



KILDARE

**DEVELOPMENT PLAN
1996**

**PLANNING DEPARTMENT
KILDARE COUNTY COUNCIL
JUNE 1996**

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PART ONE

INTRODUCTION AND POLICY

1:0 INTRODUCTION

Kildare is a scheduled town as defined in the Local Government (Planning and Development) Act 1963. The area to which this Plan relates is shown as the development boundary on the accompanying maps. Reference to the Council in the Plan refers to Kildare County Council.

1:1 PERIOD OF THE PLAN

The period of this Plan should be taken as five years from the date of its adoption or until this Plan is varied or a new Plan is made.

1:2 PLAN AIMS

The basic aim of this Plan is to set out a framework for the physical growth of Kildare so that development can take place in an orderly manner while at the same time conserving the intrinsic character of the town taking into account the social, environmental and economic needs of the population. The Plan, therefore, sets out basic policies and objectives, the implementation of which will contribute to the achievement of this aim. The Plan consists of a written statement, a map to scale 1:5000 covering the entire area and one map to scale 1:2500 covering the central area.

1:3 STATUS, CONTEXT AND CHARACTER

Kildare is a small cathedral, garrison and market town situated at the western edge of the Curragh Plain. A line of low hills to the north of the town separates it from the boglands to the north-west of the county. It is the policy of the Council to maintain its character as an old established market town with its mediaeval type street pattern.

The town is currently located on a heavily trafficked national route linking Dublin, Cork and Limerick. It is located approximately 9.5 Kilometres from Droichead Nua, 13 km from Monasterevin and 50 km from Dublin.

The town of Kildare marks a site which has been sacred since pre-Christian times. The origins of the town can be traced back to pre-Norman times when it was an important religious site. A double monastery was founded by St. Brigid, which became the principal church of the Kingdom of Leinster. After the Norman invasion a castle was built. By the end of the 13th century Kildare had developed as a small corporate town. It continued to grow in importance and in 1309 a parliament was held in the town. By 1515 the corporation was given a grant of a weekly market. The town lost much of its religious importance with the dissolution of the monasteries in 1536. The cathedral fell into ruins towards the end of the 16th century. It was around this time that the town and castle were reputed to have been destroyed. The cathedral was finally restored in 1896 to its present condition. The cathedral and its environs contain many items of archaeological interest including a round tower and a High Cross.

The first plan of the town, drawn by John Rocque in 1757, shows that the present street plan was virtually complete by then. The narrow street pattern around the cathedral and round tower with the market house in the centre give the town its unique character. At

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present the environment of the market square is being affected by the volume of through traffic. This situation is expected to change with the completion of the proposed By-Pass.

Kildare was very slow to develop manufacturing industries and one reason for this was that the canals did not reach the town. The town did however, experience a growth in population. In 1760, the population was 700 and by 1840 it has risen to 1620. A profile of the population would indicate that many of these were farm labourers, thus indicating the importance of agriculture and of the bloodstock industry. The famine led to a decline in the population. The establishment of the military barracks led to a revival of the town. Today the town serves as a service centre to the surrounding area. As well as being on the main tourist route to the south of the country, the town is served by public transport. The military barracks still occupies a large area within the development area and some of the National Stud lands are also within the town.

The development of the tourist industry will be a major factor in the growth of Kildare with the existence of the National Stud, Japanese gardens, the Curragh, the Cathedral and Round Tower, High Cross, Grave Stones, Racecourse, golf course and other attractions.

1:4 DEMOGRAPHY

The population of Kildare town in 1966 was 2,855. By 1971 this had risen to 3,144. This annual 2% growth rate between 1966 and 1971 increased to a rate of 2.7% between the years 1971 and 1981 giving a population of 4,016. In 1986 the population was 4,268. By 1991 it had declined to 4,196, a net decline of 72 persons. An age/sex profile would indicate that the male population declined while the female population experienced an increase in population. The declining number of army personnel may attribute to that trend. In 1986, 53% of the population were under 25 years of age and in 1991 the percentage population under 25 had decreased to 50%, the greatest decline been experienced in the 0-14 age group. Table 1 below sets out the population figures for Kildare since 1961.

TABLE 1 Population figures for Kildare Town 1961 - 1991

Year	1961	1966	1971	1981	1986	1991
Population	2551	2855	3144	4016	4268	4196

Source: Census of Population 1961-1991

Taking into account the natural increase in population, migration levels, proximity of the town to Dublin, the impact of the by-pass, economic and social trends, and the continuing urbanisation/centralisation of population, Kildare can expect a modest growth in population in the next five years. Based on the mathematical technique known as derivation of least squares line, the population can expect to increase to 4,340 by 1996 and 4430 by 2001. Using another mathematical technique known as compound interest formula the population in 1996 can expect to rise to 4,262 in 1996 and 4,363 in 2001. However, this projection could be increased by the effect of additional immigration as a result of the increased accessibility of the town, due to the

proposed By-pass and improvement in the rail service. The exact extent of this increase is impossible to forecast at this stage.

1:5 INDUSTRY AND EMPLOYMENT

Kildare is the centre of the Irish Horse Industry and together with the army forms a major source of employment in the area. The National Stud which was established in 1945 provides a range of services to thoroughbred horse breeders. In addition to stud farming, the company engages in conventional tillage and livestock farming. It runs a training course in stud management and encourages research into equine health and management. The Racing Apprentice Centre of Education is also located in the town. The Japanese Gardens which are located beside the National Stud, and are maintained by the Stud are an important resource to the town. It has recently been granted permission for a visitor centre and retail centre. Between them they employ almost 45, with this figure increasing to approximately 70 on a seasonal basis. The industry provides considerable employment in the town. The Council recognises the importance of this industry and will protect it by controlling development that might be in conflict with it.

At present there are approximately 165 army personnel and 30 civilians employed at Military Barracks. The number of army personnel has declined since the last plan. However, it is envisaged that both these will continue to be an important source of employment in the town.

The former Black and Decker factory premises has been transformed into an Enterprise Centre of up to 200,000 sq. feet, providing units of varying sizes. At present there are approximately 350 persons employed in the centre, the largest employer being Donnelly who are engaged in the computer industry. Kildare Chilling having moved to a location at the edge of the Curragh are a major employer in the town and are involved in meat processing and exporting.

Kildare town is also an important service sector providing employment in its hotels, shops, public houses and schools.

The IDA estimated in 1990, manufacturing employment in the town to be 375 approximately, which, compared with the 1986 census employment figures represents a 50% increase in this sector. Over one third of the labour force is employed in Trade and Commerce in the town and this would represent the largest employment sector. Approximately one quarter of the labour force is employed in Public Administration. Agriculture and Mining, Building and Construction each represent approximately 5%. Unemployment figures have in the last seven years increased dramatically and at present (1993) is 475 persons approximately. This represents a 49% increase over the 1986 figure of 231.

There are a number of Social Employment Schemes in operation in the town and between them they employ almost 25 persons. They are employed in the schools, the Council, Sports Club and RACE. In addition to this, there is a Community Youth Training Programme employed in the restoration of the Cathedral.

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Journey to work statistics would tend to emphasise the importance of local employment where over 55% of people travel less than two miles to work. There would appear to be an element of commuting from the town with approximately 7% of the population travelling more than 30 miles to work. This proportion may change as a result of the By-pass and improvements in the rail service. Table Two below lists the main employers and their business activity in Kildare.

TABLE 2 INDUSTRY AND EMPLOYMENT

Name of Firm	Product/Activity
Fran O Sullivan	Bloodstock Research
Hoskins Alloys International	Wire Processors
Swiftsec	Secretarial Services
Prime Shop Interiors	Shop Interiors
Moormor Engineering Ltd.	Machinery Manufacturers
Solecon Ltd.	Fencing
Growth Products	Importers/Packers Seeds & Bulbs
Turform	Racing Publications
Calcourt	Veterinary Products
Avonmore	Milk Products Distribution
Rehab	Training
Ger O Connor	Booksales
Quaterdeck International	Software
Midland Auto Products	Car Accessories
R.P. Adams Chemicals	Industrial Chemicals
Gannon Hillis Machine Tools Ltd.	Engineering Distributors
Con Culbert Engineering	Engineering
H & Y Bloodstock	Equine Management
Accu Science	Research
Intra Science	Research
Donnelly	Computer Manuals
M & C Joinery	Joinery
Army	Defence
National Stud	Stud Farming
Japanese Gardens	Visitor Centre
Kildare Chilling	Meat Exporters
Mahon	Wholesaler Bottlers
R.A.C.E.	Jockey Training
K.A.R.E.	Care for the handicapped
A.C.E. Construction Co. Ltd.	Building Contractors
Kelleher Clothing Co.	Knitwear Manufacturers
Kindregan Construction Ltd.	Building Contractors

Source: Planning Department, Kildare County Council 1993.

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It is the policy of the Council to:

- (1) encourage and facilitate the expansion of existing industry and to encourage new industrial development by improving the infrastructural capacity of the town including road networks, water supply, waste and effluent disposal and telecommunications.
- (2) continue to co-operate with the IDA, local enterprise boards and other interested bodies to attract further industry to the town;
- (3) discourage industrial development within the town centre area.
- (4) extend sewerage services to the west of the town to serve the land in Council and IDA ownership.

1:6 UTILITY SERVICES

(A) Water Supply: Kildare receives its water supply from the Kilcullen Reservoir and is connected to the Regional Water Scheme. A new 400mm line was laid in 1987 to the Fairgreen in Kildare town. The Rathangan Road area of Kildare and areas to the north of this have reached their capacity with regard to water supply. A new 200mm line would need to be laid from the end of the 400mm line in order to boost the supply to this area before further development can be permitted there.

It is the policy of the Council to:

(1) monitor existing supply of water and to ensure that an adequate supply of potable water is available to meet the needs of the town.

(B) Sewerage: The present sewerage disposal works are designed for a population equivalent of 7,000 persons, the treatment plant having been upgraded in 1987. The combined sewer collection network is deficient in Kildare town and is subject to periodic flooding. It is the policy of the Council to:

- (1) prevent pollution by the satisfactory treatment and disposal of waste and effluent;
- (2) inform individuals of their responsibilities regarding the treatment and safe disposal of all waste and effluent in a manner and to a standard acceptable to the Council.

1:7 REFUSE COLLECTION

Kildare is serviced by a once weekly public refuse collection. As and when the need arises the service will be extended. The Council's central landfill site is located at Silliot Hill, Kilcullen. It is the policy of the Council to co-operate with local communities in an effort to reduce incidences of littering.

1:8 ELECTRICITY SUPPLY BOARD

Kildare was the second town in the country to have electricity. Today Kildare is served by one 110 kv and three 38 kv stations which are located in Kildare and Droichead Nua. Capacity stands at 31 and 30 MVA and demand stands at 28 and 20 MVA. By

1997 it is expected that the demand will rise to 45 MVA and 33 MVA and it is envisaged that a new 38 kv station will be required, the location of which has yet to be determined.

