006 was adopted on 1st October 2001. The analysis that underpinned the Strategy suggested that there was a social and affordable housing requirement in Kildare amounting to 29% of all housing. However, legislation provided that the maximum amount of zoned land that could be reserved for social and affordable housing was 20%.

A recent review carried out by the Housing Department with the assistance of Jon Blackwell & Associates concluded that the requirement in this regard remains unchanged. While the provision of housing units under Part V of the Act has been limited to date this is expected to change significantly in the short term. The preferred option for compliance with Part V is the provision of completed housing units followed by serviced land or land. Compliance with Part V through the payment of financial contributions will only be acceptable in exceptional circumstances.

2.3.7 Residential Density Guidelines 1999

The Residential Density Guidelines 1999 sets out the Government policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations.

This will result in:

1. More economic use of existing infrastructure and serviced land;
2. A reduced need for the development of 'Greenfield' sites, urban sprawl and ribbon development;
3. Reduced need for investment in infrastructure;
4. Better access to existing services and facilities;
5. More sustainable commuting patterns.

The Council recognises that higher densities will not be appropriate in every circumstance. In achieving higher densities the protection of the amenities of existing developments and those of the residents of proposed developments will be a primary consideration. A high quality of architecture in the siting and design providing a good quality living environment is essential if increased residential densities are to be acceptable. The Council

will seek adherence from developers to the densities and standards set out in this Plan.

2.4 Population Trends

In 1971 Kilcullen had a population of 880 persons. The population increased steadily up until 1996 when there was a very slight decrease in population but surprisingly from 1996 to 2002 there was a more significant decrease in population. Following a lot of residential development the population increased dramatically from 2002 to 2006.

Table 2.1 Population

Year	Population	Rate of Change
1971	880	
1979	1,466	6%
1981	1,537	3%
1986	1,715	2.5%
1991	1,664	-1%
1996	1,604	-1%
2002	1,483	-7.5%
2006	2,985	101.3%

Source: CSO.

Many factors contributing to the growth of population include the natural increase in an expanding population, movement of rural and city dwellers to the town and most importantly, the close proximity to Dublin.

2.5 Future Population

The most up to date census figures for Kilcullen are the 2006 figures, which give Kilcullen a population of 2,985 persons. Following a survey of recently granted housing developments approximately 535 residential units have been provided in the town since 2002. Some of these have been constructed and some are still under construction.

At an average household size of 3.0 persons, 535 residential units would give a future total of 1,605 persons to be added to the 2002 Kilcullen population of 1,483. This would give Kilcullen a possible future population of 3,088 persons if all the residential units were developed.

2.6 Future Zoning Demands

Taking into consideration the housing units allocations in the Regional Planning Guidelines (updated) a total of 818 units should be provided for in this plan in order to meet these targets. Currently there are 11.6 Ha (28.6 Acres) of zoned land in Kilcullen that are suitable for development that have not yet been developed or that are subject to a planning application.

In order to provide 818 units, 27.3 Ha (67.4 Acres) at 30 units to the Hectare (12 to the acre approx) of zoned land is required. In addition to the existing 11.6 Ha (28.6), 23.9 Ha (59 acres) of a mixture of medium and low density zoned land will be required to ensure that the RPG targets are met while also including a quarter of over zoning consistent with paragraph 7.9 of the Regional Planning Guidelines.

2.7 Development Vision

The overall vision for Kilcullen is for its growth as an important centre with critical mass sufficient to sustain a range of residential units, employment opportunities and services for

a growing local community while protecting and enhancing the unique physical environment of the town and the river corridor.

Goals

The specific goals of this plan, as translated into sectoral objectives and policies in **Chapter 3**, are:

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



3.0 Sectoral Objectives & Policies



The following chapter deals with the Sectoral Goals, Objectives and Policies of the Council with regards to the development of land within the boundary of the Local Area Plan. It is the overarching objective of the Council to implement all development in accordance with the stated Goals, Objectives and Policies in order to facilitate land use in a manner that will promote proper and sustainable development.

3.1 Housing

The Council has statutory obligations to ensure that sufficient land is zoned for all types of housing to meet the projected housing requirements over the Plan period and to ensure that an undue shortage will not arise. One of the basic aims of any local authority is to promote the balanced social, physical and economic development.

The aim of the Plan is to ensure that there is adequate land available in appropriate locations for housing and to have clear policies regarding proposals to build new houses, whether individual units or schemes. The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life. Financial constraints will determine the rate of public sector house building, whilst, in the private sector, the market dictates both the demand and supply of new housing including locational preferences.

The Council does not have any land for council housing in the town. In the last five or six years a large housing development has been constructed to the south west of the town close to the motorway. There has also been some housing developed closer to the town centre on the north side of the river and currently there is a large apartment development under construction on the riverbank.

Strategic Goal

To significantly improve the quality and adequately provide for the anticipated quantity of residential units in the area, through the zoning and development of appropriate lands.

Objectives

It is an objective of the Council:

- OH 1** To locate and zone lands such as to ensure that residential development in the area is suitably located, designed and serviced to enhance the local environment and prevent any inappropriate or avoidable impacts on the quality of that environment.
- OH 2** To encourage a strong mix of house types, tenure and size, in order to meet changing household size and composition and to provide a social and demographic balance in Kilcullen.
- OH 3** To ensure that a high standard of design be incorporated into housing developments through careful consideration of the layout to facilitate pedestrian safety and restrict vehicular traffic speeds.
- OH 4** To promote energy conservation and renewable energy technologies, outlined under Section 3.11 of this Chapter in all developments. Such measures should be consistent with other policies in the plan.
- OH 5** To encourage the development of a strong town centre and strong frontages onto the main thoroughfares thereby creating definite building lines and continuity of the town structure.
- OH 6** To take action as may be necessary to acquire land needed to enable the implementation of housing programmes for the provision of social and affordable homes.
- OH 7** To support and facilitate the Voluntary Sector in meeting social housing needs.
- OH 8** To support the provision of adequate engineering as well as social infrastructure as an integral part of housing development.
- OH 9** To preserve and reinforce existing mature trees and hedgerows in new residential areas where feasible.
- OH 10** To ensure that infill development is in keeping with existing development in the vicinity.

Policy Statements

Ensuring that developments are carried out to design and construction standards that will result in a visually and functionally pleasing environment will be the core of the Council's development strategy. In addition to the policies outlined in the County Development Plan 2005 - 2011 (or as subsequently amended), the following are the policies of Kildare County Council:

(A) Housing Design & Layout

- PH 1** To require a high standard of design and material used, while ensuring diversity in the density of development and in the form, size and type of dwelling within residential areas.
- PH 2** To require that all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas'. (DoEHLG 1998).
- PH 3** To prohibit ribbon development along approach roads to the town.
- PH 4** To ensure that the town avoids the monotony of urban sprawl. Excessive, monotonous duplication of house styles within developments will be strongly resisted. The developer must have regard to the local setting and aim to create a sense of place and identity in any proposed development. All new development shall enhance the local setting and create attractive places in which to be, live, work and take leisure.
- PH 5** Every application received for more than four houses within the boundary of this Local Area Plan shall be accompanied by a design rationale addressing the following:
1. Thought process for arriving at the design including:
 - (i) Creation of a unique environment and a sense of place
 - (ii) Creation of variety and choice
 - (iii) Flow of pedestrian traffic- internally and externally

2. The following design criteria shall form part of such development schemes:
 - (i) Vertical emphasis on windows
 - (ii) The surround of dormer windows, where such windows are considered appropriate, shall be finished in painted plaster.
 - (iii) 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.
 - (iv) Excessive stretches of blank wall shall not front any public road within the development scheme.
3. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings.
4. In the interests of sustainability, solar panels shall be incorporated into the building design where appropriate, particularly on south facing walls.
5. A landscape plan, prepared by a suitably qualified person, shall be submitted. Such a plan shall include proposals for the following:
 - (a) 'hard' landscaping to include a footpath and a bicycle path
 - (b) 'soft' landscaping to include planting areas together with a planting scheme for same.
 - (c) 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.
 - (d) Seating arrangements both formal and informal
 - (e) A formal proposal for a hierarchy of public open spaces throughout the site. This proposal shall include:
 - (i) pedestrian link routes along desire lines (e.g. connecting residential with commercial, community, educational and employment uses).
 - (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.

- PH 6** To encourage infill housing developments on appropriate sites where the proposals respect the existing scale and character of the area and sufficiently protect the amenities of adjoining properties in the area. Proposed development must have regard to the surrounding environment and predominant design features, the existing residential density and the existence of particular elements such as groups of trees, listed buildings and open space.
- PH 7** New dwellings that closely overlook the rear curtilage of existing dwellings will not normally be permitted. 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 normally be permitted.
- PH 8** To require all new housing developments (with 30 houses or more) to provide recycling facilities at designated areas designed to a high standard in accordance with the provisions of the Waste Development Plan.
- PH 9** To require the naming of residential developments to reflect local place names, language or topographical features as appropriate and to incorporate old names from the locality as far as possible.

PH 10 Apartments shall only be permitted at appropriate locations in the Town Centre or where an Action Area Plan has been agreed with the Local Authority. Generally apartments, or retail developments with apartments above, should be located in the town centre zone.

PH 11 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.

PH 12 Not to permit development on designated areas of open space that form part of a site layout for previously permitted development.

PH 13 To continue to take private housing estates 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.

PH 14 To ensure that extensions to residential buildings are sympathetic in massing and scale to the existing building.

PH 15 To require that all new residential developments in close proximity to national roads and/or motorways investigate possible noise disturbances from resultant traffic volumes, at the planning application stage. The developer shall outline mitigation measures in minimising the effect of such traffic on the residential amenity of nearby dwelling units.

(B) Social, Affordable and Voluntary Housing

PH 16 To integrate housing provided under Part V of the Planning and Development Acts 2000 (as amended), into private development in a layout that prevents segregation and promotes good design and layout.

PH 17 To ensure that 20% of any land zoned solely for residential use or for a mixture of residential and other uses shall be made available for the provision of social and affordable housing in accordance with the requirements of Part V of the Planning and Development Acts 2000 (as amended) and the Housing Strategy.

PH 18 To ensure that any submission made in compliance with a developer's responsibilities under Part V of the Planning and Development Acts 2000 (as amended) and the Council's Housing Strategy shall provide for a minimum of 8% social housing and 12% affordable housing, unless otherwise agreed with the Planning Authority due to the exceptional circumstances of any particular case.

PH 19 To give preference to the option, for compliance by developers with Part V of the Planning and Development Act 2000 (as amended), where developers build the required houses and then make them available to the Council in order:

- (a) to ensure the fullest achievable degree of social integration
- (b) to ensure complete and efficient development of building sites and
- (c) to facilitate the implementation of policy in regard to social and affordable housing.

(C) Housing and Community Facilities

PH 20 To require applicants for significant developments, or where the Planning Authority deems necessary to submit a Social Infrastructure Assessment which demonstrates the facilities available to adequately service their development. This should include details regarding the following facilities: education, childcare, health, recreational facilities and others such as shops and post offices

(D) The Travelling Community

Kildare County Council recognises the distinct culture and lifestyle of the Travelling Community and will work with other agencies to accommodate that community's needs.

Strategic Goal

To work, in co-operation with other statutory bodies and voluntary agencies, to provide suitable accommodation for Travellers within its administrative area.

Objectives

It is an objective of the Council:

OTP 1 To provide accommodation for members of the Travelling Community, whether by way of residential caravan sites/halting sites, or by housing, as may be appropriate.

Policy Statement

In addition to the policies outlined in the County Development Plan in relation to the Traveller Community, it is Council policy:

PTP 1 To implement measures in accordance with the Housing Strategy and the Traveller Accommodation Programme 2005-2008.

3.2 Economic Development / Industry and Enterprise

Having regard to the size, scale and nature of the town, the strategy for economic development in Kilcullen must focus on the achievable delivery of local services and potential employment and enterprise generation. The zoning of appropriate sites within the town area can facilitate the creation and development of small-scale services and rural enterprise.

Strategic Goal

To develop the local economy such that it can sustain activities commensurate with the needs and scale of the expanding town. Furthermore the Council will work with all strategic partners and local stakeholders in the delivery of this goal and the enhancement of the local economy.

Objectives

It is an objective of the Council:

OE 1 To zone lands in the town to accommodate a range of uses promoting the town centre as a vibrant commercial centre.

OE 2 To zone lands to facilitate the creation and development of enterprise.

OE 3 To undertake all Council works and actions with a view to the enhancement of the physical and social structure of the town centre.

OE 4 To establish a level of infrastructure and services that can accommodate small-scale employment generating development in the future.

OE 5 To identify any emerging service requirements of employment generating uses in the area and to zone appropriate lands in accordance with those requirements and to adhere to the principles of proper planning and sustainable development.

OE 6 To encourage and facilitate at identified locations, small indigenous industries in recognition of their importance in providing local employment and helping to stimulate economic activity within smaller communities.

OE 7 To promote the concept of wi-fi and wireless technology throughout the County.

OE 8 To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.

OE 9 To ensure that all new industrial and warehousing schemes are appropriately landscaped and screened.

OE 10 To encourage the upgrading and expansion of existing retail outlets in the town centre.

OE 11 To encourage the use of upper floors in retail premises for commercial or residential use.

OE 12 To prohibit the development of large-scale retail and retail warehouse developments on the outskirts of the town in accordance with the Retail Planning Guidelines (or as subsequently amended).

Policy Statements

In addition to the policies outlined in Chapter 2 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

PE 1 To implement the land use zoning objectives and related works of the Council to increase the attractiveness of the town centre and its surrounds as a focus for small businesses and enterprise/local employment.

PE 2 To accommodate small-scale enterprise units and employment facilities appropriate to the town where it can be shown that the appropriate standards can be achieved having regard to the amenities of properties in the area.

PE 3 To work with all State Agencies and Authorities in positively encouraging the development of Kilcullen as an employment centre in the wider rural area.

PE 4 To work with local agencies to encourage the development and growth of indigenous industries and enterprises in the area, particularly those that utilise local resources and skills.

PE 5 Design of all commercial units shall be of a high standard and shall respect the character of the surrounding built environment, shall respect existing building lines and shall contribute toward the creation of streetscape. Buildings of a warehouse/shed like design shall be strongly discouraged throughout and shall not be allowed in the town centre or in close proximity to residential units. Where appropriate, larger units should anchor smaller units.

PE 6 To require that all new developments in close proximity to national roads and/or motorways investigate possible noise disturbances from resultant traffic volumes, at the planning application stage. The developer shall outline mitigation measures in minimising the effect of such traffic.

3.3 Community, Educational and Cultural Facilities

Building strong, inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require, not only economic development, but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and belonging.

Kilcullen has one primary school, namely St Brigid's and one secondary school, namely the Cross and Passion College. St Brigid's currently has 439 pupils, a sharp increase in numbers from 2003 when the number of pupils was 335. This growth is expected to continue as baptism figures in recent years have risen sharply from 66 in 2004 to 98 in 2006. The school has received permission for a number of pre-fabricated classrooms recently and has applied to the Department of Education for funding for an extension. The Cross and the Passion College has 647 pupils and draws pupils from the town and the rural hinterland. It has not experienced the same dramatic rise in numbers as the primary school. This may be due to the fact that the population growth in Kilcullen has been relatively recent. The school however is sure to experience an increase in pupils in the future.

Strategic Goal

To promote and enable the development of community facilities, public services and support mechanisms in the local area, in order to serve the needs of the local population.

Objectives

It is an objective of the Council:

- OC 1** To prioritise the reinforcement of social inclusion and the development of social capital in all facets of the decision-making process.
- OC 2** To investigate, in co-operation with relevant agencies, the possibility of maximising the 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 and community cohesion.
- OC 3** To ensure the provision of community, educational, cultural, recreational, and amenity facilities in tandem with residential, commercial and other development.
- OC 4** To support and facilitate the improvement of public service infrastructure and facilities in the area, in particular health centres and local clinics.
- OC 5** To facilitate the provision and improvement of the Garda service, fire service, library facilities and sports facilities in the catchment area.
- OC 6** To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout the town.
- OC 7** To facilitate the expansion of St Brigid's National School to accommodate its future needs.
- OC 8** To facilitate the development of sports, recreational and cultural facilities for the school.
- OC 9** To facilitate the provision of health and social facilities, nursing homes and sheltered housing in accordance with the zoning matrix included in this plan.