1:9 TRANSPORTATION AND COMMUNICATIONS

1:9:1 ROADS AND TRAFFIC

Kildare town is situated on the main Dublin to Limerick Road (N7) which forms its main street. It is approximately 50 kilometres from Dublin. The road caters for national, county and local traffic. Through traffic travelling to the south and south west of the country passes through the town.

Since the mid 1970's Kildare County Council has been upgrading the N7 National Primary route to motorway standard.

A need to improve the traffic situation in Kildare town has long been recognised. Presently, Kildare town suffers from traffic volumes which far exceed the capacity of the main street and consequently a By-pass must be provided.

It is expected that the proposed Kildare By-pass will remove approximately 90% of the through traffic from the town and will make traffic movement in the town safer and easier. In addition the quality of the environment in the town will improve and commercial life should improve significantly.

It is the policy of the Council to:

- 1) provide a By-pass around Kildare town to cater for through traffic and protect the line of the By-pass from development.
- 2) provide off-street car parking in the town centre and improve footpaths, dangerous bends and junctions as financially feasible.
- 3) carry out a traffic management study after the completion of the By-pass and implement its recommendations.
- 4) investigate the provision of traffic calming measures, including pedestrianisation and widening of footpaths, in order to reduce traffic speeds and to facilitate pedestrian safety.
- 5) provide for tourist signage on the proposed By-pass.

The Council will where possible ensure that all development complies with the Council's long term road proposals for Kildare town.

1:9:2 CAR PARKING

The Council have provided car parking at the following locations:

- 42 parking spaces at the CYMS Hall;
- 40 parking spaces at Chapel View;
- 60 -70 parking spaces at Market Square;
- 26 off Academy Street.

Despite these measures and the enforcement of the parking by-laws, car parking provision in the centre of Kildare is still not adequate. Car parking problems arise in Kildare town on Thursdays. This is caused by the fact that this is market day and the Market Square is taken over by stall owners. As a result all the car parking spaces which are usually available in this area are used up. In the provision of new car parking facilities the existing character of the town will be safeguarded.

It will also be a policy of the council to progressively remove car parking from the Market Square so as to improve the amenity and environment of this area and to facilitate extensive pedestrianisation and landscaping. This work will not take place until the completion of the proposed By-Pass.

1:9:3 PUBLIC TRANSPORTATION

Experience elsewhere suggests that the proximity of a high quality transportation link is an important factor in residential and industrial location. The town is en-route to the south of Ireland for both rail and bus services.

Rail Service

At present 176 trains stop weekly at the Kildare Station. This can be broken down as follows:

Mon-Sat	14 trains/day
Sunday	10 trains outbound from Dublin
Mon-Sat	12 trains/day
Sunday	10 trains inbound to Dublin

The recently approved South Western Commuter Rail Service which is scheduled to commence in early 1994 will facilitate people wishing to commute to Dublin from Kildare. This should lead to the improved development potential of the town. New DART-type diesel rail-cars will serve the line and the platforms at Kildare Station are being lengthened.

Bus Service

Bus Eireann operates a wide range of service both within the county and between counties. The level of services will be monitored in view of the fact that the town will be by-passed. It is envisaged that the expressway service may be curtailed, while the

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local service will not be affected. Bus Eireann are constantly reviewing their levels of service and additional services will be added should the need arise.

1:9:4 TELECOMMUNICATIONS

The Kildare town area is served by a digital remote subscriber unit provided off Naas A.X.E. It has 1500 working lines and extensions to the exchange are planned for 1993, 1995 and 1997. These will enable service to be given 'on demand' until 1999. In addition to this, an aircell transmitter is located on Dunmurray Hill outside the town and mobile telephone reception in the area is excellent.

1:10 HOUSING

The Census of Population for 1991 lists Kildare as having a population of 4,196 comprising 1,138 households with an average occupancy of 3.68 persons. In 1911, the town is listed as having 387 houses. There are approximately 359 Local Authority houses in the town, and of these 55 have been built since the last Development Plan. The first two voluntary housing associations to utilise the rental subsidy scheme under the 'Plan for Social Housing' are planned for Kildare town and have commenced construction of 20 houses. It is proposed to build a further 30 Local Authority Houses in Bishopsland, six of which are presently under construction. It is proposed to provide an appropriate level of social integration between private and social housing in the Bishopsland area.

There are at present 230 persons on the housing waiting list. The Council purchased 27 acres from the NBA in 1989 and will consider the purchase of infill sites within the built-up area. The Council will co-operate with interested bodies whether public or private in the provision of housing. The Council will insist on the growth of the town in a compact manner, by preventing urban sprawl and ribbon development.

It is the policy of the Council to:

- (1) encourage variety in the density of development and in the form, size and type of dwelling within residential areas;
- (2) ensure a high standard of design and layout of residential areas;
- (3) facilitate the provision of housing to meet existing and future needs of the town;
- (4) build houses for those who are unable to provide housing for themselves;
- (5) co-operate with Voluntary and Co-Operative Housing Groups etc. in the provision of social housing;
- (6) encourage the maintenance of open spaces in residential areas.
- (7) provide land to residential associations in the provision of residential amenities;

(8) encourage the owners of properties in the central areas to use the upper floors for residential use where commercial use is undesirable or not feasible;

(9) provide for a balanced mixture of Local Authority and private housing in new residential areas.

1:11 COMMUNITY FACILITIES

1:11:1 EDUCATION

Educational facilities in Kildare town comprises of two primary schools and three post primary schools. The declining population in the under 14 age group may be an issue in the future of the schools.

Primary Level

There are two primary schools in Kildare town, one for boys and one for girls.

(1) De la Salle Boys' School

Located on Bride Street, this school was originally built in 1884 and extended in 1972 and 1978. It has approximately 380 pupils, 14 classrooms and 14 teachers. At present there are no planned extensions to the school. The school has recently purchased lands from the Council with the intention of converting them into playing pitches. It is envisaged that these will be in place within the period of the Plan. School facilities are used by other community groups.

(2) St. Brigid's Girls Primary School

This school was built in 1969 and is located on Grey Abbey Road. It has 21 teachers and classrooms. It has approximately 580 pupils. There are no extensions proposed for the school at present. The school also provides sports facilities including basketball courts and playing field.

Post Primary Schools

There are three post primary schools in Kildare town.

(1) St. Joseph's Academy

This school, located off Bride Street, is run by a Board of Management. It was built in 1986. There are almost 300 pupils attending this school with 16 full-time and 2 part-time teachers. There are 15 classrooms in the school and there are no further plans to extend the school at present. Facilities include a hard surface area, a gymnasium and basketball courts. The school is used by other community organisations.

(2) Presentation Convent Post Primary School

The Presentation Order of Sisters run this school which is located off Convent Lane. It has at present approximately 325 pupils. Built in 1867 with further extensions in 1902, 1937 and 1992, it has 12 classrooms and 6 specialist rooms. Facilities provided by the school include basketball courts, a tennis court, a hockey pitch and a gymnasium.

(3) Vocational School

The Kildare College of Further Studies was built in 1960 and has 11 classrooms. There are approximately 180 pupils in the school. It has basketball, tennis, and volleyball courts. The school provides a variety of Adult Education evening classes. There are no planned extensions to the school at present.

1:11:2 LIBRARY FACILITIES

Present library facilities are situated to the rear of Round Tower House and is open to the public four days per week on a part-time basis. The accommodation is inadequate and there are proposals to provide a new library and museum on a prominent central site owned by the County Council in Claregate Street subject to Department of Environment approval.

1:11:3 FIRE SERVICE

Kildare town is served by Droichead Nua and Monasterevin fire stations and a new station is not envisaged during the period of the Plan.

1:11:4 GARDA SERVICE

The Garda Station is located on Dublin Street having moved to this new custom built building in January 1981. There are 22 officers attached to the Station and two civil servants. Their responsibility extends to the Kildare Garda District which encompasses the greater part of the county.

1:11:5 PLACES OF WORSHIP

There are three churches in the town:

1) Our Lady of Mount Carmel (Roman Catholic) (White Abbey)

Located at White Abbey, the Church was built in c.1887 replacing an earlier Church built in c.1292. The seating capacity of the Church is approximately 1,000. It is run by an order of Carmelite Fathers. Subject to available finance, it is proposed to erect a community/activity hall, historical centre and administrative offices.

(2) St. Brigid's Church (Roman Catholic).

The parish church is an imposing structure with a fine stepped entrance off Convent Road. The present church built in the 1820's replaces a penal church long since demolished. It has a seating capacity of 600. There are no plans at present to extend the church.

3) St. Brigid's Cathedral (C. of I).

There has been a church on this site since the fifth century. The present building, part of which dates from the 12th century, was reopened following restoration in 1896. Seating capacity of the church is 250 but this can be increased to 450 by the addition of chairs.

1:11:6 GRAVEYARDS

1) St. Conleth's Graveyard

Located in Bishopsland, this graveyard is used by the parish. There are no plans to extend it at present.

2) Cathedral Graveyard

Located around the Cathedral, the graveyard is at present closed.

There are also older graveyards at the National Stud, Grey Abbey, St. Brigid's and at White Abbey, all of which are closed.

It is the policy of the Council to make finance available for the upkeep of cemeteries subject to specific guidelines. In the event of need for additional graveyard space becoming evident, the Council will investigate the provision of new graveyard space.

1:11:7 HEALTH FACILITIES

1) Eastern Health Board

The Eastern Board centre is located on Tully Road and offers public health nursing, community welfare, dental, developmental, paediatric, psychiatric and chiropody services. Although it was extended during the last Plan, existing facilities are not deemed adequate, however there are no plans at present to upgrade existing facilities.

The headquarters for Kildare Psychiatric Services is located at Tus Nua, Hospital Street. Also located at this site, is St. Jude's which is a day hospital and resource centre for handicapped persons. Permission has recently been granted for an extension to the centre which allows for assessment of their needs.

2) Valetta House Day Care Centre and Activation Centre.

Situated on the Tully Road, Valetta House is owned by the Eastern Health Board. It is run by KARE for mentally handicapped persons over the age of 18 years. Gardening, craftwork and social skills are taught to the 20 adults attending the centre.

3) KARE

KARE also own a residence at Station Road, which houses people with disabilities.

4) Daycare Centre

The day care centre is run by St. Vincent de Paul which is located off Bride Street. It provides meals and social facilities for the elderly. The centre relies on voluntary assistance.

1:12 RETAILING

The town centre includes many land uses, ranging from shops, offices, houses to public open spaces and some industry. The main shopping area in the town is the Market Square. It is also the focus of a weekly market the existence of which dates back to 1515. The shopping areas extend to Claregate Street, Bride Street and Dublin Street. Population location has led to the development of small local shopping facilities opposite the entrance to Dara Park, Rowanville, Bishopsland, Shraud and on Melitta Road. The shopping hinterland for Kildare is much smaller than for either Naas or Droichead Nua. From a regional perspective, Portlaoise is a rapidly developing district/regional retail centre. Despite this however, Kildare town is an important commercial centre for the surrounding hinterland and provides a wide range of basic goods and services. Shops are mainly family owned businesses.