Policy Statement

In addition to the policies outlined in Chapter 4 of the County Development Plan 2005 - 2011 (or as subsequently amended) in relation to community facilities, it is the policy of the Council:

- PC 1** To co-operate with the Department of Education and School of Management Boards in the provision of school places.

3.4 Childcare Facilities

The provision of childcare facilities in various forms is recognised as a key piece of social infrastructure required to enable people to participate more fully in society, particularly in accessing employment, education and social networks. Childcare facilities also provide valuable employment opportunities and can act as an important focal point for communities.

In addition, and most importantly, early years care and education through formal childcare provision plays a crucial role in the holistic development of the child in terms of early education, socialisation and development of practical life-skills.

Strategic Goal

To ensure that adequate and high quality childcare facilities are available in the local area to meet growing local needs.

Objectives

It is an objective of the Council:

- OCC1** To facilitate the provision of childcare in a manner, which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.

Policy Statement

In addition to the policies outlined in the County Development Plan 2005-2011 (or as subsequently amended) in relation to childcare facilities, it is the policy of the Council:

- PCC1** To facilitate and encourage the provision of additional childcare facilities in accordance with the Childcare Facilities Guidelines for Planning Authorities 2001, of an appropriate type and scale and at appropriate

locations throughout the area. In particular, the development of childcare facilities at the following locations will be encouraged:

- At local employment centres;
- In, or in the vicinity of schools;
- In, or adjacent to community centres;
- Within new and existing residential developments.

PCC2 To require the provision of Childcare Facilities in all new residential developments, in accordance with the Childcare Facilities 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.

3.5 Public Utilities

(A) Wastewater, Water Supply & Surface Water Management

Planning for the future water supply and wastewater treatment facilities in the County has been approached on a regional basis. Considerable expansion of capacity has taken place over the past number of years in relation to water supply, foul and surface water infrastructure and wastewater treatment capacity.

Future development in Kilcullen would be premature pending the upgrading of the Osberstown wastewater treatment plant and the sewer network in the Upper Liffey Valley sewerage catchment. Osberstown wastewater treatment plant is likely to be upgraded by 2011 and the sewer network by 2009.

Water supply has improved in Kilcullen since the construction of the new Kilcullen water main. Surface water attenuation is required with developments in order to minimise the risk of flooding.

Strategic Goals

- (1) To provide a reliable system for the safe and adequate disposal of wastewater in a manner which is sustainable and which is within the resources of the Council.
- (2) To continue to provide an adequate supply of quality water suitable for domestic, industrial, agricultural and other uses, and to anticipate and provide for future demands in the area, in-line with the overall strategy for the sustainable development of the town.
- (3) To promote best practice in the management of surface water flows and discharge within the plan area.

Objectives

It is an objective of the Council:

- OWW 1** To provide the necessary drainage facilities to serve the needs of all development within the town and to protect and enhance the local environment through the reduction in the number of septic tanks.
- OWW 2** To ensure that sufficient capacity exists to cater for existing consumers and serves the needs of the projected population increase, and facilitates future industrial and commercial development.
- OWW 3** To provide water, in sufficient quantity and quality, to serve the needs of existing consumers and the projected population increase, and to facilitate future small-scale commercial development.
- OWW 4** To maintain an adequate surface water drainage system in the area.
- OWW 5** To preserve free from development the way leaves of all public water mains.
- OWW 6** To minimise wastage in the water network.

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005 - 2011 (or as subsequently amended), in order to facilitate development in a manner which can be supported by the wastewater, water supply and surface water network, it is the policy of the Council:

- PWW1** To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution in this sensitive area. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.
- PWW2** To ensure that all licensable operators discharging waste-water are operating within permitted limits.
- PWW3** To encourage only as much development, both in terms of quantity and type of development as can be provided for, based on the utility services available.
- PWW4** To have regard to the policies being developed by the Greater Dublin Drainage Study including inter alia policies on the following:
- Infiltration and Ex-filtration;
- Climate Change;
- Basements;
- New Developments;
- Environments; and
- Surface Water
- PWW5** To promote water conservation measures within the area by requiring the installation of water meters in all new residential units and in units where planning permission is required for extension.
- PWW6** To implement the 'Polluter Pays Principle' for non-domestic usage.
- PWW7** To comply with the European Union Drinking Water Directive 98/83/EC.
- PWW8** To support the recommendations outlined in the Water Strategy (2003) for County Kildare.

PWW9 To continue to undertake improvements and extend the existing infrastructure of the water network.

PWW10 To work with other Statutory Agencies in raising public awareness of the value of the water resource by encouraging conservation of resources and protection of water quality, etc.

(B) Solid Waste Management Strategy

Kildare County Council adopted the Waste Management Plan for Kildare in 2006. 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, and disposal with energy recovery and disposal of residual waste.

Strategic Goal

To promote and implement the best practice principles of reduce, reuse and recycle.

Objectives

It is an objective of the Council:

- OWM 1** To encourage the provision of attractive and appropriate recycling facilities (i.e. bottle banks, bring centres, etc.) at suitable locations in the town in order to facilitate domestic recycling initiatives.
- OWM 2** To support the community in becoming involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives leading to sustainable waste management practices.
- OWM 3** To include the provision of recycling facilities at the lands zoned H1 Light Industry and Warehousing on the Newbridge Road opposite the Primary School.

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005 - 2011 (or as subsequently amended), in terms of Waste Management, it is the policy of the Council:

PWM 1 To promote the implementation of the Waste Management Plan 2005-2010 for Kildare and any future Waste Management Plans.

PWM 2 To require all new housing developments (with 30 houses or more) to provide recycling facilities at designated areas designed to a high standard in accordance with the provisions of the Waste Development Plan.



PWM 3 To include the provision of recycling facilities at all new shopping centres. Such a facility/facilities shall not be located within 50 metres of any residential unit(s) and shall provide for the following

- (i) An area of at least 10m by 4m in size
- (ii) Truck access and clearance heights
- (iii) A hard standing area
- (iv) A vehicle set down area only with no permanent parking provision.

PWM 4 To promote the development of facilities in accordance with the waste hierarchy principle, which involves a shift towards preventative and waste minimisation measures.

PWM 5 To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials.

PWM 6 To encourage the recycling and re-use of waste.

PWM 7 To promote the 'Polluter Pays Principle' in the Kilcullen area.

(C) Telecommunications Infrastructure

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. 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. The vast growth in the use of the Internet and Worldwide Web requires infrastructural investment to accommodate this growth.

Strategic Goal

To promote the provision of high quality and capacity telecommunications infrastructure in the area in order to ensure that the development of a more vibrant commercial core in the town.

Objectives

It is an objective of the Council:

OTI 1 To extend the telecommunications network in Kilcullen and facilitate access to it by all sections of the community by developing initiatives through the public library service.

OTI 2 To promote the expansion of broadband, along with the concept of wi-fi and wireless technology in Kilcullen.

Policy Statements

In addition to the policies outlined in Chapter 9 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is policy of the Council:

PTI 1 To support the Government Guidelines on 'Telecommunications Antennae & Support Structures – Guidelines for Planning Authorities', July 1996.

PTI 2 To encourage co-location of telecommunications facilities where feasible.

PTI 3 To preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.

PTI 4 To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts on the environment.

3.6 Transportation

(A) Roads & Streets

Kilcullen is located on the river Liffey, 38km from Dublin, 10km from Naas and 6km from Newbridge. Traffic congestion had been a major problem in Kilcullen until the bypass (M9) relieved it slightly. Traffic levels within the town continue to increase and it is an issue that the council will seek to address. The council recognises that an additional crossing of the Liffey is required to cater for the ever-increasing volumes of traffic and to service the expansion of the town. The basis of the Councils roads policy will be to relieve traffic congestion in the town centre and minimise through-traffic in residential estates. A number of distributor roads are planned to improve the circulation of traffic around the town.

Strategic Goal

To develop a safer, more efficient and integrated transport system, with improvements to the road network and other forms of transport networks, with a view to enhancing pedestrian, cyclist and vehicular safety.

Objectives

It is an objective of the Council:

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

OT 2 To provide for the future transportation needs of the area in a sustainable manner and to integrate land use and transportation planning.

OT 3 To carry out improvements on the existing road system to relieve constraints on the network.

OT 4 To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Kilcullen 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.

OT 5 To ensure that the design and layout of new developments enable, facilitate and encourage access by pedestrian, bicycle and public transport.

OT 6 To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation of a cycle network, linking population, commercial, community facilities and transport nodes.

OT 7 To facilitate a permanent street sweeping, sign cleaning and general environmental maintenance regime in the town.

OT 8 To protect from development, routes of future roads listed hereunder and to seek their construction;

- (ii) From the Naas Road (i) to the Kinneagh Road
- (iii) From the Kinneagh Road (ii) to the Athy Road
- (v) From the Naas Road (iv) to the Logstown Road
- (vi) From the Logstown Road (v) to the Brannockstown Road
- (vii) From the Brannockstown Road (vi) to the Athy Road



OT 9 It is an objective of the Council to investigate the feasibility of the construction of two new bridges over the Liffey to carry relief roads for the town from (i) to (ii) and from (v) to (vi).

OT 10 It is an objective of the Council to carry out the following road improvements;

- (i) Realign and improve the Newbridge Road opposite the Castlemartin stud farm
- (ii) Realign and improve the bend on the Logstown Road
- (iii) Realign, improve and widen some sections of the Newabbey Road
- (iv) Realign and improve some sections of the Sunnyhill Road
- (v) Realign and improve the road network at Nicholastown
- (vi) Examine the junction arrangements at the Square/Riverside Manor Estate

OT 11 To prepare a Traffic Management Plan for Kilcullen within three years of the adoption of this Local Area Plan.

OT 12 To require all utility providers that carry out works on footpaths to finish the entire path. It should be finished to an acceptable standard and agreed with the area engineer.

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005-2011 (or as subsequently amended) in relation to transport infrastructure, the Council is committed to the following policies:

PT 1 To ensure that all new developments in the area comply with the prevailing road safety and engineering standards and are appropriately designed and located in order to reduce vehicle speeds; promote walking and cycling and enhance the overall permeability of the area.

PT 2 To have regard to the condition, location and accessibility of heritage items in the planning and provision of transportation services.

PT 3 When considering the landscaping requirements of new transport networks the Council will promote the planting of native species.

(B) Public Transport

The council recognises the need to develop an efficient, integrated public and private transport system within the Dublin Metropolitan area. Kilcullen falls within the area covered by the Dublin Transportation Office. The policies and measures adopted by the council will be in keeping with the recommendations of the Dublin Transportation Office. At the moment the public transport network is geared around moving people to and from Dublin. The council will seek to further develop and diversify this system by encouraging the development of a local public transport system connecting towns and villages in Kildare.

Strategic Goal

To develop an integrated public transport network in the area as a viable alternative to car based trips.

Objectives

It is an objective of the Council:

OPT 1 To support the provision of public transport through the provision of infrastructure that would facilitate access to these services.

OPT 2 To enhance the bus service linking Kilcullen with Naas and Newbridge and other towns and villages in Kildare.

OPT 3 To upgrade the bus service linking Kilcullen with Newbridge railway station.

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005-2011 (or as subsequently amended) in relation to public transport, it is policy of the Council:

PP1 To work with all agencies to improve and develop public transport facilities in the area.

(C) Pedestrian and Cycle Networks

In line with principles of sustainable development a modal shift from the private car to public transport, walking or cycling will be encouraged throughout the County. An integrated and coherent non-motorised transport network, that is multi-functional and safe for all users, of all ages, will be considered during the period of the Plan.

Strategic Goal

To ensure that Kilcullen develops as an increasingly sustainable local centre where walking and cycling are promoted – through good design and management, as a viable alternative to car based trips.

Objectives

It is an objective of the Council:

OPC 1 To support the provision of infrastructure that will enable pedestrian and cycling activities.

OPC 2 To provide footpaths and public lighting at the following locations:

- From the existing footpath at the extent of the commercial development on the Naas road to the north of the town.
- To provide cycleways along the above route
- Between Main Street and New Abbey Stud Farm
- On the Sunnyhill Road

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

PPC 1 To ensure that cyclist and pedestrian needs are anticipated and designed for in all schemes and developments in the area with facilities such as paths, cycleways, bicycle parking racks, etc. provided at appropriate locations.

PPC 2 To ensure the development of 'shared surface' and passively calmed environments within housing developments.

(D) Car Parking

Car parking is mostly provided on street in Kilcullen and is considered inadequate. The council recognises that additional off street parking is required especially in the town centre. All new developments will be required to provide sufficient and adequate off street car parking facilities.

Strategic Goal

To ensure that there is a sufficient supply of spaces to support Kilcullen Town Centre and that these spaces are effectively managed.

Objectives

It is an objective of the Council:

OCP 1 To investigate the provision of additional off street public car parking in the town centre and encourage the development of adequate parking to serve the town centre and community facilities.

OCP 2 To provide disabled car parking spaces at appropriate locations throughout the town.

OCP 3 To ensure the provision of permanent durable surfaces to all public car parking facilities.

Policy Statements

In addition to the policies outlined in Chapter 3 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

PCP 1 To ensure that access to buildings, public transport and public spaces are accessible to people with mobility needs and have regard to 'Buildings for Everyone' 2002 published by the National Disability Authority.

PCP 2 To require that significant new industrial developments in the vicinity of the town will have to incorporate designated HGV parking areas. Applicants shall consult with the planning authority at pre-planning stage in this regard.

PCP 3 To ensure that all new developments provide sufficient off street car parking facilities, either directly or indirectly, to cater for the immediate and anticipated future demands of developments. Development Control Standards as set out in Chapter 5 of this Local Area Plan will apply.

3.7 Amenity and Recreation

Strategic Goal

To provide high quality amenity and recreation facilities within the local area is a key objective of this Plan – particularly having regard to the existing amenity value of the River Liffey.

Objectives

It is an objective of the Council:

- OAR 1** To preserve significant trees or groups of trees of special amenity value through the use of Tree Preservation Orders and other measures.
- OAR 2** To promote the development of the river-side and walking routes and designated amenity areas in conjunction with the relevant statutory and voluntary bodies.
- OAR 3** To develop urban landscaping in the area in order to enhance amenities.
- OAR 4** To ensure a high standard of open space provision in new housing schemes in terms of size, location and landscaping.
- OAR 5** To improve existing open space areas in housing development that have been taken in-charge by the Council.
- OAR 6** To facilitate the development of new amenity areas in the town and the enhancement of existing amenity areas, particularly along the River Liffey incorporating seating areas and improved walkways making it a more attractive place in which to spend time.
- OAR 7** To continue to co-operate with the community and sports bodies in the development of recreational facilities in Kilcullen.

OAR 8 To protect existing open spaces and recreational uses from encroachment by other uses.

OAR 9 To develop playgrounds and play opportunities within the town in conjunction with the local community.

OAR 10 To provide and facilitate the provision of suitably located land for community use.

OAR 11 To facilitate the development of a new public park in Kilcullen along the River Liffey

Policy Statement

In addition to the policies outlined in Chapter 13 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

PAR 1 To adhere to all Development Control Standards set out in Chapter 5 of this plan in order to ensure the delivery of quality recreation and amenity facilities, in terms of size, location and landscaping.

PAR 2 Not to permit development on designated areas of open space that form part of a site layout for previously permitted development.

3.8 (A) Town Centre / Retail Development

In the context of the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000, Kildare County Council has prepared a Draft County Retail Strategy. Kilcullen is listed as having a limited retail offer with the majority of people travelling to either Naas or Newbridge for their shopping needs. Kilcullen is a busy and diverse town with a mix of services including restaurants, cafes, community facilities and a livestock mart. As the town continues to grow it is vital that the town's needs are met within the town centre and its expanding residential areas.