The overall effect of the proposed By-Pass on business in the town should be positive. The improved accessibility of the town combined with reductions in the levels of congestion, community severance, pedestrian/vehicular conflict, pollution and noise should lead to growth in the local economy.

It is the policy of the Council to:

- (1) encourage the intensification of commercial activities within the town core including the upper floors;
- (2) prohibit the development of large out-of-town shopping centres that would adversely affect the viability of the town centre. In particular this includes a prohibition of any retailing developments in the vicinity of the proposed By-Pass interchange.
- (3) reserve sites for local shopping in new residential areas.

1:13 RECREATIONAL FACILITIES

The position of the town at the edge of the Curragh Plains and in the heart of the bloodstock rearing industry provides a setting within which the amenity and recreational facilities of the town can be appreciated. The Curragh, famous mythologically and historically, is located adjacent to the town and provides opportunities for golf, walking, orienteering and racing.

The CYMS hall, forms an island at St. Brigid's Square. Built as an electric power house, it has been a community centre since 1938. It has facilities for snooker, bingo, table tennis, badminton, discos, karate, concerts, cards and meetings. It was extended in 1949/50 and it is intended to upgrade existing facilities in the future.

Cill Dara Golf Club is located at Little Curragh, adjacent to Kildare town. Facilities include a 9 hole golf course, a clubhouse and a members' bar for its 400 members. Kildare Town Association Football Club is located on the Milltown. It has provided a club house since the last plan. Cill Dara RFC has grounds at Whitesland Park located to the north of the town which is used by the GAA and the athletic club.

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There are plans to develop playing pitches at Bishopsland within the period of the Plan. It is intended in general to facilitate the improvement of social and recreational facilities in the town where this is found necessary and desirable.

It is the policy of the Council to:

- (1) co-operate and encourage with local groups in the provision of new recreational and social facilities;
- (2) provide for and encourage the provision of new recreational and community facilities, as and when required.

1:14 TOWN CENTRE

The character of the town stems from its origins as an old established market town with a mediaeval street pattern evolved around a central square. The town has a strong individual and historical character based on the narrow mediaeval street patterns radiating from the central Market Square which is focused on the refurbished Market House. The juxtaposition and scale of the numerous buildings and monuments such as the Cathedral and Castle superimposed on the narrow street pattern with areas of incidental open spaces gives the town a sense of enclosure and compactness. There are other buildings which, while not of outstanding interest or architectural merit, make for an attractive composition particularly in the Market Square area.

At present the character of the town centre is being affected by the volume of through traffic. The level of congestion, pollution and noise within the town as a result of the concentration of traffic is a major hindrance to the smooth running of the local economy. With improved accessibility and off-street car parking facilities this should be alleviated.

The central area is where the bulk of the town's commercial business is conducted and where the majority of the shops are located, largely coincides with the core of the built-up areas and is concentrated around Market Square, Claregate Street and Dublin Street.

The majority of the buildings in the central area are well maintained and reflect a variety of shop front styles. There are however, a number of buildings in prime locations in the town whose appearance detracts greatly from the amenity of the town as does an existing ESB substation in Market Square. Improvements in consultation and co-operation with the Planning Department are necessary. The Council exercises a strict policy in the control of advertising and will employ its statutory powers in the control of unauthorised advertising.

It is the policy of the Council to:

- (1) facilitate the proper development of the central commercial and shopping area;
- (2) encourage the intensification of commercial activities;

- (3) ensure that all new developments are integrated with the existing town's core;
- (4) encourage in-fill development which would be in sympathy with existing development;
- (5) prevent development including advertising which would be injurious to the town's historic core;
- (6) protect the pattern of mediaeval street patterns by maintaining existing street lines, particularly at street corners;
- (7) encourage the development of office and shopping uses shopping within the town core and restrict the development of office parks and large scale shopping outside this.

1:15 AMENITY AND CONSERVATION

Kildare's location on the western edge of the Curragh Plains provides an ideal setting for its distinctive mediaeval skyline with its Cathedral, Tower, church spires, and many historic buildings. The town has a very strong individual and historic character based on the narrow mediaeval street pattern radiating from the central Market Square. The Market House is of particular interest as an historical and amenity item. The building itself dates from the early 19th century, however Kildare has been a market town from the early 16th century. The Market House and surrounding areas were restored by the Council in the seventies for which they received National awards from An Taisce and other conservation bodies. The position and scale of the numerous buildings and monuments such as the Cathedral, Grey Abbey and Geraldine Castle superimposes on the narrow street patterns with many areas of incidental open space, gives the town a sense of compact character.

In the vicinity of the town, there are a number of ancient sites which contribute to its historical character including the Knight's Hospitaller Perceptory (Black Abbey), Grey Abbey Complex, St. Brigid's and St. John's Wells at Tully.

The large volume of through traffic which passes through the town is destroying the physical and social infrastructure of Kildare with severe environmental impacts. Effective urban regeneration cannot proceed in this situation. The completion of the By-Pass will allow the town to regain its human scale and will help the restoration of the streetscape particularly Claregate Street which, with Dublin Street formed the main axis of the Medieval street pattern. Road improvements carried out by the Council has resulted in a vacant site at the southern end of Claregate Street. The site has been designated for a public library and a county museum.

The retention of a clean line between town and country is of particular importance in Kildare as it is situated on the edge of the Curragh plains and in the heart of the bloodstock rearing industry.

It is the policy of the Council to prevent ribbon development and urban sprawl which would be at variance with these interests.

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It is the policy of the Council to protect the existing environmental character of the town and in particular:

- (1) protect the existing architectural character of the town centre area;
- (2) preserve items of artistic, architectural, historic or townscape interest and their environs;
- (3) assist and encourage the designation of Kildare as a Heritage Town;
- (4) improve the existing streetscape through undergrounding of overhead wires, tree planting and the provision of street furniture;
- (5) preserve trees or groups of trees through use of Tree Preservation Orders and other measures;
- (6) preserve views and prospects;
- (7) protect and improve all existing public rights-of-way and to create such further rights of way where necessary;
- (8) preserve sites, features and other objects of archaeological or historic interest and their environs as listed in the Sites and Monuments record of County Kildare published by the Office of Public Works;
- (9) encourage urban renewal schemes;
- (10) encourage the provision of street lighting on buildings as opposed to the provision of lamp standards.

1:16 OBSOLETE AREAS

A number of derelict sites have been identified in the town and provisions of the Derelict Sites Act 1990 will be applied to them by the Council.

The Council have prepared a comprehensive redevelopment of Claregate Street. All schemes for renewal and improvement will be in accordance with the Council's policy of preservation of the character of the town so that the scale and special character of the town is not destroyed. All schemes for renewal and improvement will be encouraged where these are in accordance with Council policy. It is the policy of the Council to acquire derelict sites with a view to their re-development.

1:17 BLOODSTOCK INDUSTRY

There are approximately 180 stud farms in County Kildare, with a considerable number in the vicinity of Kildare Town. The town is located close to the Curragh Racecourse which is considered to be one of the best racecourses in the country. It hosts all five classic races. The industry brings high levels of investment and generates considerable

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employment in the town. Kildare is twinned with the centre of the bloodstock industry in the USA Lexington, Kentucky with the intent of further promoting the industry.

The Council recognises the importance of the bloodstock industry and it is the policy to protect the environmental qualities necessary for its successful operation. In particular it will be protected from urban sprawl, ribbon development other anti-amenity features of unsympathetic developments, especially those generating noise, traffic, hygiene or dust problems. It is the Council's policy, where feasible to protect stud-farms from overhead power lines which would be likely to interfere with the industry.

1:18 AGRICULTURAL LAND

There is a sizeable amount of agricultural land within the development area boundary, some of which is zoned agriculture and green belt.

It is the policy of the Council to

- 1) prevent developments that would interfere adversely with the viability of agricultural activities;
- 2) ensure that farming activities do not cause pollution to streams or watercourses.

1:19 TOURISM

Kildare has a diverse range of tourist resources, both natural and cultural on offer to the tourist. Tourism plays an important role in the economy of the town and it is envisaged that it will play an even greater role on completion of the by-pass. At present Kildare Town is en route to popular tourist areas in the south of the country. The tourist office is located in the Market House and is open on a seasonal basis. There are also toilet facilities in the Market House.

The open landscape of the Curragh comprising of 5,000 acres is a major attraction and asset to Kildare. Because of its unique importance as an open plain, it is Council's policy to restrict development particularly at the Curragh's edge, or where it obtrudes on the skyline as viewed from the Curragh Plains. Kildare has a strong tradition as Ireland's premiere bloodstock county.

The Curragh Racecourse attracts large volumes of tourists throughout the year. The bloodstock industry has a significant role to play in the tourist industry.

The town of Kildare is notably well endowed with items of architectural, architectural and historic interest including the Cathedral, Round Tower, the Castle, the Abbeys and the Market House. The Cathedral has been extensively restored over the last 8 years and it is hoped to have the restoration complete in 1996. The importance of such items are recognised by the Council and are listed for preservation in part two of this Plan.

The redevelopment by the Council of Claregate will include an art gallery, a county museum in addition to a branch library. It is envisaged that the museum will house a selection of items of folk interest.

Located outside the development plan boundary as indicated on the accompanying maps, are the National Stud and the Japanese gardens which are main visitor attractions in the county. The recently upgraded facilities at the Japanese Gardens are an important asset to the county.

It is the Council's policy to preserve existing tourist attractions of the town and to co-operate with Bord Failte, M.E.R.T.O. and other interested bodies in the promotion of tourism in the town and environs. In particular, it will encourage the upgrading of existing tourist products and encourage the environmental improvements of areas that have tourist potential. It will assist and facilitate urban renewal programmes.

1:20 DEVELOPMENT CONTROL

The Council is required to control development to ensure that permissions granted are consistent with the policies and objectives of the Development Plan. It is the policy of the Council to provide advice and guidance to potential applicants.

1:21 ZONING

It is the policy of the Council to ensure that sufficient and suitably located land is allocated to satisfy the needs of the town within the period of the plan. Zoning in this Plan is defined as the use solely or primarily of particular areas for particular purposes as set out in Section 11 of the Third Schedule of the 1990 Local Government (Planning and Development), Act.

1:22 ARCHAEOLOGICAL HERITAGE

The Urban Archaeological Survey commissioned by the Office of Public Works has identified areas of archaeological potential in Kildare Town. It is the policy of the Council to ensure proper archaeological investigations of this area, and over time unfold knowledge of early development of the town and hinterland. The Council will ensure by planning condition that an opportunity is provided for archaeological investigations prior to any developments which, if permitted, would damage or disturb any archaeological deposits. It is the policy of the Council that such investigations should be at the cost of the developer. In addition, in its own developments (including infrastructural services provision), the Council will facilitate archaeological investigation in the same way.