Strategic Goal

To develop Kilcullen as an important local service centre with a range of local-need shops and services.

Objectives

It is an objective of the Council:

- OR 1** To zone appropriate areas of land in the town centre for the development of additional retail and commercial units in the area.
- OR 2** To ensure that all shopfronts and advertisements do not visually detract from the quality of the local environment.
- OR 3** To prepare a detailed Environmental Improvement Scheme to visually enhance the streetscape and key town spaces with an emphasis on promoting a pedestrian and public transport and people friendly environment.
- OR 4** To favour the provision of local retail facilities within the town centre, as identified on Map 200/07/202.
- OR 5** To enhance the function and vitality of the town centre through the implementation of the Council's roads improvements programme and the full implementation of Council policies with respect to the standard of design – both of buildings and of key features such as shopfronts.
- OR 6** To respond positively to applications for appropriately scaled retail and other town centre developments within Kilcullen, where they respect and enhance the existing built fabric.
- OR 7** To implement the land use zoning objectives of the Council in order to increase the attractiveness of Kilcullen town centre as a focus for local business and retail operations.
- OR 8** To ensure that any proposed development has 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.

OR 9 Encourage the development of a thriving mixed use town centre, with a balance of retailing, commercial, housing and community facilities.

OR 10 Encourage the use of ground floors for active uses, including retail, commercial and office, and upper floors for residential uses.

OR 11 Improve the safety and accessibility of the town centre through footpath improvements, provision of dish kerbs and grading of surfaces.

Policy Statement

In addition to the policies outlined in Chapter 7 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

PR 1 To have full regard to the provisions of the Retail Planning Guidelines published by the Department of Environment, Heritage and Local Government particularly with regard to the acceptability of sites for retail development as indicated by the sequential test.

PR 2 To ensure that retail signage does not detract from the quality of the local environment. Poor signage, projecting lights, internally illuminated signs and projecting signs shall not be permitted.

PR 3 To ensure that the design of all commercial units shall be of a high standard and shall respect the character of the surrounding built environment, shall respect existing building lines and shall contribute toward the creation of streetscape. Buildings of a warehouse/shed like design shall be strongly discouraged throughout and shall not be allowed in the town centre or in close proximity.

3.8 (B) Town Centre Design Brief

Any development at this location should encourage a compact urban form with strong and defined building edges and building form.

Additional facilities in the town shall consist of a mixture of smaller scale commercial and residential infill development, compatible with the existing character of the town. The Council will encourage and facilitate a vibrant mix of uses, including retail, commercial, community and residential uses to cater for the residents of Kilcullen. Appropriate uses that will be encouraged are: convenience store, hotel, car parking, medical centre, pharmacy, community centre, office suites and other local enterprises. Mixed-use developments shall provide a mixture of commercial units on the ground floor with living accommodation above.

The sites should be developed with ease of movement in mind. They should be easy to get to and move through, putting people before traffic by promoting accessibility and local permeability.

Compatibility and continuity of building form shall be encouraged to provide a coherent and attractive streetscape. Varied ridge heights will be encouraged.

Design of any new development proposals shall be of the highest quality and will be considered on their merits having regard to the character of the area. All proposals shall comply with this development brief and should strive towards establishing a "sense of place" and providing a high quality development.

All buildings shall front onto the main roadways or the River Liffey to create an attractive and continuous streetscape, while the layout of any residential units shall be orientated and designed to make the best use of natural sunlight. Parking and loading bays shall be provided to the rear of developments or under ground, with internal pedestrianised areas provided where feasible to provide depth and movement through the town centre.

All proposals will be assessed under the following criteria:

Density

A maximum density of 50 units per hectare is recommended. Densities will ultimately be governed by location, appropriateness, site characteristics, development control standards and design considerations.

Height

Building height in this area shall be predominately three storeys fronting the main road with a maximum of 4 storeys elsewhere.

Plot Ratio

A plot ratio of 1.0 will be encouraged with a maximum of 1.5 subject to proper design and compliance with the development control standards.

Building Line

A strong and definite building line shall define the existing road lines, any access roads and open space.

Roads and Traffic

The Town Centre traffic shall be managed so as to provide for safer pedestrian and traffic movements. Paving material or coloured asphalt shall be incorporated into traffic calming proposals in order to define the town centre area.

Massing / Scale

Building volume and massing shall be similar in proportions and elevation, to the existing buildings in Kilcullen town centre. Buildings shall be used to create a more people friendly environment, giving enclosure while contributing towards a defined town centre.

Materials

Traditional, sympathetic building materials shall be used in keeping with the character of the town. Contemporary materials shall be used carefully and thoughtfully and in small quantities and only in conjunction and contrast with traditional materials.

Landscaping

As with all development within the town, hard and soft landscaping shall be a fundamental and integral part of any

proposed scheme. Hard landscaping, along with street furniture, lighting and planting shall be incorporated into all landscaping plans.

Open Space

Open space shall be provided in accordance with the standards set out in Chapter 5 of this plan.

Accessibility

All development proposals must ensure that buildings, public transport and public spaces are accessible to people with mobility needs and have regard to "Buildings for Everyone 2002" published by the National Disability Authority.

3.9 Re-Use and Regeneration of Derelict Sites and Buildings

Working with landowners, the Council has a core responsibility with regard to the re-use and regeneration of derelict sites and buildings, particularly given the legal mechanisms available to it under the Derelict Sites Act.

Strategic Goal

To promote the appropriate re-use, re-development and re-generation of derelict sites and buildings in the local area.

Objective

It is an objective of the Council:

ODS 1 To encourage acceptable forms of urban renewal through the provision of expert planning advice and the formulation of design and development briefs, where appropriate.

Policy Statement

It is the policy of the Council:

PDS 1 To survey obsolete and renewal areas and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Kilcullen. The Council will use its powers, where appropriate, to consider the inclusion of such sites on the Register of Derelict Sites.

3.10 Heritage

This section is divided into the following headings:

- (A) General Heritage
- (B) Natural Heritage
- (C) Archaeological Heritage
- (D) Built Heritage

3.10.1 (A) General Heritage

The rich built and natural heritage and the surrounding environment of the Kilcullen area are important resources that must be protected and enhanced in order to add to the local sense of place and belonging and also to increase the attractiveness of the area as a tourism service centre. The protection of these resources is a key consideration in this Plan and all policies and objectives are formulated, and will be implemented, with a view to improving the overall quality of that environment. In addition to Chapter 17 of the County Development Plan the following goals, policies and objectives will apply in relation to Heritage.

Strategic Goals

- (1) To ensure that this Plan, and other strategies, are successfully implemented to protect and enhance the quality of the local environment.
- (2) To protect and enhance the context of local features of the environment and heritage and to work with other agencies to ensure these are understood and accessible to all.

Objectives

In addition to the Heritage policies and objectives outlined in Chapter 17 of the County Development Plan, it is an objective of the Council:

OHE 1 To implement the land use zoning objectives close to the River Liffey with a view to creating an attractive hub of waterside activity and an increasingly attractive amenity area for use by the general public.

OHE 2 To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.

Policy Statements – General Heritage

In addition to Chapter 17 of the County Development Plan 2005 - 2011 (or as subsequently amended) it is the policy of the Council:

PHE 1 To work with other relevant agencies in promoting awareness of and pride in the natural, built and archaeological heritage of Kilcullen.

PHE 2 To actively encourage participation by heritage groups, community associations and local people in the identification, protection, conservation and enhancement of the heritage of Kilcullen.

PHE 3 In relation to designated sites, recorded monuments and places and protected structures, potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

3.10.2 (B) Natural Heritage

There is a diversity of natural and semi-natural habitats within the Kilcullen environs including woodland, river and grassland habitats. This diversity however, is coming under increasing threat as the development pressure intensifies and the demand for land for new development increases. A sustainable approach is needed in order to protect and conserve such natural heritage including The River Liffey.

Strategic Goals

To protect designated, and non-designated natural habitats, in the local area.

Objectives

It is an objective of the Council:

ONH 1 To identify, protect and conserve, in co-operation with the relevant statutory authorities and other groups, the habitats and species of local importance, not otherwise protected by legislation.

ONH 2 To identify, conserve, protect and enhance, wherever possible, wildlife habitats such as woodland, river and 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.

Policy Statements- Natural Heritage

In addition to Chapter 17 of the County Development Plan 2005 - 2011 (or as subsequently amended) it is the policy of the Council:

PNH 1 To facilitate the protection of all designated natural heritage sites, including any additions or alterations to these, from any development that would adversely affect their conservation value.

PNH 2 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 Council shall consult with the National Parks and Wildlife Section of the DoEHLG.

PNH 3 To facilitate the protection of locally important biodiversity sites as they are identified from any development that would adversely affect their conservation value.

Integrating Bio-diversity into Council Activities

Strategic Goal

To support the protection, maintenance and enhancement of biodiversity throughout the County.

Objectives

It is an objective of the Council:

OBD 1 To 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.

OBD 2 To identify, protect and conserve, in co-operation with statutory authorities and other groups, habitats (Local Biodiversity Areas) and species of local importance not otherwise protected.

OBD 3 To promote the retention of links between these Local Biodiversity Areas and biodiversity areas in the wider countryside in order to create wildlife corridors.

OBD 4 To protect and conserve the locally important bio-diversity site located on land zoned B Existing Residential west of Avondale Drive. Due regard shall be had to the importance of this site in the determination of any future planning applications at this location.

Policy Statements- Biodiversity

In addition to Chapter 17 of the County Development Plan 2005 - 2011 (or as subsequently amended) it is the policy of the Council:

PBD 1 To have regard to the County Bio-diversity Plan, when completed.

Tree & Hedgerow Protection

The protection of existing landscape features is critical in the management of change in a local environment such as Kilcullen.

Strategic Goal

To preserve and enhance the amenity and natural beauty by preserving in so far as possible individual trees, woodlands and hedgerows.

Objectives

It is an objective of the Council:

OTH 1 To promote the protection of trees, in particular native and broadleaf species, which are of conservation and/or amenity value.

OTH 2 To undertake a survey of individual and groups of trees within the County during the period of the plan in order to make Tree Preservation Orders (TPO's) to protect trees of high value.

OTH 3 To encourage the protection of hedgerows, which are a unique habitat for wildlife. They provide a valuable corridor for wildlife and contribute to the visual amenity of the countryside. In particular the Council will expect all new developments to comply with the requirements for the protection of hedgerows and the inclusion of hedgerows within the overall development design.

OTH 4 To promote the environmentally sensitive management of hedges in accordance with best practice.

OTH 5 To support the provisions of the Wildlife Act, which seeks to prohibit the cutting of hedges and grass verges within the nesting period (March 1st until September 1st), unless for reasons of public safety.

OTH 6 It is an objective of the Council to protect and survey the trees listed below, to determine whether they merit the protection of a Tree Preservation Order:

- On open space in Moanbane Park
- In the housing area on Naas Rd
- In front of the industrial estate on the Naas Rd
- Leading up to Bishop Rogan Park
- On the Naas Road to the town boundary
- In the vicinity of Hillside House
- On open space in front of Hillside House
- In front of Liffey Bank House
- Along North Main Street and Main Street
- In the vicinity of Kildare County Council Machinery Yard
- In the vicinity of Kilcullen Canoe Club
- Along the river Liffey
- To the rear of Bardon's
- In the grounds of Cross and Passion College
- In the grounds of the Parochial House and the Catholic Church
- In the vicinity of Kilcullen Community Centre
- On the grounds of St Brigid's National School
- At Kilcullenbridge House



Policy Statements - Tree and Hedgerow Protection

In addition to the policies outlined in Chapter 17 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

- PTH 1** Development will generally be prohibited where it is likely that damage or destruction would be caused, either to trees protected by a Tree Preservation Order or 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 even though they are not listed in the development plan will be discouraged.
- PTH 2** When mature trees and /or substantial hedgerow are located on lands that are being considered for development the following shall apply:
- All planning applications should include details of how trees & hedgerows to be retained on site are to be protected while the construction works are ongoing. The protection methods used should comply with BS5837:2005 'Trees in relation to construction- Recommendations'.
 - Layouts will be required to facilitate the retention of the maximum number of significant trees & hedgerows, which must be adequately protected before and during development works.
 - All tree & hedgerow surveys should be carried out by a suitably qualified Arborist. The survey should recommend a management programme for the trees & hedgerows proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.
 - Security by way of a financial bond will be required to protect trees & hedgerows proposed for retention.
 - Where it is necessary to remove trees & hedgerows the Council may require the planting of semi

mature trees, saplings or other plants as a condition of the permission.

- PTH 3** Planning applications must identify all ecological corridors (including hedgerows and masonry stone walls), likely to be significantly affected, which are present on the relevant lands; identify any losses to these corridors which would result if the application in question was granted and show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species or materials, before any losses to the existing corridors occur.
- PTH 4** The Council will discourage the felling of mature trees to facilitate development, and will encourage tree surgery rather than felling where possible.
- PTH 5** All newly planted hedgerows shall have a mix of native species indigenous to the area. The planting of monoculture hedges shall be discouraged.

3.10.3 (C) Archaeological Heritage

The County has an abundance of archaeological heritage. There are many sites identified on the Record of Monuments and Places (RMP) in Kilcullen (Refer to Chapter 17 of the County Development Plan).

Strategic Goal

To preserve and protect the archaeological heritage in the Kilcullen area.

Objective

It is an objective of the Council:

- OAH 1** To protect and preserve those items of archaeological interest (listed in Appendix 1) from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

Policy Statements

In addition to the policies outlined in Chapter 17 of the County Development Plan (or as subsequently amended), it is the policy of the Council:

- PAH 1** To have regard to the recorded archaeological sites listed in the RMP (see Appendix 1) and National Monuments subject to preservation orders when dealing with planning applications for development. Where permission for such proposals is granted, the applicant shall have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.
- PAH 2** To require that all planning applications have regard to the archaeological complex of Knockaulin (RMP site no. KD028068 and preservation order 200). Applications shall consider the impact of any proposed development on the integrity of the royal site and the views to and from the site.
- PAH 3** To promote and support the concept of Archaeological Landscapes, where an area contains several Recorded Monuments in partnership with the Monuments Section of the DoEHLG.
- PAH 4** To protect burial grounds in Kilcullen in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG), as appropriate.
- PAH 5** To protect and preserve archaeological sites, which are identified in the future or in subsequent publications of the Record of Monuments and Places (RMP).
- PAH 6** To protect the views of Knockaulin Hill Fort RMP site no KD 0280301 from Kilcullen town.

3.10.4 (D) 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 Kilcullen for the benefit of future generations.

Similarly, local monuments and features of interest – such as burial grounds, add to the fabric of the area and are an important part of local heritage.

The Council will have regard to the objectives and policies outlined below. Any proposal to demolish or alter these items in any way will require planning permission and the effect of this objective is to remove any such development from exempted development provisions of the Planning and Development Act 2000-2004 and Planning Regulations. The listing of these items for preservation denotes their inherent value to the community. This value is recognised by the Council and to this end the Council will draw attention to the heritage value they represent. It will be an objective to develop the tourist and recreational potential of those items listed where possible and appropriate.

Furthermore, the Council recognises that structures listed on the Record of Protected Structures are best protected if kept in economic/dwelling use and will therefore favourably consider a change of use to higher economic value which would not normally be approved in that particular zone, subject to the character and historical, social and architectural value of the buildings being maintained and the amenity value of neighbouring properties being retained.

Under the Planning and Development Act 2000-2004 the entire building and curtilage of a protected structure is protected and does not qualify for exempt development rights. Property owners are entitled to request a "Declaration" from the Planning Authority outlining the nature and scale of development that may be acceptable to a particular protected structure. Those seeking to alter a protected structure are advised to discuss their proposal with the Planning Department of Kildare County Council before any alteration is made.

Strategic Goals

- (1) To preserve and enhance the built heritage of the area, ensuring that new development improves access to, and understanding of, the local area's heritage.
- (2) To protect the architectural heritage of Kilcullen and to encourage sensitive and sustainable development so as to ensure its survival and maintenance for the future.

Objectives

It is an objective of the Council:

- OBH 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.
- OBH 2** To resist the demolition of vernacular architecture of architectural, historical, cultural and aesthetic merit which, though not protected structures, make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kilcullen.
- OBH 3** To assist owners of protected structures within Kilcullen in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.

Policy Statements - Built Heritage

In addition to the policies outlined in Chapter 20 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

- PBH 1** To secure the preservation of certain items and structures of social, historic, architectural interest in Kilcullen which are listed in the Record of Protected Structures (RPS) in the County Development Plan.
- PBH 2** To protect and preserve the views and prospects of all those items listed in the Record of Protected Structures in the County Development Plan.
- PBH 3** In addition to the (RPS) items themselves it is the policy of the Council to preserve all items within the environs and setting of those items listed and to prevent and exclude any development that would destroy or detract from their amenity value.

Structures listed for Protection are listed in Appendix 2 of this Local Area Plan

3.11 The Environment

In implementing this Plan, the Council is adopting a proactive and progressive approach to the enhancement of the local environment and will work with all of the relevant State and local agencies in achieving this.

This section is divided into four headings as follows:

- (A) General Environment
- (B) Sustainable Building Practices
- (C) Energy Supply and Energy Efficiency
- (D) Littering

3.11.1 (A) Environment - General Strategic Goal

To manage and implement change in the Kilcullen area in the interest of the environment and proper planning and sustainable development.

Objectives

It is an objective of the Council:

- OEV 1** To preserve and promote respect for the rural culture, heritage and environment through the sustainable use of natural resources for tourism, economic and social development. Developments which have an undue negative effect on the environment will not be permitted.
- OEV 2** To support and encourage the development of environmentally friendly rural economic activities including development of green farming practices, organic farming enterprises, biomass, plant nurseries and recycling and/or treatment of domestic farm waste.
- OEV 3** To promote and facilitate communities becoming involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives which will lead to local sustainable waste management.

Policy Statement- General

In addition to the policies outlined in Chapter 8 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

- PEV 1** To manage and implement change in the Kilcullen area in the interest of proper planning and sustainable development and to work with all relevant State and local agencies in achieving this.

3.11.2 (B) Sustainable Building Practices

Strategic Goal

To ensure that sustainable environmentally friendly building practices are implemented.

Objectives

It is an objective of the Council:

- OSB 1** To ensure that Kilcullen is developed to environmental sustainability standards. These requirements are multi-faceted and extend from design principles, construction techniques, use and operation of buildings and open spaces, to transportation to and from the area.
- OSB 2** To encourage more sustainable development through energy end use efficiency, increasing the use of renewable energy and improved energy performance of all new building developments throughout the County, in accordance with EU Directive 2002/91/EC on Energy Performance of Buildings (EPBD).
- OSB 3** To encourage responsible environmental management in construction.
- OSB 4** To promote sustainable approaches to housing developments by spatial planning, layout, design and detailed specification.
- OSB 5** To ensure high standards of energy efficiency in all housing developments and encourage developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.

Policy Statement

In addition to the policies outlined in Chapter 8 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

- PSB 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.

For example it would be expected that all new development will be designed and constructed in line with the relevant Articles of EU Directive 2002/91/EC on Energy Performance of Buildings (EPBD).

- PSB 2** To require all new residential buildings to achieve a BER of B1 as set out by the Dwelling Energy Assessment Procedure, Sustainable Energy Ireland.
- PSB 3** To encourage more environmentally sustainable development through the introduction of a performance based CO2 emissions target for all new building developments or greater than 1,000m² floor area for non residential and mixed developments;
- PSB 4** In meeting the CO² performance target, all new development shall achieve a collective average reduction of at least 40% in energy consumption for space heating, cooling, water heating and lighting within the development, relative to the baseline of existing regulatory and design practice and using the methodology outlined below. The specific approach is to set a target, accompanied by a menu of design and technology options, including renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically

and economically feasible manner on a case by case basis. The CO² emissions target shall require a collective reduction of at least 60% in CO² emissions deriving from energy use for space heating, cooling, water heating and lighting within the development, relative to a baseline of prevailing norms. The initial baseline of comparison is the DoEHLG Technical Guidance Document L (Conservation of Fuel and Energy - May 2006 Edition).

PSB 5 At least 20% of space and water heating shall be from a renewable energy source.

PSB 6 Before construction starts for new developments greater than 1,000m², including apartment blocks, due consideration shall be given to the technical, environmental and economic feasibility of using alternative energy systems. The preferred methodology for assessing the feasibility of such sustainable energy systems shall be the Sustainable Energy Ireland (SEI) software tool or other acceptable methodology. In pursuit of these targets, a menu of superior design and specification options will include the following:

- Site layout and associated bio-climatic/passive solar design measures
- Enhanced levels of insulation in walls, floors, glazing and doors
- Reduced uncontrolled air infiltration losses
- Use of healthy and controllable ventilation systems
- Heat recovery systems
- Use of daylight
- Water conservation measures
- More sustainable building materials
- Improved heat generation appliance efficiency, e.g. condensing boilers
- Intelligent heating system configuration and time/temperature/zone/function controls
- Efficient provision of domestic hot water
- Fuel switching to low or zero CO₂ emitting fuels
- Energy efficient lighting systems
- Incorporation of renewable energy systems e.g. active solar, heat pumps, biomass
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings additional options include:

- Heating, ventilation and air conditioning systems
- Electrical energy use including motive power
- Efficient lighting systems and controls
- Building Energy Management Systems
- Occupancy Controls
- Monitoring and Targeting Systems
- Combined Heat and Power (CHP).

Other measures that can contribute to the energy efficiency and renewable energy targets can also be considered.

The implementation date for these sustainable building practices outlined above is 1st January 2008. All applicable developments seeking planning permission from that date will be subject to compliances with this policy.



3.11.3 (C) Energy Supply and Energy Efficiency

Strategic Goal

To encourage a sustainable approach to energy efficiency and generation. The Council will liaise with the appropriate agencies to ensure the sustainable supply of energy to the area.

Objectives

It is an objective of the Council:

OEE 1 To ensure the development of renewable energy and the development of energy infrastructure while ensuring that residential amenities and the quality of the local environment are protected.

OEE 2 The County Council encourages a sustainable approach to energy generation and use, and will liaise with the appropriate agencies to ensure the supply of energy to the area.

OEE 3 To promote energy conservation initiatives and measures including the incorporation of sustainable energy principles into building design and construction techniques. The Council will endeavour to provide information on cost-effective measures and renewable energy technologies in accordance with best practice publications, including the use of passive solar design principles, solar panels and geothermal heat pumps.

OEE 4 To support increased energy supply, energy efficiency and the development of renewable energy services at optimum locations.

OEE 5 To ensure that the location of renewable energy structures should minimise and/or mitigate any adverse visual impacts on the built or natural environment.

OEE 6 To improve the energy efficiency of the existing building stock, and to promote energy conservation in all aspects of design and development of all new buildings in Kilcullen.

Policy Statement

In addition to the policies outlined in Chapter 8 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is Council Policy:

PEE 1 To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead power lines in the town, in tandem with other work programmes such as road resurfacing and footpath construction works.

3.11.4 (D) Littering

The Council recognises the importance of protecting the roadside and street from indiscriminate dumping and bill-posting and in keeping the environment in general, free from litter. The Council will continue to carry out its statutory function in relation to the Litter Pollution Act, 1997.

Strategic Goal

To improve the quality of the Kilcullen area by reducing the incidence of fly-tipping and illegal dumping through the Council's statutory functions and powers available under the Litter Pollution Act, 1997.

Policy Statement

It is the policy of the Council:

PL 1 To reduce the incidence of illegal dumping in the area through the application of powers available to the Council under the Litter Pollution Act, 1997.

PL 2 To investigate the possibility of having similar design on all bins throughout the town.

3.12 The River Liffey

The River Liffey is a designated salmonid river. All planning applications which may impact on the river or its tributaries, must take cognisance of this. All applicants shall consult with the Eastern Regional Fisheries Board. Despite its urban location, Kilcullen Bridge provides a protected view (RL 11 in the County Development Plan 2005-2011) onto the River Liffey. Although urban development has taken place on the northern shores of the river, public amenity areas have been created on the southern side.

Strategic Goal

To ensure that the integrity and amenity value of the River Liffey are not disrupted or affected by development and wherever possible efforts shall be made to improve the landscape quality of these landscape features.

Objectives - The River Liffey

It is an objective of the Council through the implementation of this Plan and other strategies

- OCL1** To develop bathing and other ancillary infrastructure at key locations along inland waterways, particularly in areas where tourism is underdeveloped at present.
- OCL 2** To conserve and protect the natural habitats within the River system.
- OCL 3** In association with the Fisheries Board and the National Parks and Wildlife Service of the DoEHLG and local communities, to encourage the development of amenity and recreational use of the river systems, particularly, the development of walkways and the amenity areas identified on Map 2.
- OCL 4** In partnership with the Fisheries Board, and the National Parks and Wildlife Service of the DoEHLG to seek to preserve the quality and quantity of water in the River Liffey, protect fish stocks and water quality.
- OCL 5** To maximise opportunities for the use of the river as tourism and recreational amenities and in this regard to co-operate with the Fisheries Board and other appropriate bodies to develop infrastructure, quality and amenity of these waterways.
- OCL 6** To encourage local awareness and education on the value of inland waterways as a natural resource for conservation and sustainable development.
- OCL 7** To protect the amenity of the River Liffey and environs and to promote and encourage its use and development for recreation and tourism related purposes where consistent with its protection

- OCL 8** To ensure that illegal dumping is controlled particularly adjacent to the River area.
- OCL 9** To improve the vegetation management at the riverbanks and at the access points to the river.
- OCL 10** To preserve the protected view of the River Liffey (RL 11) from Kilcullen Bridge as stipulated in the County Development Plan 2005-2011 (or as subsequently amended).
- OCL 11** To facilitate the protection of all designated wildlife sites, including any additions or alterations to these sites, from any development that would adversely affect their conservation value.
- OCL 12** 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 Council shall consult with the National Parks and Wildlife Section of the DoEHLG.

Policy Statements– The River Liffey

In addition to the policies outlined in Chapter 17 of the County Development Plan, it is Council policy:

- PCL 1** To maintain and to develop the amenity potential of the River for recreation and amenity purposes, through the creation of an 80m buffer zone from the riverbank where possible.
- PCL 2** To ensure that any development proposals, including the Council's own works, within the vicinity of or having an effect on the River Liffey will provide sufficient detail illustrating how it will impact upon the river and will include proposals for appropriate amelioration. In all such cases, the Council shall consult with the National Parks and Wildlife Section of the DoEHLG.
- PCL 3** To preserve views and prospects to and from the River Liffey and to ensure that further development along the riverbank does not affect the quality of both the scenic viewpoint and the waterways

amenity. The Council will restrict new development adjacent to the riverside amenity area that could present a disproportionate or negative visual effect or disrupt the vistas available.

- PCL 4** Any development along the Liffey Valley will be required to take cognisance of the Liffey Valley Strategy 'Towards a Liffey Valley Park' and in particular to the vision and objectives set out within the strategy. All planning applications should clearly set out how they will comply with the objectives set out in the strategy.

3.13 Tourism Strategic Goal

To promote, protect, improve, encourage and facilitate the development of tourism and recreational facilities in Kilcullen in a manner that is sustainable.

Objectives

- TO 1** To work with relevant agencies and bodies, namely Fáilte Ireland, East Coast & Midlands Tourism, County Kildare Fáilte and the Kildare Tourism Strategy Group in the development and improvement of tourism infrastructure and facilities.
- TO 2** To promote public awareness and appreciation of archaeology, architecture and the natural heritage of Kilcullen in a sustainable manner, for the benefit of the tourism industry.
- TO 3** To develop tourism literature relating to aspects of Kilcullen's heritage.

Policy Statements

In addition to the policies outlined in Chapter 13 of the County Development Plan 2005 - 2011 (or as subsequently amended), it is the policy of the Council:

- PTR 1** To encourage and facilitate in co-operation with voluntary bodies where appropriate, the improvement of the existing amenity and viewing areas and to facilitate the provision of additional areas where required.

- PTR 2** To encourage the development of the tourism industry by the provision and extension of existing amenities in co-operation with the appropriate statutory agencies, private tourism sector and community groups.

- PTR 3** To promote Kilcullen's cultural (including music & dance), literary, historical, genealogical, archaeological and architectural heritage.

- PTR 4** To facilitate the erection of standardised signage for tourism facilities and tourist attractions. Such signs require a licence and shall be sized and colour coded in accordance with the DoEHLG Memorandum, 'Criteria for the Provision of Tourist Attraction and Accommodation Signs' 1998.

- PTR 5** To assist local community groups and individuals in the tidy towns competitions.

- PTR 6** To assist in the achievement of the Key Themes for Future Development identified in 'A Framework for Action 2002- 2006', the report of the County Kildare Tourism Task Force.

- PTR 7** To support the provision of tourist facilities at large tourist sites in accordance with proper planning and sustainable development principles.



4.0 PLANNING STRATEGY

4.1 Statement of Strategy

This Local Area Plan aims to address the local issues relating to management of change in the town of Kilcullen and in particular the enhancement of the built and natural environment. The Strategy is based on a number of key characteristics of the local area.

Arising from the consideration of local issues, a development strategy with defined edges and land use zones has been developed with the following key objectives:

- Enhancement and development of the town centre
- Intensification of the existing residential footprint of the town through the development of infill sites.

Kildare County Council will implement this plan and secure the stated objectives, through its planning policies and decision making in terms of individual applications.

4.2 Land use Zonings

The key method of implementing this plan is through the identification of Land use Zonings and objectives for specific sites in Kilcullen. These are shown on Map 200/07/202 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 which the Council considers most appropriate in each zone. In the promotion of redevelopment and renewal, this allows the developer to plan investment with some certainty. In the control of development, zoning seeks to delimit competing and incompatible uses in order to promote greater environmental quality.

In considering 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 land use zoning objectives as contained in the Kilcullen Local Area Plan 2001
- d) The accessibility, availability and location of land for development;
- e) The location and adequacy of existing social infrastructure

(schools, community facilities, etc.);

- f) The character of the town with regard to the scale and pattern of development;
- g) The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- h) Physical features and amenities of the town;
- i) The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- j) The emerging pattern of development in Kilcullen and its environs and the need to rationalise connectivity and integration with the town centre

The following land use zoning objectives have been established for Kilcullen.



Table 4.2 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 Kilcullen 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>
A1		<p>'A Masterplan for the town centre zoning at this location shall be prepared and agreed by the Planning Authority prior to the submission of any application on this site. This Masterplan shall have due regard to all of the provisions of Land Use Zoning Objective A (as above). (The extent of A(1) is outlined in blue on the Land Use Zoning Objectives Map)</p>
A2		<p>In relation to the Town Centre zoned lands labelled A(2) on the Land Use Zoning Map, the road shall be constructed prior to the commencement of development and this land shall be transferred to Kildare County Council free of charge. (The extent of A(2) is outlined in blue on the Land Use Zoning Objectives Map)</p>
B	Existing Residential & Infill	<p>To protect and improve existing residential amenity to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. 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>
D2	New Residential – Medium Density	<p>To provide for new residential development at medium density (As defined in Chapter 5 Development Control Standards).</p> <p>This zoning provides for new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, creche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</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>

Table 4.2 Land Use Zoning Objectives

Ref.	Use	Zoning Objective
D3	New Residential – Low Density	<p>To provide for new residential development at low density (As defined in Chapter 5 Development Control Standards).</p> <p>This zoning provides for new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, creche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</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>
E	Community/ Institutional & Educational	<p>To provide for community, institutional and educational facilities.</p> <p>This zoning objective provides for civic, religious, 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 / Recreation	<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 are 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> <p>In relation to the lands subject to the playground objective illustrated on the Land Use Zoning Objectives Map, the playground will be funded and constructed by the landowner and handed over to the Council prior to the completion of Riverside Manor housing development as part of the developers requirements under policy statement H 18 of the Kildare County Development Plan 2005-2011.</p>
H	Industry & Warehousing	<p>This zoning is to provide for industry and warehousing uses excluding retail warehousing.</p> <p>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. Where employment is a high generator of traffic, the location of new employment at appropriate scale, density, type and location will be encouraged to reduce the demand for travel.</p>

Table 4.2 Land Use Zoning Objectives

Ref.	Use	Zoning Objective
H1	Light Industry & Warehousing	<p>N.B. Development of the lands zoned for this use on the old Carlow road are subject to the prior improvement of the alignment and general upgrading of the carriageway of the road along the southern boundary of the site.</p> <p>To provide for light industry and warehousing development. This zoning provides for light industry and warehousing 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>
I	Agriculture	<p>To retain and protect agricultural uses. The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields, or parks.</p>
N	Neighbourhood Centre	<p>To provide for a new neighbourhood centre and associated facilities. This zoning provides for the development of a new neighbourhood centre to serve the needs of the nearby residential areas.</p> <p>Neighbourhood centres are intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores or cafes are all envisaged in this zone. A petrol station use will be encouraged at this location.</p>

The indicative areas zoned for each purpose is set out in Table 4.3 below.