1:23 POLLUTION CONTROL

It is the policy of the Council to carry out the provisions of the Water Pollution Act 1977 and of the Environmental Protection Agency Act 1992.

1:24 WILDLIFE ACT

It is the policy of the Council to co-operate with the Parks and Wildlife Section of the Office of Public Works to implement of the provisions of the Wildlife Act 1976.

1:25 LITTER ACT

The Council will continue to carry out its statutory function in relation to the Litter Act, 1982 in an attempt to control indiscriminate dumping and bill-postering. In view of the reliance on tourism in the town and pending heritage status it is Council policy to maintain a high level of cleanliness throughout the town.

1:26 TRAVELLERS SETTLEMENTS

There are a number of travelling families residing in temporary accommodation in Kildare Town for a number of years. It is the policy of the Council to provide a halting site in co-operation with statutory and voluntary bodies to cater for the travellers in the area. It is envisaged that this will be provided within the period of the Plan.

1.27 CASUAL TRADING

The Council will carry out its statutory functions under the Casual Trading Act, 1995, including the issuing of Casual Trading permits and the designation of Casual Trading areas where they are felt to be necessary. It is the policy to prosecute in situations where the Act is being contravened.

1:28 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate any proposed development, will require contributions towards the provision of such services as are provided for in the Local Government (Planning and Development) Acts. It is further Council policy that the rate of contributions in respect of development contributions will be adjusted on an annual basis having regard to the Building Cost Index or in the Consumer Price Index.

1:29 FINANCE AND IMPLEMENTATION

It is the policy of the Council to:

- a) seek to secure the necessary finance to implement the detailed objectives of this plan,
- b) use all legal powers available so as to achieve the development aims of this plan,
- c) to utilise its expertise in advice and guidance to developers and to encourage implementation of objectives by advocacy and persuasion.

1:30 RESOURCES AND ORGANISATION

In principle, as and when land comes on the market, consideration shall be given to its purchase in order to facilitate the proper development of the town and in particular its

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amenities. Subject to the availability of finance, the Council will facilitate the provision of sites for the needs of the population.

It shall be the policy of the Council, where agreement cannot be reached for the purchase of such lands or buildings as may be required to carry out its statutory powers and functions, that land and, buildings as are necessary will be acquired by Compulsory Purchase

PART TWO

OBJECTIVES

2:0 INTRODUCTION

Specific objectives of the Council for Kildare town are set out in this part of the Plan. Where appropriate, their locations are shown on the Development and Conservation Objectives Map and this part of the Plan should be read in conjunction with these. These objectives relate to proposals which the Council intends to initiate within the five year period from the date of adoption of the Plan. It is also deemed appropriate to include some medium and long term proposals in order that their eventual implementation is not prevented by short term developments.

The attainment of these objectives is conditional on the necessary finance being available and in some cases the approval of the Minister of the Environment. The Council will require contributions from developers towards expenditure it incurs in the provision of infrastructure including roads, parking facilities, sanitary services and open spaces. The Use Zoning Objectives for this Plan are set out on maps to scales 1:2500 and 1:5000. The written statement shall prevail should any conflict arise between it and the maps.

2:1 DEVELOPMENT AREA BOUNDARY

For the purposes of the Development Plan, the continuous line shown as the 'Development Area Boundary' on the accompanying maps demarks the town of Kildare. It will be strict policy of the Council to restrict development beyond the line of the by pass.

In considering the development area boundary and the extent and class of zoning for Kildare, the following considerations have been taken into account:

- (1) the location and extent of existing development in the town;
- (2) the amount of committed and uncommitted land within the development area;
- (3) the present and future situation regarding the provision of essential services including water, sewerage and roads;
- (4) the location of social infrastructure including schools, community facilities, places of worship etc.;
- (5) existing stud farms;
- (6) the line of the proposed by-pass of the town;
- (7) physical features of the town and in particular the Curragh;
- (8) accessibility of lands and the pattern of land ownership;
- (9) the projected population of the town;

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(10) the use zoning in the last Plan and trends since that Plan;

(11) general planning principles.

2:2 ZONING

Zoning in this Plan is 'the use solely or primarily of particular areas for particular purposes' as defined in Section 11 of the Third Schedule of the Local Government (Planning and Development) Act, 1990. The objective of the Council in regard to development is to encourage development in particular suitable locations, delimiting competing and incompatible uses so as to promote better environmental quality. It is an objective of the Council to ensure that all development takes place in accordance with the zoning policy put forward in the Development Plan.

The Council has developed land use zoning in relation to Kildare town. The 1985 Plan for Kildare had 6 specific zonings:-

(1) Town Centre	33 acres
(2) Residential	308 acres
(3) General Development	171 acres
(4) Industry	51 acres
(5) Agriculture	810 acres
(6) Special Ownership	63 acres

It is now considered necessary to delete the 'General Development' and 'Special Ownership' classification as this does not meet the requirement of the 1990 Act. The zonings for this Plan are as follows:-

(A) Retail/Commercial	20 acres
(B) Existing Residential/Infill	139 acres
(C) New Residential	241 acres
(D) Residential/Commercial	69 acres
(E) Amenity/Open Space	27 acres
(F) Community/Education	41(+63)* acres
(G) Industrial	97 (+ 63)* acres
(H) Transport	6 acres
(I) Agricultural	177 acres
(J) Green Belt	327 acres
(K) Educational/Light Industrial	63 acres

* these additional acres form part of an area zoned Educational/Industrial which provides a development option for either educational or light industrial purposes

The zoning objectives for the town of Kildare are as follows:

(A) to provide for and to improve retailing, commercial and other town centre uses

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while at the same time protecting and preserving the existing physical character of the town;

(B) to preserve existing residential areas and provide for infill development;

(C) to provide for new residential development.

(D) to preserve and provide for a mix of residential and commercial uses;

(E) to preserve and provide recreational facilities including open spaces;

(F) to accommodate community and educational facilities;

(G) to provide for industrial and related type uses;

(H) to provide for transportation uses;

(I) to provide for continued agricultural developments;

(J) to protect the Curragh from developments which would be in conflict with this area;

The 11 specific zonings are outlined below:

(A) Retail/Commercial

The purpose of this zone is to provide for town centre uses including shops, offices, financial institutions, public houses and residential units. It is intended as a means of encouraging the redevelopment of underutilised or derelict land and also the safeguarding of existing developed areas having regard to the high amenity of the central core of the town. Residential units within this area may be permitted at higher densities. It will be an objective of the Council to encourage intensive use of existing buildings and backlands. In considering applications in this zone the Council will use the desirability of retaining the mediaeval street pattern and historic core of the town as an essential criterion.

(B) Existing Residential/Infill

The purpose of this zone is to preserve existing residential areas. Other uses which are not in conflict with housing are open for consideration and may be permitted including small shops (floor area under 70sq. metres), playschool/crèche, clinic/surgeries and some recreational uses. Infill housing in the 'town centre' is also encouraged. Uses which would be detrimental to residential amenities are not permitted in this zone such as industry, warehouses or repair garages.

Home based economic activities may be permitted in this zone provided they do not cause detriment by way of increased traffic, noise, fumes, vibration, smoke, dust etc. to the amenities of adjoining residential properties. It must be noted that permission for home based economic activity shall only be granted to the resident of the house and

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where part of the house is used for the business. In certain instances a temporary permission may be granted for such a development in order to enable the impact of the activity on residential amenity to be assessed.

(C) New Residential

The purpose of this zone is to provide for new housing and necessary associated services in the town. Housing is the primary use, but recreation, education, crèche/playschool and

clinic/surgery uses and small convenience shops are also envisaged. Permission may also be granted for home-based economic activity in this zone. Approximately 241 acres of undeveloped land have been zoned 'new residential' which are logical extensions to existing housing areas in the town.

(D) Residential/Commercial

This is an intermediate zoning reflecting the established mix of residential and commercial uses in the town. It also comprises areas immediately adjoining the built-up areas which are at present undeveloped.

(E) Amenity/Open Space

The purpose of this zone is to protect existing areas and provide for new developments of recreation and amenity uses. No developments will be permitted within this zone unless they are directly related to amenity and recreation. The main areas of this zoning classification are open spaces in housing estates and St. Brigid's Park. It is proposed to convert some lands at Bishopsland for recreational use and this has been included in this zone.

(F) Community/Education

Existing community facilities including schools, churches, community halls, day care centres and health facilities have been included in this zone. The purpose of this zone is to protect to existing facilities and to provide for future facilities as they are important elements in maintaining a viable community.

(G) Industrial Zone

This zone comprises the existing Enterprise Centre on Melitta Road, Kildare Chilling on the Curragh Road, an area opposite this, an area of approximately 20 acres which is as yet undeveloped on the Monasterevin Road, lands at Newtown Crossroads and lands in Council ownership at Froachbawn. The purpose of this 97 (+63) acre zone is to provide for industrial and related development. Uses which are incompatible with town centre locations and residential areas are encouraged to locate within the zoned industrial area.

(H) Transportation Zone

This is one of the smaller zoning classes in the town and comprises the railway station.

(I) Agricultural Zone

The town contains 177 acres of agriculturally zoned land. In view of the importance of the bloodstock industry to the town, it is strict Council policy to limit non-agricultural developments in these areas. The purpose of this zone is to provide for agricultural activities, including the development of the Bloodstock industry.

(J) Green Belt

This includes lands between the town and the Curragh including Whitesland East, Collaghknock Glebe and part of Curragh Farm and comprises a number of stud farms. The purpose of this 327 acre zone is to protect the Curragh from development and to provide a clearly defined edge to the town at this location. Extensions to existing developments may be permitted.

(K) Educational/Light Industry

This zone comprises of lands at Magee Barracks and the purpose of this zoning is to provide for either the future development of educational facilities or light industry to the town. This zone comprises of 63 acres.

2:3 APPLICATION OF ZONING POLICY

The Matrix Table gives an indication of the acceptability of new uses each zone. It is the policy of the Council to carry out its development control function in accordance with the Matrix Table for each zone. It should not be assumed that if a proposed development complies with the Matrix Table it will necessarily be accepted. Factors such as density, height, traffic generation, design criteria and physical environmental factors are also of importance in establishing whether a proposed development conforms to the proper planning and development of the town.

2:4 USE ZONING OBJECTIVES

Uses which are not included in the Matrix Table will be assessed in relation to similar type uses in the Table and on its environmental and planning implications and effects. In the boundary areas of adjoining zones, it will be necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone.

2:5 NON-CONFORMING USES

Uses which presently appear to be inconsistent with the primary use zoning but which were legally established prior to October 1st 1964 or for which planning permission has been obtained since, shall not be subject to legal proceedings under the Acts in respect of continued use. Applications for extensions/improvements to these premises shall be assessed on their merits.