Table 4.3 Indicative Areas Zoned

Ref.	Specific Zoning Objective	Approx. Area (Ha) [Acres]
A	Town Centre	20.5 Ha (50.6 acres)
B	Existing Residential & Infill	76.7 Ha (189.5 acres)
D2	New Residential – Medium Density	14.9 Ha (36.8 acres)
D3	New Residential – Low Density	9 Ha (22.2 acres)
E	Community/ Institutional and Educational	12.1 Ha (29.8 acres)
F	Open Space/ Amenity/ Recreation	27.8 Ha (68.6 acres)
H	Industry and Warehousing	7.6 Ha (18.7 acres)
H1	Light Industry and Warehousing	24.85 Ha (61.4 acres)
I	Agriculture	99.6 Ha (246.1 acres)
N	Neighbourhood Centre	0.4 Ha (1 acre)

4.3 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (see Table 4) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

The land use zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application would necessarily be successful.

4.4 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 and important factors and density, building height, design standards, traffic generation, environmental factors etc., 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 area.

Note: Where land uses are not included in this matrix, applications for same will be assessed on their individual merits having regard to the general policies and zoning objectives for the area and the general principles of proper planning and sustainable development.

Definitions of Terms Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the plan. Land uses designated under each zoning objective, as 'Permitted in Principle' are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in Section 4 of the Development Plan.

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.

Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 4.4) will not be permitted.

Land Use Zoning Categories (as defined in Table 4.2)

A	Town Centre
B	Existing Residential & Infill
D2	New Residential – Medium Density
D3	New Residential – Low Density
E	Community / Institutional and Educational
F	Open Space / Amenity / Recreation
H	Industry and Warehousing
H1	Light Industry and Warehousing
I	Agriculture
N	Neighbourhood Centre



Table 4.4 Land Use Zoning Matrix

Land use	A	B	D2	D3	E	F	H1	I	H	N
Dwelling	Y	Y	N	N	N	O	N	O	N	O
Guest House/Hotel/Hostel	Y	O	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	O	N	N	N	N	O	Y
Pub	Y	N	O	O	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	O	N	N	N	N	O	Y
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N
Retail Warehouse	N	N	N	N	N	N	N	N	N	N
School	Y	O	O	O	Y	N	O	N	N	N
Medical and Related Consultant	Y	O	Y	Y	Y	N	N	N	O	Y
Health Centre	Y	O	Y	Y	Y	N	N	N	O	Y
Nursing Home	Y	O	N	N	Y	N	N	N	N	O
Community Halls and Sports Halls	Y	O	O	O	Y	O	O	O	N	O
Recreational Buildings	Y	O	O	O	Y	O	O	O	O	O
Cultural uses, Library	Y	O	O	O	Y	N	O	N	N	O
Offices	Y	N	Y	Y	N	N	N	N	O	O
Garages, Panel beating and car repairs	N	N	Y	Y	N	N	N	N	O	N
Petrol Station	O	N	Y	Y	N	O	N	O	Y	Y
Motor Sales	O	N	Y	Y	N	N	N	N	N	O
Car Parks	Y	N	Y	Y	O	N	O	N	Y	O
Heavy Commercial Vehicle Parks	N	N	Y	Y	N	N	N	N	Y	N
Cinema, Dancehall, Disco	Y	N	N	N	O	N	N	N	N	N
Warehouse (Wholesale)	N	N	Y	Y	N	N	Y	N	Y	N
Repository, Store, Depot	O	N	Y	Y	N	N	O	N	O	N
Industry	N	N	O	O	N	N	O	N	Y	N
Industry (Light)	N	N	Y	Y	N	N	Y	N	Y	N
Workshops	N	N	Y	Y	N	N	O	N	Y	N
Playing Fields	O	O	O	O	Y	Y	Y	Y	N	N
Place of Worship	Y	O	O	O	Y	N	N	N	N	N
Park/ Playground	Y	O	O	O	Y	Y	Y	Y	O	N
Tourist Camping Site	N	N	O	O	N	O	O	O	N	N
Tourist Caravan Site	N	N	O	O	N	O	O	O	N	N
Halting Site	N	O	Y	Y	N	O	O	O	N	N
Cattleshed/Slatted Unit	N	N	N	N	N	Y	N	Y	N	N
Broiler House	N	N	N	N	N	Y	N	Y	N	N
Stable Yard	N	N	N	N	N	Y	N	Y	N	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N
Hot Food Take Away	O	N	O	O	N	N	N	N	N	N
Utility Structures	Y	O	Y	Y	Y	Y	O	Y	Y	N
Funeral Home	Y	O	Y	Y	Y	N	O	N	Y	N
Crèche/Playschool	Y	O	O	O	Y	N	O	N	O	O
Incinerator	N	N	N	N	N	N	N	N	N	N

Non-Conforming Uses

It is not intended that existing uses within the zones outlined in this Plan which appear to be inconsistent with the primary use zoning objective should be curtailed. All such cases, where legally established by continued use for the same purpose prior to October 1, 1964 or by a planning permission,

shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to, or improvements of premises accommodating these uses are proposed, each shall be considered on its merits.



5.0 Development Control Standards



5.1 Background

This chapter deals with design and development. New development in rural and urban areas shall be absorbed and integrated successfully into its environment so that it is in keeping with the character of the area. This section of the plan will set out specific control measures for future development. These control measures will ensure that new development is of a quality, character, scale, layout and form that is of the highest standard.

5.1.1 Achievement of Objectives

Section 15 of the Planning and Development Act 2000 (as amended) provides that:

- It shall be the duty of a planning authority to take such steps within its powers as may be necessary for securing the objectives of the development plan.

The Manager of a planning authority shall, not more than 2 years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives referred to in subsection(1)

It is recognised that the achievement of all of the objectives listed in this Plan depends on a number of factors. For many objectives Kildare County Council may not have the lead role as the issue may not be entirely within its remit but the Council will pursue the achievement of the objective with the relevant organisations and agencies and will provide whatever assistance it can. In particular, it must be recognised that sufficient financial and other resources will be necessary to ensure the achievement of all of the objectives listed. The achievement of some objectives will be entirely dependent on the availability of sufficient resources.

While some objectives are achievable from the Council's own resources, many are dependent on the receipt of funding from Central Government. Kildare County Council will make a case for such assistance in all appropriate circumstances. The primary local source of funding for capital works is the Development Contributions Scheme and the objectives of this plan will be a valuable input to the determination of the list of priority projects for funding from Development Contributions receipts.

Development Control will be exercised by the Council in a positive manner, having regard to the provisions of the Planning and Development Acts, 2000-2006, and to the proper planning and sustainable development of the area, its amenities and the Council's policy objectives for Kildare. The requirements and standards set out herein should be seen in this light, as a form of guidance for developers.

5.2 Development Control Standards – Design and Layout

5.2.1 Site Coverage

Site coverage standards are intended to avoid the adverse effects of over-development.

$$\text{Site Coverage} = \frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$$

The maximum site coverage shall be 50% for residential development, 75% for Industrial and 66% for retail and commercial development. Within the Town Centre Zone, the maximum site coverage shall be 80% for all development. A particular site coverage standard shall be acceptable only where it is consistent with other standards such as open space requirements, car parking, plot ratio, building lines and building heights, fire safety and building regulations together with the amenity of adjoining dwellings.

5.2.2 Plot Ratio

The purpose of plot ratio standards is to prevent the adverse effects of over-development on the layout and amenity of buildings on the one hand and to ensure an adequate sense of enclosure and the efficient and suitable use of serviced land on the other hand.

$$\text{Plot Ratio} = \frac{\text{Gross building floor area}}{\text{Gross site area}}$$

The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. The gross site area is all land within the curtilage of the site.

Generally the maximum plot ratio standard shall be 1.0 for all development.

Table 5.1 Plot Ratio Standards

City / Town Centre / Brownfield	plot ratio 1.0 - 2.5
Inner Suburban	plot ratio 0.5 - 1.0
Outer Suburban In close proximity to public transport	plot ratio 0.35 - 0.5
Remote from public transport	plot ratio 0.25 - 0.35

In considering applications for the redevelopment of existing sites, due regard will be had to the established plot ratio.

5.2.3 Building Height

The appropriateness of building heights will be considered having regard to the issues of overlooking, overshadowing and the overall quality of design demonstrated. The undulating topography of the area should also be taken into account when assessing planning applications.

- (1) The height of new or altered developments does not have to be held to that of immediate adjoining properties, but should minimise potential localised disamenity. In general, heights should respect the local townscape. New developments or alterations will not be allowed to prejudice the setting or views of the Record of Protected Structures, Sites and Monuments, landmark buildings, Architectural Conservation Areas etc.
- (2) Exceptions may include structures that reinforce the urban form or are designed as landmark structures in relation to their particular setting.
- (3) Kildare County Council will encourage the greater utilisation of sites close to the town centre. In line with this, the Council will examine the design of new buildings in terms of height and scale on a case by case basis.
- (4) Additional control measures to minimise overlooking and overshadowing caused by any potential increases in height are as follows:

A) Overlooking

In general, a minimum distance of 22 metres between opposing above ground floor level windows is required for habitable rooms. In cases of innovative design where

overlooking into living areas does not occur, this figure may be reduced. A separation distance of 35 metres should be considered in the case of overlooking living room windows and balconies at upper floors.

B) Overshadowing

Where proposed development of significant height is located close to existing development, the Planning Authority may require daylight and shadow projection diagrams to be submitted. The recommendations of "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 1991)" or "B.S 8206 Lighting for Buildings Part 2 1992:Code of Practice for Day lighting" should be followed in this regard.

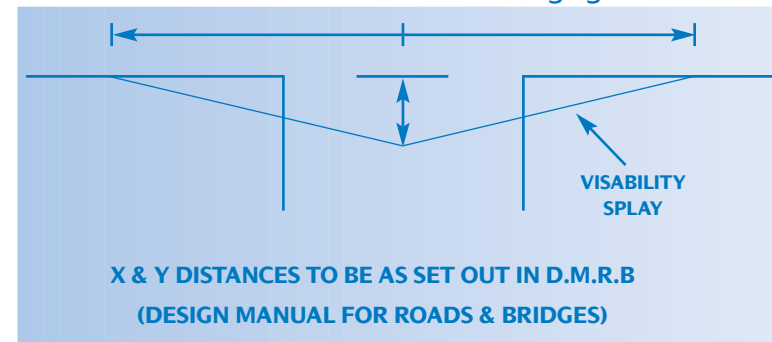
5.2.4 Sightlines

Sightline requirements are determined by the Council on a case by case basis. Factors including the type, speed limit and condition of the road are taken into consideration.

The following factors should be taken into account:

- Where sightlines are inadequate and would give rise to a traffic hazard, development will not be permitted.
- Where the improvement of sightlines requires the substantial or complete removal of an existing hedgerow, the developer must include detailed landscape proposals to minimise the impact.
- In cases where an access already exists with inadequate sightlines, it is the policy of the Council to recommend the closing up of this entrance and the facilitation of another entrance with adequate sightlines.
- All applications for planning permission must clearly indicate the sightlines available at the proposed access.

Table 5.2 Recommended method of measuring sightlines



5.2.5 Building Lines

An innovative approach to building lines may be taken where an applicant can demonstrate, to the satisfaction of the Planning Authority, that a deviation from an established building line will add to the sense of arrival or place within the town – particularly in the town centre.

The staggering of building lines within residential developments will be recommended in order to accommodate more innovative road layouts and to promote alternative approaches to the provision of car-parking.

The building line requirements for various developments are set out in Table 5.3. All measurements are taken from the nearest edge of road surface.

Table 5.3 Building Line Requirements

Road Classification	Requirement
Motorways	91.0m
National Primary	91.0m
National Secondary	91.0m
Regional Road	31.0m
Urban/County Road	18.5m
Distributor	18.5m

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out to facilitate a development, the developer may be required to provide these as a condition of planning permission.

5.2.6 Access onto Public Roads

Generally, where the capacity, width and alignment or surface condition of the road is inadequate, development will not be favoured.

Where new development would adversely impact upon road drainage, development will not be permitted unless applicants agree proposals with the Council to improve the road. The Council may require the submission of a Traffic Impact Assessment as part of an application. Applicants should consult with the Road Design Section of the Council prior to the submission of an application.

5.2.7 Access Requirements

Generally, it is the policy of the Council to discourage the proliferation of access points onto public roads, particularly in areas where the maximum speed limit applies. The Council therefore encourages and promotes shared access points in all circumstances.

5.2.8 Car Parking

Car parking must be provided in safe, observed and overlooked locations throughout developments. Furthermore the level of car parking provided must reflect the level of public transport available in the area. In all developments the Council will normally require the provision of car parking spaces within or convenient to the site of the development. The provision should be on the extent to which the development is likely to generate demand for additional parking spaces. Parking areas should be designed as integral parts of a scheme thereby ensuring integration with the surrounding environment.

The parking standards set out in Table 5.4 below shall apply. The following should also be taken into consideration:

- The Council reserves the right to alter the requirements outlined below, having regard to the circumstances of each particular development.
- The minimum size for a car parking space shall be 2.4m x 4.8m with a circulation aisle of 6m wide. Loading bays shall be a minimum 3 x 6m.
- The Council may require the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. Complimentary or shared usage of car parks will be encouraged, especially where opening hours are at variance. In addition to car parking standards sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building.
- Where the provision of car parking is required by this plan, such provision will normally be met by providing the required spaces within the curtilage of the development. Where, in the opinion of the Council it would be impractical for individual developers to provide for on-site parking, a contribution will be required in accordance with the Development Contribution Scheme.

5.2.8.1 Key considerations in design and layout include the following:

- Clear separation between parking, circulation, cyclist and pedestrian areas;
- Avoidance of obstruction of streets and roads at the entrance / exit point;
- Overlooking and passive observation of the area;
- Appropriate finishes and landscaping to be provided to soften and reduce any visual impact;
- Where central parking areas – such as courtyards, are provided to the rear of buildings, the front and rear facades of the building should be given equal prominence in terms of design and architectural treatment.



Table 5.4 Car Parking Standards

Type of Development	Relevant Car Parking Standards
Dwellings/Apartments, 1-3 bedroom units	1.5 spaces per dwelling
4+ bedroom unit	2.0 spaces per dwelling
Shops (< 250 sq.m. gross)	1 car space per 24 sq.m. of gross floorspace
Shops (250 - 1,000 sq.m. gross)	1 car space per 18 sq.m. of gross floorspace
Large stores (> 1,000 sq.m. gross)	1 car space per 12 sq.m. of gross floorspace
Banks, Financial Institutions	1 car space per 14 sq.m. of gross floorspace
Offices (town centre)	1 car space per 25 sq.m. of gross floorspace
Office Park	1 car space per 20 sq.m. of gross floorspace
Industry/manufacturing	1 car space per 33 sq.m. of gross floorspace
Warehousing	1 car space per 100 sq.m. of gross floorspace
Theatre, Cinema, Church, Stadium	1 car space per 3 seats
Hotels, Guest Houses (excl. function rooms)	1 car space per bedroom
Lounge/Bar	1 car space per 4.5 sq.m. of public floorspace
Restaurants	1 car space per 4.6 sq.m. of public floorspace
Take-Aways	1 car parking space per 18 sq.m. gross floorspace
Function Rooms, Dance Halls, Clubs	1 car space per 3 sq.m.
Playing Fields	16 car spaces per pitch
Primary Schools	1.2 car spaces per classroom
Secondary Schools	2 car spaces per classroom
Nursing Homes	1 car space per 2 bedrooms
Hospitals	To be agreed with the Council
Childcare Facilities	1 car parking space per staff member + 1 car parking space per 4 children
Clinics and Group Medical Practice	2 car spaces per consultant

Note: Large complex developments may be assessed separately with regard to the circumstances

5.2.9 Bicycle Parking

The Planning Authority will require the provision of a minimum level of bicycle parking facilities in association with new development and a change of use. Where the provision of bicycle parking facilities are intended for use by the staff of that particular development, stands should be located within the curtilage of the development to ensure security and supervision. Bicycle stands for use by visitors should be located to maximise convenience to the entrance of buildings and positioned so as to ensure safety, security and supervision. The bicycle parking standards set out in Table 5.5 below shall apply.

The Planning Authority will also encourage the provision of bicycle parking facilities, where possible, at existing transport nodes, public buildings, retail centres and leisure facilities.

Table 5.5 Bicycle Parking Standards

Type of Development	Relevant Parking Standard
Houses and Flats	1 unit per dwelling
Shops	1 unit for every 200 sq.m. of gross floor space
Supermarkets and large stores	1 unit for every 200 sq.m. of gross floor space
Offices	1 stand for every 500 sq.m. of gross floor space
Industry	1 stand for every 500 sq.m. of gross floor space
Warehousing	1 stand for every 1,000 sq.m. of gross floor space
Theatre, Cinema, Church, Stadium	1 stand for every 100 seats
Hotels, Guest Houses	1 stand per 50 bedrooms
Lounge / Bars	1 stand for every 200 sq.m. of public floor space
Restaurants	1 stand for every 200 sq.m. of public floor space
Function Room, Dance Halls, Clubs	1 stand for every 200 sq.m. of public floor space
Playing Fields	4 stands per pitch
Schools	1 stand per 50 pupils
Nursing Homes	1 stand per 20 members of staff

* one stand = 5 units

5.2.10 Materials

Regarding materials the Council shall encourage the following:

- The use of Hardwood for windows and doors in all new structures rather than uPVC, which is considered to be environmentally unsustainable.
- The use of local materials in the construction of new dwellings so as to enhance and maintain the character of

the local area. In rural areas in particular, brick cladding, reconstituted stone finishes and uPVC will normally not be accepted.

- The choice of colours for external finishes should blend in with local traditions and surrounding buildings.

5.2.11 Access for All

The Council will require that the layout and design of a proposed development will give consideration to the needs of the aged, people with disabilities, and people with children. Building designs shall allow full access to the building for all persons, whether employees, residents or the visiting public. Part M of the Building Regulations (S.I. No. 179, 2000) sets out standards to ensure that buildings are accessible and usable by everyone. The Technical Guidance Document in relation to Part M provides guidance on the

access requirements for public buildings and for residential dwellings.

Public and private open space associated with a development shall be designed with the needs of the disabled and mobility impaired in mind.

In addition to the above, all developments must make provision for car parking for the disabled in accordance

with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Part M of the Building Regulations (S.I. No. 179, 2000) and any subsequent amendments.

In assessing applications that relate to protected structures, regard shall be had to the protected status of the structure and the need to protect the special character of that structure.

The Council will ensure that all footpaths and public areas are accessible and safe for people with disabilities and/or those with reduced mobility by way of footpaths, location of crossings etc. The Council will ensure in so far as is possible, that all transport facilities and mobile services that operate in the area are accessible for people with disabilities and/or those with reduced mobility.

5.3 Residential Development

Proposals for large residential developments and applications for mixed use developments incorporating residential elements, should be prepared and submitted to the Council in the form of site masterplans, having regard to the policies, objectives and criteria set out in this Plan and other County policy statements.

In addition to the policies set out in the County Development Plan 2005 - 2011 (or as subsequently amended), residential development shall:

- Contain a variety of house styles, having regard to the desire to create harmonious architectural character areas within larger housing developments and to meet the requirements of a range of home owners and occupiers including first time buyers, single people, couples, young families and the elderly.
- Have regard to the provisions for social and affordable housing under Part V of the Planning and Development Act, 2000 and the Kildare County Housing Strategy.
- Make a positive contribution to the physical fabric of the area, interfacing positively with adjoining streets, access routes, open spaces and adjoining buildings;
- The design, height, bulk, scale and density of developments should reflect the characteristics of the surrounding area. In particular, buildings should not be significantly higher than surrounding buildings thereby impacting on existing residential amenities.

- Boundary treatment- Existing native hedgerows and trees shall be retained where possible.

5.3.1 Quality Housing Environments

Good design is at the core of creating a good quality residential environment. The design of new housing developments should pay particular attention to the characteristics of the local setting. It is imperative that a high standard of design and quality of environment are created which in turn will contribute to a sense of place and an identity being created. All applications for new developments will be assessed having regard to government policies, in particular Residential Density Guidelines for Planning Authorities (1999) and standards set out in this chapter.

Proposals for large residential schemes should be presented in the context of a Masterplan Scheme where access for residents to public transport, schools and child-care facilities, shops and recreational facilities are all clearly indicated. The proposed management and on-going maintenance of public space within the scheme should also be included.

The above paragraph which refers to large residential schemes is appropriate for both apartment and housing development. To encourage sustainable residential communities, consideration must be given to the following elements:

- **Density:** High densities should be provided in appropriate locations. Site configuration and area will have an impact on the density levels achievable.
- **Quality of proposed layout & elevations:** The quality of the residential environment will be paramount in the acceptability of planning applications. Layouts, elevations and design must be designed to emphasise a sense of place and community.
- **Design Innovation:** Innovation in layout is of key importance. New types of layout, for example the creation of courtyards, will be encouraged.
- **Permeability:** is a key factor and all new housing developments should show links for pedestrians and cyclists with other housing and community facilities in the area. In the interests of security, it is necessary that all pedestrian and cycle links be designed in such a way so as to be overlooked.
- **Landscaping:** A high standard of landscaping is an essential part of high quality new developments. Plans for

landscaping, including hard and soft landscaping should be submitted at planning application stage.

- **Natural Features:** The layout of the development should be designed around the retention of natural features.
- **Safety:** Opportunities for vandalism and crime should be reduced to the greatest possible extent, by ensuring that areas used by the public (such as open spaces, footpaths and roads) are overlooked by housing.
- **Traffic Safety:** The quality of the layout and the manner in which it addresses traffic safety is vital. Long straight roads will be discouraged and a layout with good provision for pedestrian safety and traffic calming will be required.
- **Refuse:** Easily managed communal waste and recyclables collection points should be provided for terraced housing. These should be conveniently located, well ventilated and comply with all public health and fire safety requirements.
- **Bicycle Parking:** Well-designed and secure bicycle parking areas should be provided for terraced housing.

In addition to planning requirements, building control and fire prevention requirements must be met in all circumstances.

5.3.2 Housing Layout

The layout of new residential development should be designed to create a strong sense of identity and a sense of place. New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and the surrounding areas. Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:

- The need for land to be used economically;
- Appropriate density;
- The capacity of the physical and social infrastructure to cater for the design population;
- The adequacy of present and future community facilities;
- Adequate privacy for individual dwelling units;
- The safety of proposed layouts and the capacity of existing roads to absorb future development;
- Adequate provision for car parking, open space, landscaping and planting and
- Integration with existing development and the preservation of features on site.

5.3.3 Internal Design of Dwelling Houses

In general dwelling houses will be required to have the following minimum floor areas:

Table 5.6 Dwelling unit floor areas

	Unit Size	Dwelling	Gross Floor Area m ²
Apartment / Duplex or House		Apartment	45
	One Bed	House	50
	Two Bed	Single Storey	65
		Two Storey	75
	Three Bed	Single Storey	55
		Two Storey	90
	Four Bed	Single Storey	105
		Two Storey	110

5.3.4 Apartments

The provision of apartment schemes should be considered in appropriate locations. Apartment schemes should generally be similar in scale to surrounding developments. They can be particularly appropriate where there is a significant demand for smaller units of accommodation and where apartment building would generally be in harmony with the character of the area. Apartments can also facilitate higher densities especially where they are strategically located close to public transport nodes.

Proposals for large residential schemes (75 units or more) should be presented in the context of a Masterplan Scheme where access for residents to public transport, schools and child-care facilities, shops and recreational facilities are all clearly indicated. The proposed management and on-going maintenance of public open space within the scheme should also be included. With specific regard to apartment developments, the layout should:

- Present a live edge to the street by locating doors and windows onto the street frontage;
- In the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation;
- Where ground floor commercial use consists of restaurants/take-aways, public houses, dry cleaners or printing shops with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building;

- Provide car parking generally at basement level;
- Provide concealed refuse bin storage areas and bicycle storage areas which are accessible to each of the apartments;
- Allow easy for all accessibility to post boxes;
- Provide suitable play spaces for children and
- The Council will require the installation of lifts in apartment blocks over two storeys in accordance with Part M of the Building Regulations.

5.3.5 Management Companies

Management Companies are not required and are not envisaged for conventional housing developments other than apartment developments. Apartment developments are not taken in charge by the local authority and therefore a management company is required. The policy in relation to this development control matter will be reviewed to assess any issues or difficulties arising.

5.3.6 Residential Density

To achieve higher densities, greater emphasis must be placed on qualitative as well as quantitative standards in relation to the layout of residential developments, open spaces, roads and car parking. The Council will seek to promote appropriate levels of higher residential densities at appropriate locations such as sites close to transport nodes, in town centres, and brown field sites adjacent to town centres.

Whilst higher development densities will be promoted by the Council, it is recognised that over development of sites can have an adverse effect on the amenity of adjoining properties and areas, can give rise to significant levels of traffic and have implications for the provision of private open space. The Council recognises that a high quality of design and layout and a good quality living environment, including the availability of shopping, transport, community, recreational and leisure infrastructure, are essential if increased residential densities are to be acceptable.

Having regard to specific site characteristics and DoEHLG guidelines, the indicative standards outlined below may be altered within the context of individual Local Area Plans and Action Area Plans. Low density residential development (15-20 dwellings per hectare/ 6-8 dwellings per acre) is appropriate at Urban – Rural transition areas at the edge of

towns. Low-Medium residential density (20–35 dwellings per hectare/ 8–14 per acre) and Medium–High residential density (35-50 dwellings per hectare/ 14-20 dwellings per acre) is generally appropriate to new zoning within towns except where it is an urban – rural transitional area or a strategic location. Higher density residential development (>50 dwellings per hectare/ >20 dwellings per acre) is appropriate at strategic locations including transport nodes, town centres and other sites detailed in Local Area Plans (LAPs) and Action Area Plans (AAPs).

Table 5.7 Indicative Residential Densities

Zone	Maximum Dwelling Units per m ²	Indicative Appropriate Locations
Low Density Residential	15-20	6-8 Outer edge of the urban-rural transition.
Low-Medium Density Residential	20-35	6-14 Generally new zoning within towns except where it is an urban - rural transitional area or a strategic location.
Medium-High Density Residential	35-50	14-20
Higher Density Residential	>50	>20 At strategic locations including transport nodes, town centre and areas to be determined by the LAPs and AAPs.

In order to achieve the maximum density set out in the ranges above the developer must have a high architectural input into the design and layout of the scheme which will, in turn, result in a quality built environment. Furthermore it must be demonstrated that sufficient recreation and amenity facilities exist to service developments.

5.3.7 Residential Mix in House and Apartment Development

A key aim in the provision of new housing is to encourage diversity rather than uniformity and as far as possible to relate the kind of housing to the different needs of the population. In all housing proposals the Council shall encourage an appropriate mix of dwelling types, not just within the overall development, but throughout the development. An appropriate mixture of dwelling types and sizes of houses and duplexes shall be needed to meet the needs of different categories of households.

5.3.8 Layout of Apartment Developments

5.3.8.1 Internal Design of Apartment Schemes

In general, apartments will be required to have the minimum floor areas as set out in table 5.6 n page 53.

- The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. Design solutions should be employed to minimise overlooking/overshadowing and to preserve and enhance the residential amenity of the entire development.
- Where combined kitchen/living areas are proposed, the apartments should have separate facilities for clothes washing and drying. This could be in the form of a utility room or a communal washer/dryer room.
- The ratio of one-bed apartments within developments where the applicant seeks to build apartments shall be restricted to 25% of the overall development.

5.3.8.2 Individual Storage Facilities

A minimum internal storage area of 5 cubic metres should be provided within each apartment unit. Wardrobe or hotpress space is not acceptable in this regard.

Well-designed and secure bicycle parking areas should be provided for apartment complexes.

5.3.8.3 Refuse Storage

All apartment complexes should provide easily managed communal waste and recyclables collection points that are conveniently located, well ventilated and comply with all public health and fire safety requirements.

5.3.9 Separation between Dwellings

A minimum distance of 2.5m between semi-detached and detached housing is required. In general, this distance should be equally divided between dwellings so separated so as to allow for a usable side entrance.

5.3.10 Private Open Space for Residential Development

Privacy is an essential part of human living and is particularly important in relation to homes. Private open space should be designed for maximum privacy and orientated for maximum sunshine and shelter.

5.3.10.1 Private Open Space for Houses

In order to achieve adequate privacy and open space between houses in new residential developments, the following minimum requirements shall normally apply:

Table 5.8 Private open space requirements for individual homes

Development Particulars	Distance/Area Required
One/Two Bedroom House	48m ²
Three Bedroom House	60m ²
Four Bedroom House	75m ²

The following criteria should be taken into consideration in relation to public open space:

- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block, capped and plastered on both sides is generally acceptable although this should be in keeping with the overall design of the estate. Post and wire or timber fencing is not permitted.
- Two metre high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the Council.
- Private open space should be designed so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable.
- Generally windows in the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of adjoining dwellings.

5.3.10.2 Private Open Space for Apartments / Duplexes

- Private open space in apartment and duplex type schemes can be provided in the form of landscaped areas, courtyards, terraces/ patios and balconies. All developments would be expected to have some form of private open space in the form of balconies directly accessible from the apartment. However, when the level of open space cannot be provided in the form of a balcony alone, then semi-private open space, as described above, would be acceptable.

In relation to apartment schemes the absolute minimum standards should range from:

Table 5.9 Private open space requirements for Apartments / Duplexes

Inner Urban/Town Centre	Private Open Space Required
One Bedroom	10m ²
Two Bedrooms	15m ²
Three Bedrooms	20m ²

Outer Suburban	Private Open Space Required
One Bedroom	20m ²
Two Bedrooms	30m ²
Three Bedrooms	40m ²

5.3.11 Public Open Space for Residential Development

The availability of appropriate amounts of high-quality open space within residential developments is a key requirement of new and existing residential communities. Such areas provide active recreational areas as well as contributing to the local environment by accommodating biodiversity and wildlife features.

Public open space must be carefully designed as an integral part of the layout and should be addressed at the initial design stages.

The following should be taken into consideration in relation to public open space:

- Areas with high gradients or otherwise impractical to function effectively will not be acceptable as open space.
- Narrow tracts of land (less than 10m) or pieces of land 'left over after planning' are not acceptable.
- Passive Supervision i.e. Public Open Space should be overlooked by as many dwellings as possible.
- The retention of natural features is of key importance.
- On large sites, areas should be identified for a hierarchy of uses e.g. – more casual places for smaller children to play, informal kick areas and passive amenity etc.
- Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.