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2:6 TRANSITIONAL ZONING AREAS

Given the range of developments permitted in each zone, conflicts may arise in certain circumstances in either environmental (e.g. "bad neighbour" uses such as industry adjoining housing) or in economic terms (e.g. higher value uses such as retailing outbidding lower value uses such as wholesaling or workshop uses). Therefore limitations may be placed on certain developments in this range.

USE ZONING OBJECTIVES

The use zoning objectives for the town are set out below:

A	RETAIL/COMMERCIAL
B	EXISTING RESIDENTIAL INFILL
C	NEW RESIDENTIAL
D	RESIDENTIAL COMMERCIAL
E	AMENITY/OPEN SPACE
F	COMMUNITY/EDUCATION
G	INDUSTRIAL
H	TRANSPORTATION
I	AGRICULTURE
J	GREEN BELT
K	EDUCATIONAL/LIGHT INDUSTRIAL

Explanation of Symbols Used:

I	NORMALLY PERMITTED
O	NOT NORMALLY PERMITTED BUT OPEN TO CONSIDERATION
X	NOT PERMITTED

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TABLE 3 MATRIX TABLE

	A	B	C	D	E	F	G	H	I	J*	K
House	I	I	I	I	X	X	X	X	O	X	X
Flat	I	I	I	I	X	X	X	X	X	X	X
Guesthouse/Hotel	I	O	O	I	X	X	X	X	O	X	X
Restaurant	I	O	X	O	X	X	X	X	O	X	X
Public House	I	O	X	O	X	X	X	X	O	X	X
Retail Shop (convenience)	I	O	O	I	X	X	X	O	X	X	X
Retail Shop (general)	I	X	X	O	X	X	X	X	X	X	X
School	O	O	O	O	X	I	X	X	O	X	I
Medical/Consultant	I	O	O	I	X	O	X	X	O	X	O
Health Centre/Clinic	I	O	O	I	O	I	X	X	O	X	O
Hospital	O	O	O	O	X	O	X	X	O	X	O
Nursing Home	O	O	O	O	X	O	X	X	O	X	O
Community Hall	O	O	O	O	O	I	X	X	O	X	O
Sports Club & Ground	X	O	O	O	O	O	X	X	I	O	O
Recreational Building	O	O	O	O	O	I	X	X	O	O	O
Library/Art Gallery	I	O	O	O	O	I	X	X	O	X	O
Offices	I	X	X	O	X	O	O	X	X	X	O
Garages/Panel Beating	X	X	X	O	X	X	O	O	X	X	O
Agricultural Machinery	X	X	X	X	X	X	O	X	O	X	O
Filling Station	X	X	X	O	X	X	X	I	O	X	X
Motor Sales	O	X	X	O	X	X	X	O	X	X	X
Car Park	I	O	O	O	X	I	O	O	O	X	O
Commercial Vehicle Park	X	X	X	X	X	X	O	X	X	X	O
Cinema/Dance Hall/Disco	I	X	X	O	X	X	X	X	X	X	X
Wholesale Outlet	O	X	X	O	X	X	O	X	X	X	O
Warehouse	X	X	X	O	X	X	I	X	X	X	O
General Industry	X	X	X	X	X	X	I	X	X	X	O
Light Industry	X	X	X	O	X	X	I	X	X	X	O
Special Industry	X	X	X	X	X	X	O	X	X	X	O
Workshop	O	X	X	O	X	X	I	X	X	X	O
Major Playing Fields	X	X	O	X	I	I	X	X	O	X	O
Places of Worship	I	O	O	O	X	I	X	X	O	X	O
Park/Playground	O	O	I	O	I	I	X	X	I	X	O
Tourist/Camping Site	X	X	X	O	X	X	X	X	O	X	X
Travellers' Halting Site	X	X	O	X	X	X	X	X	O	X	X
Tourist Caravan Park	X	X	X	X	X	X	X	X	O	X	X
Cattle Shed/Slatted Unit	X	X	X	X	X	X	X	X	I	X	X
Broiler House	X	X	X	X	X	X	X	X	I	X	X
Stable Yard	X	X	X	X	X	X	X	X	I	X	X
Amusement Centre/Arcade	X	X	X	X	X	X	X	X	X	X	X
Take-Away	I	X	X	O	X	X	X	X	X	X	X
Utility Structures	O	O	O	O	O	O	O	O	O	X	O
Play School/Crèche	I	I	I	O	X	O	X	X	O	X	O

* except extensions to existing developments

2:7 SPECIFIC OBJECTIVES

This section of the Plan sets out specific objectives of the Council in respect to works it intends to carry out in the next five years. Some longer term objectives have been included so that their eventual implementation will not be prevented by short term developments. The carrying out of these objectives depends on the availability of finance. Site specific objectives have been included on the Development and Conservation maps.

2:8 UTILITY SERVICES

(1) Sewerage:

It is an objective of the Council to:

US1 prevent/eliminate foul discharge to surface water system;

US2 prevent/eliminate surface water to foul water systems.

US3 ensure the change over from septic tanks to mains connections in all cases where this is feasible.

US4 extend sewerage services to the western area of the town

(2) Water Supply

In relation to water supply it is an objective of the Council to:

US5 augment the existing water supply as the need arises.

US6 reduce water wastage in the supply as the need arises.

(3) Refuse Collection

It is an objective of the Council to:

US7 continue with the collection of domestic refuse and expand the service as the need arises.

2:9 MOVEMENT OBJECTIVES

It is an objective of the Council to:

T1 build the proposed Motorway By-pass.

T2 protect the routes of future roads from development

- 1) between Monasterevin Road (N7) and Green Road
- 2) between Green Road and Milltown
- 3) between Melitta Road and Curragh Road.

T3 carry out the following improvements -

- 1) Realign and improve the west side of Milltown Road between railway cottages and the Development Plan Boundary;
- 2) Realign and improve Green Road, north of the railway bridge.

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- 3) Improve and widen Green Road railway bridge, in conjunction with Iarnrod Eireann.
- 4) Realign and improve South Green Road, north of the railway bridge.
- 5) Realign and improve Dunmurray Road.
- 6) Improve and widen Fair Green Road.
- 7) Realign and improve FrenchFurze Road, between FrenchFurze Grove and FrenchFurze Road (N7) junction.

T4 Improve junctions at:

- 1) Between the Station Road and Melitta Road.
- 2) Between Station Road and Fairgreen Road.
3. Between Dunmurray Road and Fairgreen Road.
- 4) At Rowanville.
- 5) At the Parochial House.
- 6) Between Green Road and Pigeon Lane.
- 7) Junction between Convent Road and Tully Road.
- 8) Junction between Bride Street and Grey Abbey Road.

T5 upgrade condition of footpaths throughout the town in a manner which would be in sympathy with the mediaeval character of the town and provide new footpaths at:

- 1) The west side of Milltown Road from the railway bridge to the development boundary;
- 2) The west side of Pigeon Lane;
- 3) The west side of Whiteabbey.

T6 Carry out a comprehensive urban renewal and landscaping scheme for the area between Claregate Street and the Cathedral including paving of Chapel Lane, Firehouse Lane and Chapel Hill and the pedestrianisation of Chapel Lane from its junction with Market Square to Heffernan's Lane.

T7 Ensure the provision of permanent surface to all car parks;

T8 Continue with a policy towards traffic management that will result in the orderly movement and parking of motor vehicles in the town;

T9 Prohibit the access from Claregate Street (N7) into:

- (a) Heffernan's Lane;
- (b) Malone's Lane.

T10 Provide off-street car parking to the south of Market Square.

2:10 HOUSING

It is an objective of the Council to:

H1 provide Local Authority housing as the need arises and as finance becomes available on an integrated basis with private housing;

H2 ensure the provision of land for private sites if required;

H3 co-ordinate the provision of roads and services to new housing developments within the town;

H4 upgrade and maintain open spaces within existing housing estates;

H5 insist on the provision of usable open space in new residential areas;

H6 ensure that private housing is located in or near the town to bring about compact development;

H7 encourage the provision of pedestrian linkages between and within housing estates;

H8 preserve where possible, existing trees and hedgerows where they form buffers to passing traffic and where they are visually amenable;

H9 ensure that infill development is in keeping with existing developments in the area particularly in terms of scale, height and design;

H10 identify suitable sites for infill residential developments and carry out such schemes where necessary;

H11 Continue to co-operate with various voluntary bodies in the provision of housing;

H12 encourage variation in housing density while keeping in the overall density of 104 bed-spaces per hectare (42 per acre). (See Section 3 of this Plan).

2:11 OBSOLETE AREAS AND RENEWAL

It is an objective of the Council to:

O1 apply the provisions of the Derelict Sites Act, 1990;

O2 initiate at the earliest possible opportunity, the renewal of Claregate Street;

O3 acquire derelict properties;

O4 pursue a policy of the removal of all unauthorised structures and advertising hoardings;

O5 pursue a policy of environmental improvements and upgrading of developments

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which are not in keeping with the character of the area, in particular at the entrance to the town on the Curragh Road and the area at Lough Minane.

2:12 COMMUNITY AND EDUCATION OBJECTIVES

In relation to community and education facilities it is an objective of the Council to:

CE1 co-operate with the Department of Education, the Vocation Educational Committee for Co. Kildare and school management boards in the provision of school facilities;

CE2 co-operate with the Eastern Health Board and other statutory and voluntary organisations in the provision of health and community facilities;

CE3 encourage the provision of necessary community facilities in the town and in particular at Bishopsland, where there is a shortage of such facilities.

2:13 AMENITY AND RECREATION

It is an objective of the Council to:

AR1 co-operate with statutory and voluntary bodies in the provision of amenities and recreational facilities for the town;

AR2 protect views of the Curragh from the town;

AR3 improve the appearance of the entrance to the town from the Curragh;

AR4 preserve the environs of the Cathedral and Round Tower, the narrow street patterns and stone walls;

AR5 improve St. Brigid's Square by implementing a landscaping plan and car parking plan;

AR6 control development in relation to the skyline as viewed from the Curragh approach road and other aspects;

AR7 that the intrinsic mediaeval quality of the town's street pattern and its architectural character will be the guiding factor in dealing with applications for land use changes, facade treatment and advertising signs;

AR8 protect the mediaeval area as shown on the 'Development and Conservation' maps as an area of potential archaeological interest and require archaeological excavations where appropriate;

AR9 protect views of St. Brigid's Cathedral and Round Tower from all vantage points around the town;

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AR10 preserve significant trees or groups of trees of special amenity value in the following locations -

- Market Square
- New Garda Station, Dublin Street
- At Beech Grove House, Dublin Street
- Around Carmelite Church
- Leinster Walk
- Around Bishopsland House, Dunmurray Road
- Around St. Brigid's Cathedral
- Around St. Jude's, Curragh Road
- North side of Curragh Road between 'Simla' and 'Ruanbeg'
- Around Curragh House, Curragh Farm
- Elm Park, Station Road
- Lourdesville, Station Road
- Around Fraochbawn House, Monasterevin Road
- Around Presentation Convent
- South side of Leinster Road
- At National Stud, Hospital Street
- A number on south west side Bride Street
- To front of Abbey Villa, Monasterevin Road
- A number on Southgreen Road
- A number on the Milltown Road
- A number on Mooretown Road
- In grounds of Parochial House
- Area between the Parochial House and VEC School.