- The use of hard landscaping elements should also be identified.
- In greenfield sites, the minimum area of open space that is acceptable is 15% of the total site area. In all other cases, public open space should be provided at the rate of 10% of the total site area.

5.3.12 Road Layouts in Residential Areas

The layout and detailed design of roads is crucial to the shaping of all developments. Road layouts should be considered as part of the overall concept and should not be the starting point of the design layout. Housing layouts dictated solely by the geometry and size of roads lead to bland, anonymous residential housing estates with no 'sense of place' or neighbourhood. The following should be taken into consideration:

- The arrangement of buildings, rather than roads, should be the primary consideration in creating enclosure and a sense of space with which residents can identify.
- The creation of attractive urban forms, where security for pedestrians, cyclists and children is paramount.
- 'Traffic calming', to ensure low ambient traffic speeds should be designed into the layout from the outset, rather than added as an afterthought.
- Distributor roads are generally required to be 6m wide, unless otherwise agreed with the Planning Authority.

Additional guidance can be found in The DoEHLG "Recommendations for Site Development Works for Housing Area's (1998) and also Design Bulletin 32, "Residential Roads and Footpaths – Layout Considerations", (2nd edition) and also "Manual for Streets" (2007) published by the British Department of Transport.



5.3.13 Car Parking in Residential Areas

Car parking standards are laid out in Table 5.4 Residential layouts should generally not be dominated by car parking along the access roads. New residential development should generally take account of the following criteria regarding car parking:

- Car parking for detached and semi-detached housing should be within the curtilage of the site.
- Car parking for apartments and terraced housing should be in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.

5.3.14 Family Flat

This refers to a temporary arrangement to accommodate a family member within an existing dwelling unit.

- The proposed unit should be linked directly to the main dwelling by a connecting door.
- Accommodation should be limited to a maximum of two bedrooms.
- External doors shall be limited to the side or rear of the house.
- Applicants shall submit documentary evidence at application stage to support their case for the necessity of a 'family' flat.
- It is normal procedure to include conditions in any grant of permission that the 'family' flat cannot be sold, conveyed or leased separate to the main residence. Also when the need for the 'family' flat no longer exists the dwelling must be returned to a single dwelling unit.

5.3.15 Gated Developments

Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.

5.3.16 Backland Development in Urban Areas

The Council will encourage the provision of comprehensive backland development where the opportunity exists. The following should be taken into consideration for backland development:

- New dwellings that closely overlook the rear curtilage of existing dwellings will not normally be permitted.
- Sites that do not have independent road frontage are generally discouraged as this can conflict with the established pattern of development in the vicinity and diminish the residential amenities of adjacent dwellings. However, when a comprehensive plan is prepared for an area where a number of landowners propose a shared independent access road to serve new development to the rear of existing dwellings, and can demonstrate that the residential amenities of existing dwellings in the vicinity are not compromised, the Council will facilitate such development. The landowners will be responsible for the cost of providing the access road. Generally such development will only be permitted in serviced areas.

5.4 Landscaping

5.4.1 Soft Landscaping

Kildare County Council will ensure that a firm emphasis is placed on qualitative standards to achieve the highest quality of landscaping in the planned environment. Planting and landscaping can be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local plant types indigenous to the area and be incorporated into the site so as to enhance the overall appearance (Refer to Table 15.8 of the County Development Plan 2005 - 2011). When selecting plant species for landscaping, consideration should be given to the proposed location of the site and its attendant character such as: soil conditions, pollution, safety, maintenance requirements, the possibility of vandalism of the site and aesthetic potential. Kildare County Council will expect developers to prepare landscaping guidelines for new developments.

5.4.2 Hard Landscaping

Hard landscaping design, including paving and street furniture, is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping works can help to:

- Provide a visual link to the surroundings;
 - Define and enclose spaces, and delineate public from private space;
 - Provide security to private areas;
 - Distinguish between pedestrian, cycle and vehicle movement and
 - Provide suitable play space for children.
- Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways.
 - The textures and colours of the materials chosen must be sympathetic to the locality and be an integral part of the design.
 - Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of the development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.
 - The siting of street furniture should not provide undue obstacles for people with disabilities.
 - The integration of art into the public domain can contribute positively to the urban form creating local distinctiveness and enhancing a public space. Major development schemes will be expected to contribute to public art in the locality.
 - Following underground works, it is an objective of Kildare County Council to ensure the reinstatement of materials or the replacement with materials of similar style and quality.

5.5 Naming of New Developments

It is the policy of the Council that the names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical, cultural names in the naming of new residential and other developments. The Council shall approve the naming of residential developments, in order to avoid confusion with regard to similar names in other locations. No development

work shall be allowed on development sites, nor advertising of housing schemes, until the name has been agreed with the Council. Nameplates of the Council standard type shall be provided and erected on all housing estate roads. Similarly, in order to assist the general public and the postal authorities, all houses shall be provided with numbers that shall be visible from the adjoining roadway. Such an approach will be a requirement of planning permission for new developments.

5.6 Street Lighting and Public Utilities

Street lighting should be at least to the standards set out in the ESB publication "Public Lighting in Residential Estates". Pedestrian links must be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure sodium lighting and full cut off lighting shall be encouraged for environmental, economic and road safety reasons. Lamp posts in prominent positions can help to define an area and promote a sense of place among the residents. To preserve the amenity and visual character of an area and in the interests of public safety, all services including electricity, public lighting, telephone and television cables shall be provided underground in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

5.7 Access to Land

It is the policy of the Council to ensure that no development takes place in such a fashion that would prejudice the provision of vehicular, pedestrian access or key infrastructural services in adjoining lands. Development will be designed so as to ensure 'random strips' will not inhibit future development.

5.8 Childcare Facilities

All childcare facilities shall be provided in accordance with the 'Childcare Facilities: Guidelines for Planning Authorities' (DoEHLG) and the 'Child Care (Pre-School Services) Regulations 1996 & 1997' and any other relevant statutory guidelines which may issue during the life of this Plan.

5.8.1 It is the policy of the Council to:

- Engage, where appropriate, the expertise of the County Childcare Committee in the assessment of applications relating to childcare facilities.
- Facilitate and encourage the provision of childcare facilities at appropriate locations, as identified in the Guidelines.
- Provide for at least one childcare facility to cater for 20 places in developments of 75 houses, including local authority and social housing schemes in accordance with DoEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.

5.8.2 Applications shall include the following information at application stage:

- (1) Nature of the facility:
 - Full day care
 - Sessional
 - Drop In
 - After School Care
- (2) Numbers and ages of children
- (3) Adequate parking for staff and set down areas for customers
- (4) Hours of operation
- (5) Open Space provision and measures for management of same
- (6) Description of cumulative impact when taken together with other childcare facilities in the vicinity.
- (7) Impact on residential amenity and mitigation measures, if appropriate
- (8) Local traffic conditions
- (9) Proximity to public transport

- To recommend that applicants seek the advice of the Kildare County Childcare Committee, Health Board, and other relevant bodies in the design of childcare facilities prior to the submission of applications for planning permission.
- In general to discourage the complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities. The childcare use should remain secondary and the bulk of the house should be retained for residential purposes.

In new housing estates, purpose built facilities are normally required.

- To favour when considering applications for both purpose built facilities and the conversion of existing premises, those locations that are close to existing community and educational facilities and public transport nodes.

In relation to this policy;

Childcare: means full day-care and sessional facilities and services for pre-school and school going children out of school hours. It includes services involving education and socialisation opportunities for children such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups and after school groups.

Sessional: The provision of a service, which offers a planned programme to pre-school children of up to 3.5 hours per session by trained personnel. Sessional services include playgroups and Montessori groups and similar services.

Full day-care: The provision of a structured day-care service for children for more than 3.5 hours per day, supervised by competent, trained personnel. Full day-care includes crèches and nurseries.

After school care: is extended day care for school going children normally from Mondays to Fridays.



5.9 Industrial Development

In relation to Industrial Development the following shall be taken into consideration:

- Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or where such facilities are located at the side, provision for screening shall be made.
- The building line from adjoining land-uses will be determined having regard to the nature of uses and site-specific matters.
- The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back.
- Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties.
- A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permission for any Industrial/Warehousing development where it adjoins another zoning or where it would seriously injure the amenities of adjoining land uses.

5.10 Retail Development

Applications for all retail development will be assessed in accordance with the criteria specified in the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000 or as subsequently amended, the County Retail Strategy and with Chapter 7 Volume 1 of the County Development Plan 2005 - 2011. The Planning Authority will consider hours of operation in assessing planning applications for retail development and may attach conditions restricting same.

5.10.1 Shopping Centres

Applications for shopping centre developments will be considered in the light of the recommendations of the Consultation Retail Planning Guidelines 1999 or as subsequently amended. The design of shopping centres must ensure that the development is fully integrated into the area in which it is proposed to locate. Standard logos and designs may not be acceptable.

Generally, shopping centres should be located in areas zoned "Town Centre" or "Town Centre Expansion" and should incorporate other uses so as to maintain activity outside normal shopping hours.

Shopping centres must include public toilets and baby changing facilities and should, where possible include other utilities such as crèches, sub-post offices etc. The design of the centre should ensure that the site is not dominated by car parking and that public transport is easily accessible directly from the main entrance. A sea of car parking to the front of developments is generally not acceptable. Landscaping plans must accompany all applications. Shopping centres should provide recycling facilities and secure bicycle parking.

5.10.2 Retail Warehousing

Applicants for retail parks and retail warehousing will be required to demonstrate the impact on the existing town centres close to the site. Applicants should describe their target market in order to assess this. If a number of retail warehousing elements are proposed in an area, the cumulative impact of these must be assessed. Full details of the types of goods to be sold should be described in the application. Details should include whether the goods fit into the category of comparison or bulky goods as described in the Retail Planning Guidelines.



5.10.3 Service Stations

New petrol stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive development that integrates with and complements or enhances its surroundings. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.

Petrol filling stations must be located on the outskirts of the town but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of town.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more intensive role of petrol stations in recent times and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services. Applications for planning permission for such development shall contain the following elements:

- Detailed proposals for the service station including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.
- The modification of standard corporate designs will be required by Kildare County Council in order to reduce the visual impact of the development. In such instances, standard petrol station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- All external lighting shall be directed away from the public road and a proliferation of large illuminated signs will not be permitted.

- Any associated shop shall remain secondary to the use as a petrol filling station and any application must clearly demonstrate that the retail element would not adversely affect the existing retail development in the town centre.
- Ancillary retail uses may be permitted, such as small convenience type shops with a floor area not exceeding 100 sq. metres of sales space. Planning applications for the provision of such shops however shall be specifically applied for. The layout of the station forecourt should be arranged to allow dedicated parking for shoppers. Where an associated shop is proposed, the application shall be considered in accordance with the Retail Planning Guidelines published by the Department of the Environment, Heritage and Local Government, (December 2000).

Where petrol stations are proposed, adequate measures must be incorporated into their design and layout to integrate them with their surroundings. No such developments will be permitted where, by reason of their appearance, fumes, traffic, or associated turning movements, they would injure the amenity of the area.

5.10.4 Shopfront Design

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets in County Kildare. In order to increase the attractiveness of Kildare, the Council promotes a dual approach to shopfront design:

- Protecting traditional and original shopfronts.
- Encouraging good contemporary shopfront design.

In all instances, the Council will encourage a discipline in this area that acknowledges the basic principles of good shopfront design. The design of shopfronts should reflect the scale and proportions of the existing streetscape. The Council will seek to retain the remaining traditional shopfronts of townscape importance.

It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission, and is not considered by the Council as constituting exempted development. Applications for planning permission for such development shall contain the following elements:

- Detailed plans at a scale of 1:50 to be submitted with all applications. Such plans shall include details regarding the design, colour and detailing with regard to signage, advertising and lighting. The use of garish colour should be avoided.
- Standard logos and advertising may not be permitted. All signage must be compatible with the existing streetscape. Timber, stone, glass and steel are preferred materials.
- The use of external roller shutters and projecting brand signs are unacceptable.
- Contemporary shopfronts will be encouraged provided that they are designed to traditional principles of scale, proportion and detailing.
- The appearance and proportions of the original shopfront shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias.
- The twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shopfront boundary) shall be provided in all cases.
- The design must be approached in an integrated way (relate to the whole facade), including advertising, lighting and other features.
- Colour schemes should co-ordinate with adjoining buildings and shopfronts and should be chosen to enhance the proportions and detailing of the whole building.
- Vertical emphasis and proportions should be kept and plot divisions should be expressed externally (even if the shop crosses them internally).
- The removal of service wires associated with existing facades will be actively promoted.

The Council will actively discourage, through its advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:

- The removal of features or alterations to existing shopfronts where they are considered by the Council to be of historical or architectural interest, or of townscape value;
- The enlargement or remodelling to a horizontal emphasis of existing windows above ground floor level;
- The construction of fascias linking two or more buildings/plots which have different architectural identities;

- The use of standardised brand names or corporate designs as part of shopfront fascia advertising;
- The use of roller shutters and their boxes on the exterior of shop-fronts;
- The use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis and
- The permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out.

5.10.5 Advertising

In respect of shops and other business premises, advertising should be designed as an integral part of the shopfront and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade or interfere with windows or other features or detailing on the building.

The Council will encourage the following types of advertising:

- The use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
- The use of solid block individual lettering affixed directly to fascia boards or facades;
- The use of spotlighting or floodlighting of fasciaboards, shopfronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- The painting of stallrisers and other features to enhance the design of the shopfront, using appropriate colour schemes;
- The provision of traditional timber or wrought iron hanging signs, with painted or enameled finishes. Such signs shall be of a limited size and projection and shall be limited to a maximum of one sign for each building facade.
- In principle, the Council is opposed to the erection of signs and advertisement structures in residential areas, adjacent to amenity or recreational areas or in open areas.

Details of signage and advertising structures shall be submitted to the Council as part of an overall application. Proposals for signs and advertising structures must:

- Be in scale with the surrounding environment and therefore signage shall not exceed 15% of the facade of a building, save where the facade exceeds 250 sq.m when it shall not exceed 10% of the facade;
- Not interfere with the safety and free flow of traffic;

- Not obscure traffic or directional signs;
- Not impair the amenities of the area;
- Not interfere with the windows or other features of a building facade;
- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.
- Not affect natural and built heritage of adjacent properties.

The following types of advertising will not be permitted by the Council, and will be actively discouraged:

- The use of plastic, PVC, perspex and neon signs or lettering or detailing on any exterior;
- Internally illuminated box fascia signs;
- Internally illuminated projecting signs, whether fixed or hanging;
- Flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior;
- The erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;
- The provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape of a village or settlement. Kildare County Council will co-operate with owners of premises in relation to developing shared signing schemes to minimise the overall impact on the streetscape;
- The use of inappropriate brand or corporate advertising; and
- The use of free-standing signs/advertising boards on the public footpath, which require a licence under Section 254 of the Planning and Development Act, 2000, and Section 101 of the Planning and Development Regulations, 2001 will not normally be permitted on footpaths or areas where they may create a hazard for pedestrians.

5.10.6 Canopies

The erection of plastic or fabric canopies or the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shopfront detail and neighbouring advertising and are generally not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

5.10.7 Roller Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the environment of the town. It is the policy of the Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter and its associated housing, requires planning permission.

Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:

- (1) They must be of the open-grille type or timber panelled shutters painted to match the shop-front colour scheme.
- (2) Internal roller shutters located behind display window.
- (3) Steel security shutters may be acceptable for security reasons for certain business.

Each case will be examined on its merits.

No.1 will be favourably considered in place of roller shutters in order to enhance the streetscape.

5.10.8 Outdoor Advertising Structures

Outdoor advertising structures will not generally be permitted within the county, whether freestanding or attached to buildings. In cases however where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

5.10.9 Fast food Outlets / Take-aways

The cumulative impact of a number of take-away restaurants in any particular area will be considered in the assessment of any application. Impacts such as noise, litter, disturbance and traffic, will also be taken into consideration. The Planning Authority will control the opening hours of take-aways.