AR11 retain where possible existing trees and hedgerows in all new and existing developments;

AR12 preserve views and prospects of all buildings and structures listed for preservation;

AR13 encourage the provision of additional indigenous landscaping at the following locations -

- Kildare Chilling
- Military Barracks
- North Western side of the Market Square leading to Cathedral
- Open Space at Elm Park
- Traffic Island at Campion Crescent
- Rear of apartments at Chapel Hill
- Along Melitta Road
- St. Brigid's Square.

AR14 prepare an action area plan for St. Brigid's Square;

AR15 encourage and assist in the renewal of the environs of the railway station;

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AR16 remove car parking from the Market Square so as to improve the environment of this area and to permit pedestrianisation and landscaping;

AR17 provide on a phased basis standardised street names for all the streets and lanes in a form which will reflect the historic character of the town;

AR18 require the removal of overhead cables and wires within the town centre area in conjunction with the various utility companies;

AR19 require the removal of the ESB sub-station from the Market Square;

AR20 protect Lough Minane as an area of amenity and historic interest;

AR21 protect and preserve the open plains of the Curragh.

2:14 PRESERVATION OBJECTIVES

The items listed in Table 4 below are considered to be worthy of preservation in view of their historical, archaeological, architectural, townscape and artistic interest. The Council recognises the value of these structures and it is an objective of the Council to ensure their preservation and conservation and to safeguard their environmental setting. No development will be allowed which would detract from or destroy their amenity value. The Council will, as an objective assist the owners of listed properties by free advice on their change of use, repair and maintenance. The Council will give favourable consideration to proposals for their re-use or change to higher value economic uses, which will not involve the material alteration or the destruction of their character irrespective of the zoning objectives.

The rating allocated to the items listed below can be interpreted as follows:

I	INTERNATIONAL IMPORTANCE
T	NATIONAL IMPORTANCE
R	REGIONAL IMPORTANCE
L	LOCAL IMPORTANCE
T	TOWNSCAPE IMPORTANCE

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Table 4 Items of Artistic, Townscape, Architectural, Archaeological and Historical Interest Worthy of Preservation.

MAP REF:	ITEM	DESCRIPTION	RATING	LOCATION
IP 1	Kildare Cathedral, Round Tower, High Cross, Slabs, Graveyard Walls & Gate.	Buildings, High Cross, Walls and Gates	I	Market Square
IP 2	St. Brigid's Catholic Church	Building	N	St. Brigid's Square
IP 3	Our Lady of Mount Carmel	Building	R	White Abbey
IP 4	Market House	Building	N	Market Square
IP 5	Castle	Building	R	Market Square
IP 6	Grey Abbey	Building	N	Grey Abbey
IP 7	Care Cleaners	Building	T	Market Square/ Claregate St.
IP 8	Southwell's	Shopfront & Building	L	Market Square
IP 9	Nolan's	Shopfront & Building	L	Market Square
IP10	Boland's	Building	T	Market Square /Bride Street
IP11	Bank of Ireland	Building	L	Market Square
IP12	Presentation Convent	Building	R	Convent Road
IP13	Courthouse	Building	L	Dublin Street
IP14	Railway Station	Buildings	R	Station Road
IP15	Beech Grove House	Buildings	L	Hospital Street
IP16	Verger's House	Building	L	Market Square
IP17	Part of Castle Walls	Walls	R	Rear of Market Square.
IP18	Valetta House	Building	L	Tully Road
IP19	'Lislee House'	Building & Railings	L	Dublin Street.
IP20	Curragh Lodge Hotel	Building	L	Dublin St.
IP21	'Lucknow' House	Building	L	Curragh Road
IP22	'Simla' House	Building	L	Curragh Road.
IP23	'Ruanbeg' House	Building	L	Curragh Road.
IP24	'Bennett House'	Building	L	Curragh Road.
IP25	'Kilgowan House'	Building & Railings	L	Convent Road
IP26	Fairview Cottages	Cottages	L	Shraud
IP27	'Bishopsland' House	Building	L	Dunmurray Rd
IP28	'Fraochbawn House'	Building	L	Monasterevin Road.
IP29	Whitesland House	Building	L	Station Road.
IP30	'St. Jude's'	Building	L	Hospital Street.
IP31	Virginia Lodge	Building	L	Market Square

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IP32	Artillary Barracks (Front Building)	Building	L	Hospital Street
IP33	Fitzpatrick's	Building	T	Market Sq./Fire House Lane.
IP34	Tarmel Lighting (Formerly Graham Bakery)	Building	T	Market Square /Station Road
IP35	Connolly's (Pharmacy)	Building	T	Claregate St./Bride St.
IP36	Leinster Arms	Building	L	Market Square.
IP37	Curragh House	Building	L	Curragh Farm
IP38	McHugh Pharmacy	Building & Railings	T	Market Sq./ Station Rd.
IP39	Steele House	Facade & Railings	L	Market Square
IP40	Curragh View	Building	L	Collaghknock Glebe
IP41	Melitta Lodge	Building	L	Whitesland East.
IP42	Abbey Villa	Building	L	Monasterevin Road.
IP43	Carmelite House	Building	L	White Abbey
IP44	Parochial House	Building	L	Priest's Lane
IP45	The Glebe House	Building	L	Collaghknock Glebe.

In the event of an interior of a building being deemed to be of architectural or historic importance, it is the Council's intention to list the interior as worthy of preservation.

2:15 INDUSTRIAL OBJECTIVES

It is an objective of the Council to:

I1 allocate land for industrial development at Monasterevin Road, Melitta Road and Froachbawn.

I2 encourage the development of industry and wholesale warehousing/distribution uses in the town;

I3 ensuring, in co-operation with the IDA that well located and physically suitable serviced sites are available for industrial development;

I4 ensuring that facilities are available for the labour force such as houses, schools and social facilities.

2:16 AGRICULTURAL OBJECTIVES

It is an objective of the Council to:

A1 protect agricultural uses from encroachment by urban development uses beyond that needed to cater for the orderly expansion of the town.

2:17 RETAIL/COMMERCIAL OBJECTIVES

It is an objective of the Council to:-

RC1 encourage and facilitate the development of retail and commercial outlets within the town core;

RC2 encourage the use of both ground and upper floor for commercial development;

RC3 allow for the development of corner convenience shops to serve existing and future residential areas;

RC4 prohibit the development of large scale out of town shopping centres as this would detract from the town centre as the main commercial areas of the town.

2:18 TRANSPORTATION OBJECTIVES

It is an objective of the Council to:-

TH1 co-operate with the various bodies in the provision of a better transportation service to the town.

2:19 GREEN BELT

It is an objective of the Council to:-

GB1 protect the Curragh from new development.

2.20 CASUAL TRADING

It is an objective of the Council to:-

CT1 designate a casual trading area under the Casual Trading Act, 1995, in the area of Market Square and rationalise and regulate existing casual trading.

PART THREE

DEVELOPMENT CONTROL

3.0 GENERAL

The purpose of this section of the Plan is to ensure that a high standard of design, layout and function is maintained for all development for which planning permission is necessary under the Planning Acts and Regulations, to conserve what is good in the existing built and natural environment, and to protect the amenities of the town.

The development control function of the Council will be carried out having regard to the provisions of the Local Government (Planning and Development) Acts 1963 to 1993, and with regard being had to the proper planning and development of the town, its amenities and the Council's policy objectives for the town.

It must be noted that the granting of planning permission does not in itself enable a development to commence as there are other legal and procedural requirements which must be complied with including Building Regulations, Public Health Acts, Fire Regulations, Air and Water Pollution Legislation. Unauthorised developments (i.e. developments which have been carried out without planning permission or developments which are not in accordance with permission) shall be subject to enforcement action by the Council.

The purpose of this section is to act as a guidance for developers as it sets out planning standards and design criteria which will be applied by the Planning Authority in accordance with its policies and objectives. (Metric measurements are used with imperial measurements shown in brackets for comparison purposes).

3.1 DEVELOPMENT STANDARDS

Development standards will vary depending on location (e.g. if a proposed development constitutes infill development or is in a rural setting). Considerations such as site coverage, plot ratio, building lines, building height, landscaping etc. will be examined in relation to the site in question.

3.1.1 ZONING

The Council will seek to secure that all developments will be in accordance with the Zoning Objectives set out in Section Two of this Plan.

3:1:2 SITE COVERAGE

Site coverage standards are designed to both ensure a proper level of development on a site and to avoid the adverse effects of over-development. It also ensures that adequate space is available for circulation, open space, car parking, etc., and to safeguard sunlight and daylight within the proposed layout of buildings.

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The following site coverage standards will apply:-

TABLE 5. SITE COVERAGE STANDARDS

USE CLASSES	MAXIMUM SITE COVERAGE PERMISSIBLE
Residential	50%
Industrial/Wholesale	75%
Retail/Commercial	66%

The site coverage index is determined by dividing the total area of ground covered by buildings by the total ground area within the site curtilage.

$$\text{SITE COVERAGE} = \frac{\text{TOTAL AREA OF SITE COVERED BY BUILDINGS}}{\text{TOTAL SITE AREA}}$$

3:1:3 PLOT RATIO

Plot ratio express the relationship between the gross area of a site, and the total gross floor area of a building. The purpose of plot ratio is to prevent the adverse effects of over-development on the layout and amenity of buildings on the one hand, and to ensure a proper sense of enclosure with buildings on their sites, on the other hand.

The following plot ratio standards will apply:-

TABLE 6. PLOT RATIO STANDARDS

USE CLASSES	MAXIMUM PLOT RATIO PERMISSIBLE
Residential	1
Industrial/Wholesale	1
Retail/Commercial	1

The following equation provides the plot ratio figure:-

$$\text{PLOT RATIO} = \frac{\text{GROSS FLOOR AREA OF BUILDING}}{\text{GROSS SITE AREA}}$$

In the town centre, a minimum plot ratio standard may apply so as to ensure that new developments will not detract from their surroundings and the landscape generally.

3:1:4 PARKING

Existing business premises which expand or rehabilitate their premises must provide car parking facilities within their curtilage. Parking spaces must be provided so as to cause

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least visual injury to the amenity of the area. In areas where they are in public view, extensive landscaping will be required. Business premises which are unable to provide this are required to make a financial contribution to the Council in respect of parking. The Council will give consideration to grouped and dual use parking provision where peak demands do not coincide especially where day and night uses are combined.