5.11 Environment

It is the policy of the Council to minimise the threat of air, land, water or other environmental pollution by use of the statutory powers of the local authority. The attention of developers is drawn to the requirements of the Environmental Impact Assessment Regulations.

5.11.1 Noise

The Council will seek to ensure that new development does not cause an unacceptable increase in the noise and pollution levels affecting surrounding properties. In considering planning applications for residential development in areas adjoining major roads, the Council will have regard to any Noise Maps and Noise Action Plans relating to the site location in accordance with the EU Directive on Assessment and Management of Environmental Noise.

5.11.2 Light Pollution

There has been an increased tendency to illuminate buildings to an excessive degree incorporating lighting that gives rise to glare on public roads. It shall, therefore, be a policy of the Council to minimise light pollution. Details of any external lighting scheme intended as part of any new development shall be submitted as part of the planning application. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum needed for security and working purposes.

5.12 Development in Areas of Archaeological Potential

When considering development proposals within Areas of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994, or as may be amended from time to time. The Council will also have regard to the observations and recommendations of the Office of Public Works and the Heritage and Planning Division of the

Department of the Environment, Heritage and Local Government. When considering such proposals, regard will be had to the nature of sub-surface works that could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.)

The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring:

- Professional archaeological supervision of site excavations.
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development
- The preservation of all or part of any archaeological remains on the site.

5.13 Development in Architectural Conservation Areas

In Architectural Conservation Areas the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of compatibility of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows/doors/roof/chimney/design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the over-riding consideration will be the enhancement and protection of the essential visual qualities of the area.

5.14 Development in relation to Protected Structures

In assessing proposals for development affecting protected structures, it is the intention of the Council to require planning permission for:

- Works, both to the exterior and interior, which materially affect the character of a protected structure or any element of the structure which contributes to its special interest. What might be regarded normally as minor alterations to buildings may not necessarily be regarded as such in the case of protected structures.

Such works can include:

- Window replacement and fenestration changes.
- Wholesale plastering/pointing/painting or painting of previously unpainted elements.
- Modifications of brickwork and stonework.
- The removal/alteration of architectural detailing including joinery and decorative plasterwork.
- Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms.
- Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.

In considering applications for alterations and/or additions to a protected structure, the Council shall have regard to:

- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development.
- In the case of a proposal to materially change the use of a protected structure, the suitability of the proposed use having regard to its potential impact on the structure including
 - works necessary to comply with Fire & Building Regulations that the proposed use change would give rise to;
 - The reversibility of the proposed alteration and
 - In the case of buildings within the curtilage of a protected structure whether or not such buildings are of heritage value.

Windows made from aluminium, uPVC or similar material will not be acceptable in protected structures. In 20th century buildings, the original 20th century metal windows shall be retained.

A detailed conservation report shall accompany planning applications for works to protected structures. This report shall:

- Outline the significance of the building
- Include a detailed survey of the building, including a photographic survey
- Detail the proposed works it is intended to carry out
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

The detail required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.

5.14.1 Development within the Curtilage and setting of Protected Structures

In considering applications for development within the curtilage of a protected structure, the Council will have regard to the following:

- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development.
- Proximity of any new development to the main protected structure and any other buildings of heritage value.
- The design of the new development that should relate to and complement the special character of the protected structure. High quality design will be a foremost consideration when assessing proposals for development within the curtilage of a protected structure, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative contemporary buildings. Development proposals should include appraisal of the wider context of the site and structure.

5.15 Agricultural Developments

Agricultural developments have the potential for immense impact on the environment and landscape. The traditional form of agricultural buildings is disappearing with the onset of advanced construction methods and a wider range of materials. Some new farm buildings have the appearance of industrial buildings and due to their scale and massing can have serious visual impacts.

5.15.1 Design of Agricultural Buildings

In the construction and layout of agricultural buildings, the Council will require that buildings be sited as unobtrusively as possible and that the finishes and colours used, blend the development into its surroundings.

The Council accepts the need for agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional, but they will be required to be sympathetic to their surroundings in scale, materials and finishes. Buildings should relate to the landscape and not the skyline. Traditionally this was achieved by having the roof darker than the walls.

Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red or grey) with matt finishes will normally be required. The grouping of agricultural buildings will be encouraged in order to reduce their overall impact in the interests of amenity.

5.15.2 Landscaping

The removal of hedges to accommodate agricultural developments should be a last resort. A landscaping plan is required as part of an application for agricultural developments and shall include screening and shelterbelt planting, composed principally of native species.

5.16 Extractive Industry

Applications should submit information on the following items at application stage:

- (1) Map(s) showing (a) total site area, (b) area to be excavated, (c) any ancillary proposed development, (d) nearest dwellings or any other development (within 1 km of the site.)
- (2) Description of the aggregate(s) to be extracted, method of extraction, any ancillary processes (such as crushing, concrete manufacture, etc.), equipment to be used, stockpiles, storage of soil and overburden, storage of waste materials, settling ponds.
- (3) Total and annual tonnage of extracted aggregates, expected life of the extraction, maximum extent and depth of working, phasing programme.

- (4) Description of development works (buildings, fixed and mobile plant, roads, fuel tanks, water supply and drainage, earth mounds, etc.
- (5) Description of water courses and water table depth, natural and cultural heritage, traffic impact and waste management.
- (6) Description of cumulative impact when taken together with other quarries in the vicinity.
- (7) Likely environmental effects.
- (8) Proposed mitigation measures.
- (9) Restoration and after-care proposals.

In order to facilitate the sustainable development of the extractive industry, the Council will:

- Require the lodgment of a financial bond to ensure the satisfactory reinstatement of the site following the completion of extraction and the payment of a contribution towards the upgrading or repairing of the local road network. The Council will assist developers in scoping for Environmental Impact Statements.

5.17 Temporary Dwellings, Caravans

Temporary dwellings include caravans, chalets, mobile homes and huts. The Planning Authority shall prohibit the use of temporary dwellings for permanent residential purposes on the grounds that such structures are generally unsuitable for permanent human habitation. Exceptions will, however, be made in dealing with acute housing emergencies. In this case, any permission granted will be for a limited period only and such temporary homes should not be obtrusively sited. The placing of caravans and temporary structures on isolated sites will not be allowed to proliferate.

5.18 Automatic Teller Machines (ATMs)

The Planning Authority will strictly control the location of ATMs having regard to the following:

- The need to protect the character of the street, building or shop into which they are to be incorporated;
- The design and location must render them safe and easily accessible for all;
- Canopies, signs and logos shall be discretely incorporated into the overall design;
- Regard will be had to litter prevention and the litter controls that can be put in place in the area by the applicant, and management agreements that can be put in place for the on-going arrangement of these controls.

In general, ATMs will not be permitted where queues of customers may cause an obstruction or hazard.

5.19 Enterprise / Employment Development

Policies in relation to signs and other criteria with regard to parking, loading, etc. will similarly be applied for such developments of an enterprise or employment generation nature.

5.20 Telecommunications Infrastructure

Masts and associated base stations should be located away from existing residences and schools.

Also, the following will be considered:

- The appropriateness of the location – given the preference for such infrastructure to be provided in industrial estates or similar areas,
- The potential to use tall buildings or other structures rather than to provide a new free-standing structure,
- The bulk of the structure –given the preference for monopole(s) rather than latticed or square structures, and its height,
- The capacity to share infrastructure in the area.

Masts should incorporate anti-climbing devices and be appropriately secured against vandalism. When their use is discontinued the mast and associated equipment must be removed from the site and the land reinstated to the satisfaction of the Council.

Permissions for these developments will typically be for a 5-year period to enable the Planning Authority to assess the state of technology and decide whether a continuance of the permission is in the national interest.

5.21 Bonding to Secure Completion of Development

To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council for the satisfactory completion of developments and their ancillary services. In determining the method of security, previous records of applicant's compliance and construction standards will be taken into account. This bond or surety shall be submitted and in place before development is commenced.

5.22 Development Contributions

The Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the Development Contributions Scheme. Developers may also be required to carry out works at their own expense which facilitates their development and these will be specified as a condition of their planning permission.

5.23 Future Publications, Standards and Guidelines

The Council will continue, during the course of the Plan period, to prepare and make available to the public technical and design guidelines on matters affecting the planning and sustainable development of the county.

5.24 Digitised Planning Applications

The Council will require all applications over three housing units and all commercial developments to provide site drawings to fit into National Grid Co-ordinates in order to comply with the requirements for Geographical Information Systems (GIS) mapping and inventory. This will lead to a more efficient process in calculating site coverage and residential densities on applications.

Appendices

Appendix 1 Items of Archaeological Interest

Ref. No	OS Sheet	Address	Item
KD028-024	28	Kilcullenbridge	Tumulus
KD028-025	28	Kilcullenbridge	Holy Well
KD028-026	28	Kilcullenbridge	Enclosure
KD028-027	28	Kilcullenbridge	Enclosure
KD028-040	28	Nicholastown (Kilcullen ED)	Friary

Appendix 2 Structures listed for protection

Reference	Item and Location	Description
IP 1	O'Connell's Shop Main St	Building
IP 2	House next to O'Connell's Shop, Main Street	Building
IP 3	An Tearman, Main St.	Building
IP 4	Bardon's, Main St.	Building
IP 5	P Maloney, Main St.	Building
IP 6	Nolan's Main St.	Building
IP 7	Former post office (Hayes Antiques), Main St.	Building
IP 8	Kilcullen Bridge	Bridge
IP 9	Credit Union, Main St.	Building
IP10	Catholic Church, Dunlavin Rd.	Building
IP 11	Parochial House, Dunlavin Rd.	Building
IP 12	Old School House, Dunlavin Rd.	Building
IP 13	Pump, Dunlavin Rd.	Pump
IP 14	Pump, Main St.	Pump
IP 15	Garda Station	Building
IP 16	Pump, Main St.	Pump
IP 17	Cross and Passion School, Kinneagh Rd.	Building
IP 18	3 bay, 2 storey house, Kinneagh Rd.	Building
IP 19	Liffey Bank, Naas Rd.	Building
IP 20	Liffey View, Naas Rd.	Building
IP 21	Hideout, Main St.	Building
IP 22	Snells, Main St.	Building
IP 23	Shop, Main St.	Building
IP 24	Bank of Ireland, Main St.	Building
IP 25	Kilcullen Picture Framing, Main St.	Building
IP 26	Cornmill, rear of North Main St.	Building
IP 27	O'Rourke's Main St.	Building
IP 28	Stone Cottages, Naas Rd.	Building


















Kilcullen

Local Area Plan

ZONING MAP



Legend

	A: Town Centre ((A1), (A2) See Table 4.2)		N: Neighbourhood Centre
	B: Existing Residential / Infill		2008 Development Boundary
	D2: New Residential - Medium Density		Rivers/Lakes
	D3: New Residential - Low Density		Protected Structure Objective
	E: Community / Institutional & Educational		Roads Objective (i) - (vii)
	F: Open Space, Recreation & Amenity		Tree Preservation Objective
	H: Industry and Warehousing		Protected View/Prospect Objective
	H1: Light Industry and Warehousing		Record of Monuments and Places (RMP)
	I: Agricultural		

Scale: N.T.S.

Map Ref.: 1

Date: May 7th 2008

Drawing No.: 200/07/202

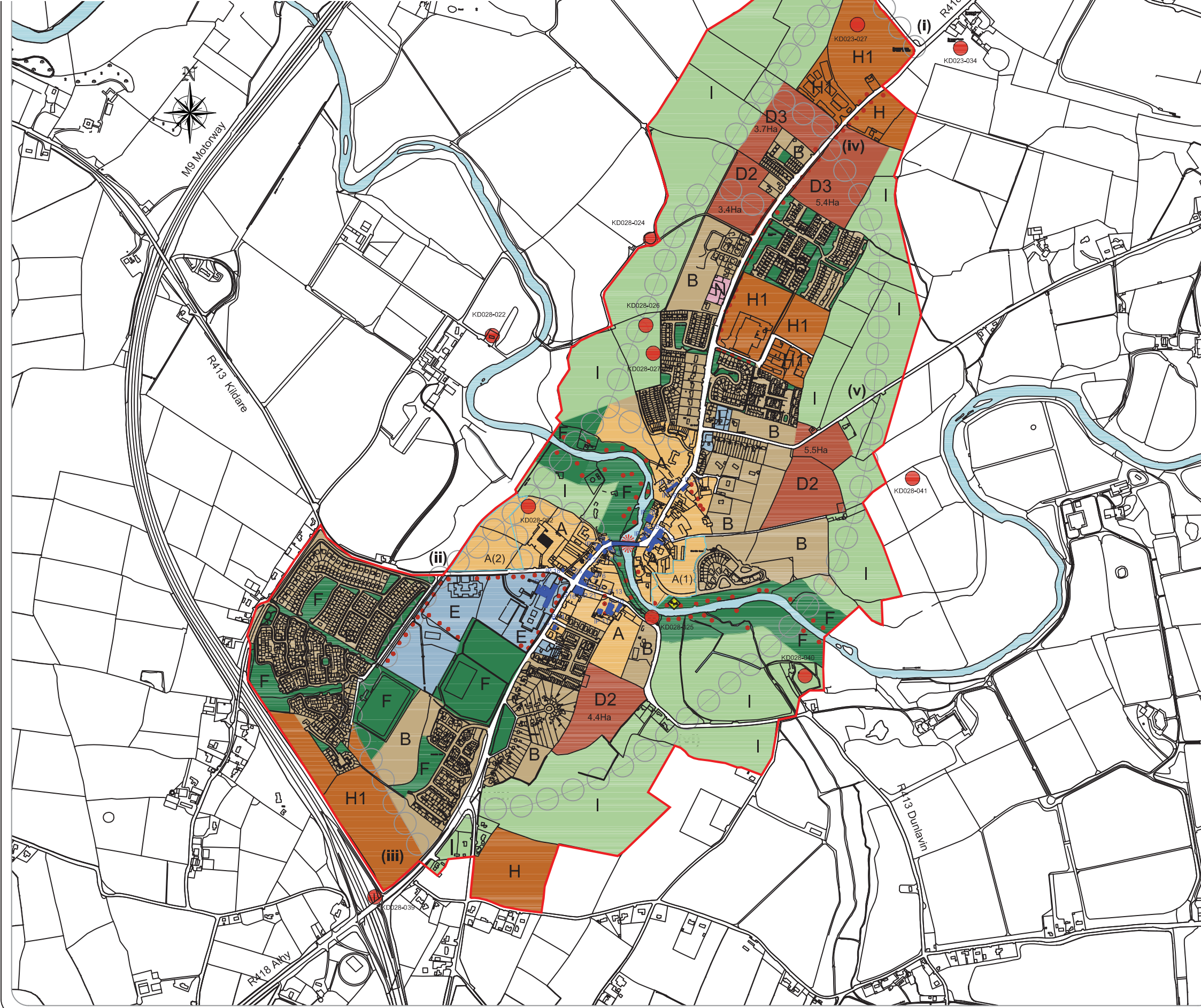
Drawn By: N. Hopkins

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Kilcullen

Local Area Plan ZONING MAP



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

Kilcullen Local Area Plan 2008
 Adopted May 7th 2008

Legend :

- A: Town Centre {(A1),(A2) See Table 4.2}
- B: Existing Residential & Infill
- D2: New Residential - Medium Density
- D3: New Residential - Low Density
- E: Community / Institutional and Educational
- F: Open Space / Amenity / Recreation
- H: Industry and Warehousing
- H1: Light Industry and Warehousing
- I: Agriculture
- N: Neighbourhood Centre
- 2008 Development Boundary
- River Liffey
- IP Protected Structure Objective
- Roads Objective (i) - (vii) {Indicative only}
- Tree Preservation Objective
- Protected View/Prospect Objective
- Record of Monuments and Places (RMP)
- Playground Objective

Land Use Zoning Objectives Map

Scale:	N.T.S.	Map Ref.:	1
Date:	May 7th 2008	Drawing No.:	200/07/202
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