In general, new developments must provide the following car parking spaces:-

TABLE 7. CAR PARKING STANDARDS

LAND USE	UNIT	PARKING SPACES PER UNIT
Auditorium, Theatre, Cinema, Stadium	Seat	0.33
Church	Seat	0.33
Bank/Financial Institution	100 sq.m gross floor area	7.00
Library	100 sq.m gross floor area	3.00
Offices	100 sq.m gross floor area	5.00
Offices (above Ground Floor)	100 sq.m gross floor area	4.00
Shopping Centre, Retail Stores-		
less than 250 sq.m	100 sq.m gross floor area	4.00
251 sq.m - 1,000 sq.m	100 sq.m gross floor area	6.00
greater than 1,000 sq.m	100 sq.m gross floor area	8.00
College, Vocational Schools	Student Seats	0.25
Schools	Per Classroom	1.00
Dwelling-house-		
3 bedroom or less	Dwelling	1.00
4 bedroom or more	Dwelling	2.00
Flat	Unit	1.25
Hospital	Per Bed	1.50
Hotel, Motel, Motor Inn, etc.,(excluding function room)	Bedroom	1.00
Manufacturing	100 sq.m gross floor area	3.00
Warehousing	100 sq.m gross floor area	1.00
Ballroom Private Dance Clubs	10 sq.m dance floor and sitting down space	3.00
Restaurant	10 sq.m dining-room	2.00
Bars, Lounges, Function Rooms	8 sq.m net public space	3.00
Take-aways	100 sq.m gross floor area	6.00

NOTE: Any small shop development (i.e. less than 50 square metres) which applies for an extension to the premises will have two parking spaces deducted from the number needed, calculated on the gross floor area.

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The Council will reserve the right to alter the requirements having regard to each particular development.

Where car-parking bays are being provided by the developer, it will be necessary for the bays and aisles to be marked out on a permanent durable surface with lines 100mm wide in a durable material and to the required dimensions as stated below, in accordance with the recommendations set out in 'RT 181' published by An Foras Forbartha.

TABLE 8. BAY DIMENSIONS

BAY	DIMENSIONS
Car-Parking Bays	5.0m x 2.5m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

NOTE: Credit will be given for existing authorised use in calculating the above standards. No credit will be given for existing uses which are not authorised.

Where the provision of car-parking is required by this Plan in relation to a development such provision may be met by providing the required spaces within the development or, where the Council require, by a contribution in accordance with the powers contained in the Local Government (Planning and Development) Acts, 1963 to 1993.

3:1:5 BUILDING LINES

Applications for developments will be dealt with on their merits in relation to established building lines or proposed improvement lines as follows:-

- a) County Roads - 18.5 metres (60 Feet) from road fence;
- b) Main Roads - 31 metres (100 Feet) from road fence;
- c) National Primary/Secondary Route - 91.5 metres (300 feet) from road fence.

In the case of the existing town centre, there will be no defined building lines. The existing grain of the townscape will be the governing factor, as will the necessity to ensure a sense of urban enclosure, particularly at street corners and junctions.

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, then a financial contribution to cover the cost of these facilities will be levied by the Council. This contribution will be in addition to the other contributions normally levied.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development.

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Entrances to new or improved buildings must be designed and sited so as not to interfere with the free flow of traffic or cause unnecessary obstruction to road users.

All footpath crossings must be properly dished and constructed to the Council's satisfaction.

3:1:6 PETROL FILLING STATIONS

All petrol filling stations are required to be licensed under Section 21(1) of the Dangerous substance Act 1970. In addition, stations which store/sell LPG (Liquified Petroleum Gas) must be of sufficient size so that the requirements of the Fire Officer are adhered to.

The Council's policy is as follows:

- a) their location must be on the outskirts of the town, but inside the 30 m.p.h. or 40 m.p.h. speed limit. The advantage of this type of location is that it can serve both local and through traffic while traffic congestion will be less than that in the town centre and vehicles will be travelling relatively slowly, thus causing less risk;
- b) the preferred location is the near side of the road on the way out of the town, so as to eliminate turns across the traffic;
- c) generally they shall not be permitted close to residential areas because of the damage they may cause by way of noise, visual obtrusion, fumes and smells and safety considerations;
- d) filling stations will not be allowed in open countryside within the town boundary;
- e) access to/from filling station must be in accordance with the Council's requirements relating to each specific site;
- f) the use of high level and powerful lighting will not be allowed. g) a high degree of design and architectural layout will be required.

The following standards will apply:

- 1) the scale of building, canopy etc. should relate to adjoining development;
- 2) advertising signs and structures should be restricted to a minimum. Canopies will not normally be allowed to be used for advertising purposes.
- 3) a comprehensive landscaping scheme will be required;
- 4) the placing of petrol pumps on public footpaths where they are considered a hazard and obstruction to pedestrian will not be permitted;
- 5) toilet facilities must be provided for use by the staff as well as the public.

3:1:7 HEAVY VEHICLE PARKING IN RESIDENTIAL AREAS

The indiscriminate parking of heavy vehicles or machinery in residential areas detracts greatly from the amenities of these areas. The Council in the protection of these amenities will co-operate with all other bodies which exercise control over this type of parking to eliminate the nuisance created.

3:1:8 INDUSTRIAL DEVELOPMENT

Industrial developments will be assessed in relation to their impact on the environment, both built and natural. Landscaping and screening will form an important element in the granting of permission for industrial developments.

3:1:9 RETAIL DEVELOPMENT

It is the policy of the Council to preserve the town centre as the principal shopping area. Retail developments outside the town will not be allowed as it is considered that it would undermine the role of the town centre. Permission will be granted for neighbourhood or corner type shops under 70 square metres per unit. They shall be located away from through routes and shall be within walking distance of the residential area they are intended to serve (i.e., no more than 400 metres). Where possible neighbourhood shops should be provided in conjunction with other community facilities and neighbourhood services (e.g., doctor's clinics, crèches, etc.).

3:1:10 SHOPPING CENTRES - DESIGN CONSIDERATIONS

Shopping centres and supermarkets often provide the main social and civic focus in suburban areas. Shopping centres must, therefore, conform to the highest design standards and must not be limited by purely commercial or functional considerations. While adequate car-parking, separate service areas and convenient access by public transport and by foot from surrounding residential areas and essential elements in a shopping centre, these must be supplemented by features that make the centre attractive and pleasing to the public. Such features include:-

- a) the scale, design and enclosure of pedestrian space;
- b) the provision and design of street furniture, e.g., seats, litter, bins, telephones etc.;
- c) the provision within the overall design of the centre of public facilities, e.g.; sub-post office, toilets, including facilities for persons with disabilities, health clinics, etc.;
- d) activities and uses that keep the centre alive both during the day and evening;
- e) the inclusion of residential over shops, as an integral part of the centre in order to increase the activity and security of the centre.

The overall design strategy will normally reflect variety (by the use of different shop fronts, setbacks, signs etc.;) within a unified and disciplined design concept. The finishes of the buildings will reflect the importance of the shopping centre as well as its predominant buildings, in scale with and using finishes sympathetic to surrounding residential and commercial development. Tree planting and landscaping must also form part of the general design of the shopping centre.

3:1:11 BUILDING HEIGHT CONTROL

A high building is a building that is significantly higher than neighbouring or surrounding development. Where such a building is permitted, the following considerations will be taken into account in deciding an application:-

- a) the degree of overshadowing and consequent loss of light caused to surrounding property;
- b) the degree of overlooking, (particularly of residential property) and consequent loss of privacy to surrounding premises;
- c) the extent to which there is disruption of the scale of an existing streetscape;
- d) the extent to which the building detract from structures or spaces of architectural or historic importance;
- e) the extent to which the building detracts from important landmarks;
- f) the detrimental effect of any existing building having special visual identity (e.g. , a spire, a tower or other high building);
- g) any attractive views from significant vantage points that would be obscured by the building;
- h) the degree of obtrusion of the building on the skyline;
- i) the scale of the building in relation to the surrounding open space, together with the effect of the building on the quality of the space;
- j) the area of the site, and whether it is large enough to provide a visual transition (by way of open space, or a base of lower buildings) from the scale of surrounding development;
- k) the visual relationship of the building to existing open areas;
- l) whether the purpose of civic importance of the building would justify its prominence;
- m) the effect of the building on the micro-climate in the immediate vicinity.

Where, in the opinion of the Planning Authority, a location for a high building is acceptable under the above criteria, a high standard of design and finish will be required, commensurate with the location and civic importance of the site. When a high building is likely to lead to concentration of pedestrian seeking access to the public street, the design of the building must ensure the safety and convenience of such pedestrians.

A building which is significantly higher than neighbouring buildings within the existing town centre streetscape will not normally be permitted.

3:1:12 REQUIREMENTS OF PERSONS WITH DISABILITIES

It is the policy of the Council that suitable access for persons with disabilities is provided in respect of all buildings serving the public. All new public buildings (i.e. all buildings ordinarily used, in whole or in part, as a shopping centre, cinema, bank, health centre, theatre, hall, library, hospital, school, college, community centre, public institution or place of worship) must provide access for disabled persons. In this regard, the Council will expect developers of such buildings to comply with the standards set out in the 1992 Building Regulations of the Department of the Environment.

Buildings which are generally used by disabled or old people for social activities, the Council will be required to provide at least one W.C. compartment in the building be designed to meet the needs of disabled people. Internal access must facilitate the requirements of disabled people. The relevant guide-lines are contained in the National Rehabilitation Board's publications.

The needs of disabled people must also be taken into account in the design and construction of footpaths and parking areas. All footpaths in private commercial and housing developments must be dished at junctions. All parking areas must make provision for spaces for disabled drivers, and such spaces should be located in the most convenient locations for ease of use.

3:1:13 TOURIST CARAVAN PARKS

The Council will co-operate with Bord Failte and other tourism bodies to consider suitable sites for tourist caravanning and camping. The development of such sites will be subject to the Council's and Bord Failte's guide-lines. All applications for the development of such sites will require the provision of extensive landscaping, and the creation of a high quality layout, will be essential requirements. Caravan parks are open for consideration within the agricultural zone in this Plan.

3:1:14 GAMING AND AMUSEMENT ARCADES

The Council has rescinded the 1956 Gaming and Lotteries Act in respect of the County. Accordingly, gaming is not permitted. The Council considers that gaming arcades are an undesirable use, and potentially detrimental to the business and commercial environment of the town centre. Any proposals for gaming will accordingly be refused.

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Planning applications involving change of use to amusement arcades involving amusements other than gaming as defined in the 1956 Gaming and Lotteries Acts will be considered on their merits. It should be noted that the placing of amusement machines in business premises used primarily for other purposes (e.g. take away outlets, licensed premises, etc.) requires planning permission and is not considered by the Council to constitute exempted development.

3:1:15 ENVIRONMENTAL IMPACT ASSESSMENT

The Council will operate the provisions of the European Communities (Environmental Impact Assessment), Regulations no. 349 of 1989, and of the Local Government (Planning and Development) Regulations no. 25 of 1990. All developments to which these Regulations apply, including projects of public authorities, will be required to submit detailed Environmental Impact Statements as part of the approval process.

3:1:16 DEVELOPMENT IN AREAS OF ARCHAEOLOGICAL INTEREST

Maps delineating the areas of archaeological potential that have been identified by the Office of Public Works are shown on the 'Development and Conservation Objectives' map and are available for inspection in the Planning Department. The views and recommendations of the Office of Public Works, the National Monuments Advisory Council and other interested bodies are considered prior to making a decision on an application in a zone of archaeological interest. Any archaeological finds must by law be reported to the National Advisory Council. In certain circumstances the Planning Authority may insist that a professional archaeologist be employed to supervise site excavations, at the developers cost.

3:2 RESIDENTIAL DESIGN STANDARDS

3:2:1 GENERAL

It is a major policy aim of the Council to improve the quality of residential estates through the implementation of new residential design guide-lines and standards. This section of the Plan sets out these new guide-lines and standards.

3:2:2 RESIDENTIAL DENSITY

The use of maximum residential development standards has been adopted in this Plan. The maximum density throughout the town has been set at 104 bed-spaces per hectare (42 bed-spaces per acre) in all cases subject to a maximum of eight houses per acre and to the minimum rear garden sizes set out below. Calculation of bed spaces are set out in Table 9 below.

TABLE 9. CALCULATION OF BED SPACES

BEDROOM SIZE	NO. BED SPACES
7.50 - 10.49 square metres	1 space
10.50 - 18.00 square metres	2 spaces

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Rooms less than the minimum for one bed-space (studies etc.) which could be converted for use as a bedroom will be counted as one bed-space. The Council will allow for variations in the density standards of up to 50% of the standards particularly in relation to infill developments, provided that the development demonstrates high quality design standards.

3:2:3 MINIMUM REAR GARDEN SIZE

In order to provide for an adequate amount of private open space in new residential developments the following minimum rear garden size will be required.

TABLE 10 MINIMUM REAR GARDEN SIZE

HOUSE TYPE	SIZE OF REAR GARDEN
Terraced House	90 square metres
Semi-Detached House	120 square metres
Detached House	150 square metres

NOTE: Reductions of up to one-half of the above sizes may be permitted in infill schemes within the existing 'town centre' area, provided that complete privacy can be assured through the provision of attractive solidly constructed and finished screen or fencing of two metres in height around the perimeter of the garden.

It follows from this approach that there will be no minimum front garden size or length, except in so far as it may be necessary to conform to existing building lines of adjoining development, or to meet the on-site parking criteria as set out in this section.

3:2:4 APARTMENTS

Apartments will be permitted in appropriate locations, at an overall maximum density of 108 bed-spaces per hectare, calculated as per Table 9.

Apartments are defined to exclude terraced-type housing, with individual frontages and accesses. However, they would be deemed to include buildings divided horizontally into two or more flats, where communal open space would be more appropriate. Such development would be classified as dwellings, and would be based on the rear garden size standards and housing density standards set out in Table 9 above.

In the case of newly built apartments, in addition to public open space, private or semi-private communal open space shall be provided at the rate of 16 square metres per bed space, exclusive of car-parking, and the residents shall have full access to this open space. In the case of a conversion of an existing house into flats or bed-sitting rooms, the existing private open space shall, where feasible, be available to the occupants of the converted house. This requirement is in lieu of the provision of rear gardens, not public open space.

3:2:5 ROAD LAYOUT

Residential estates may be laid out in the traditional manner, with roads, culs-de-sac, footpaths and verges - or in more innovative layouts with clustered groups of housing. Traditional housing estate layouts may be permitted in the town in certain circumstances, but the development of more innovative housing layouts based on a hierarchy of roads, ranging from short, narrow culs-de-sac to wider distributor roads, which encourage the provision of clustered groups of houses are more likely to meet the Council's standards. Housing schemes which are designed in accordance with An Foras Forbartha's manual "Streets for Living" 1976, shall be particularly encouraged, as shall those based on the principles of the "Essex" and "Cheshire" Design Guides. The Council will give free advice to estate designers, and builders on the use of these innovative schemes, and may permit a higher density where "courtyard" or "precinct" types of layout are used.

The following standards of road layout design will apply to conventional layouts only (these are, however, merely guide-lines and the Council reserves the right to alter the requirements having regard to each particular development).

TABLE 11. ROAD LAYOUT STANDARDS

Type of Road	Overall Width	Carriageway	Grass Verge	Footpath Width	No.
Through Road	15.3m	7.3m	2.0m	2.0m	2
Main Access Road	15.3m	7.3m	2.0m	2.0m	2
Cul-de-Sac over 60m long	12.0m	6.0m	1.0m	2.0m	2
Cul-de-Sac under 60m long	11.5m	5.5m	1.0m	2.0m	2

Where an independent pedestrian system is provided, the above footpath requirements need not be applied and the overall road widths should be adjusted accordingly.

The number of access points onto a through road in housing areas must be minimised. The recommendations for roads in the Foras Forbartha report "Recommendations for Site Development Works for Housing Areas" will be the guide-lines for conventional type layouts in new housing areas. Each residential dwelling should have a minimum of one off-street car-parking space. Parking on site shall be provided at the rate of one car space for dwellings of three bedrooms or less, and two spaces for larger dwellings.

The above standards are minimum standards, appropriate to residential area development having traditional layout. Variations and reductions of these standards will arise in the case of layouts designed to segregate pedestrian and vehicular traffic and having no frontage access on certain roads, as indicated above.

A pedestrian system separate from the road layout is considered by the Planning Authority to be desirable, especially if leading through to churches, schools, shopping areas or open spaces and other amenities. Pedestrian linkages to adjoining

developments and their open spaces should be provided. It is Council policy to encourage the linkage of adjoining housing estates by pedestrian links. Where possible links should run through public open space and the use of long narrow alleys should be avoided.

Footpaths should be dished at road junctions to allow easy crossing and access for the disabled, the old and persons pushing prams. Where grass verges are provided between the concrete footpath and the road, these shall be bridged by a concrete pathway.

3:2:6 HOUSE TYPES

The social and aesthetic need for identity, especially in larger residential developments, should be met by appropriate groupings of houses in order to avoid a dull repetitive pattern of development. Such groupings should be designed on the basis of a unified concept with its special characteristics displayed in the height of houses, the roof profiles, the finishes, proportions and decorative details. Variations should be introduced in house types but these should be variations within an overall theme. While a variety of wall finishes may be permitted, it is the policy of the Council that roof finishes should be dark in colour as this conforms to the dominant roofscape in the area. Screen walls and boundary fences should also be finished to complement house finishes. Decorative features which require a lot of maintenance should be avoided. The exploitation of good views out of the site (e.g., of a church spire, group of trees, open space, etc.,) will also help to establish a sense of place or identity.

A variety of house sizes is desirable to provide for different family sizes. Consideration should be given in the basic design of the dwelling to enable easy alteration or extension to cater for the future needs of the owner. This is particularly important in the case of smaller dwelling houses, i.e., two and three bedroom dwellings.

A distance of at least 4.0 metres shall be provided between dwellings for the full length of the flanks in all developments of detached houses, in all developments of semi-detached dwellings and end houses of terraces. In general, this distance should be equally divided between dwellings so separated. This is to allow for the proper maintenance of dwellings.

3:2:7 BOUNDARIES

In general, front boundaries shall be provided, either walls or fences of at least 0.5m high, in keeping with the design of the house in all new housing estates. Vehicular access gateways to residential buildings shall be 3.0m in width. Gateways for pedestrian use shall not exceed 1.5m in width. All gates shall be arranged so that they do not open outwards. The Planning Authority will only accept open plan front gardens in innovative layouts and where they are satisfied that the layout is one which will result in a high level of safety. Open plan gardens will not be allowed on main access roads in housing estates.

3:2:8 SERVICES

All services, including E.S.B., public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the siting in unobtrusive positions of transformer stations, pumping stations and other necessary service buildings, all of which must be ground located or underground.

3:2:9 STREET LIGHTING

Street lighting shall be in accordance with the recommendations made in E.S.B. publication entitled "Public Lighting in Residential Estates", 1974. Additional lighting will be required for pedestrian links.

3:2:10 ROAD NAMES

Nameplates, which shall be bi-lingual and of the Council standard type shall be provided and erected on all housing estate roads. It is the policy of the Council that names of residential developments shall reflect local and Irish place-names and shall incorporate old names for the locality as far as possible. No development work shall be allowed on development sites, nor advertising of housing schemes, until the name has been agreed with the Council. The naming of residential developments shall be approved by the Planning Authority in order to ensure compliance with the above and to avoid confusion in regard to similar names in other locations. Similarly, in order to assist the general public and the postal authorities, all houses shall be provided with numbers which shall be visible from the adjoining roadway.

3:2:11 STANDARD OF CONSTRUCTION

The standard of construction of roads and footpaths within residential estates, as well as of sewers, surface water drains and water-mains shall be as set out in An Foras Forbartha publication "Recommendations for Site Development Works for Housing Areas", 1984. Arrangements shall be made during the development of residential estates to allow monitoring by the Council's staff. This will facilitate the taking-in-charge of estates upon completion.

3:2:12 OPEN SPACE AND LANDSCAPING

The primary functions of public open space in housing areas are aesthetic and recreational. Open space provides a visual break and visual variety. Open space should be integrated into the overall design concept of the housing layout and should be overlooked by as many houses as possible. Ideally, public open space should be provided in a hierarchical system distributed around the housing area, ranging from small areas where small children can play within sight of their homes to larger areas where older children can indulge in casual ball playing and persons can exercise their dogs. Open space abutting main access roads should be provided with some form of barrier fencing or walling.

A landscaping scheme should be designed as an integral part of the development. The Planning Authority will require a comprehensive landscaping as part of applications for

development. Existing trees and hedges should be retained where possible, and such trees should be carefully marked on the site for preservation before any development commences. Those features should also be indicated on the application for permission.

Public and communal open space in new residential developments, in excess of the open space attached to dwellings, shall be provided at the rate of 1 hectare per 150 dwellings/flats or 10% of the total area of the site, whichever is the greater. In calculating the area of open space, the area of road, footpaths and grass margins shall not be taken into account. The Planning Authority will not accept backlands, lands on steep slopes, marshland, etc., as qualifying for open space assessment, nor shall open space incidental to roads, (i.e., grass margins, roundabouts, etc.,) be considered as open space. The minimum unit of open space acceptable is 200 square metres with 10m as a minimum dimension for any side.

Where it is in the opinion of the Planning Authority, it would not be in the interests of the proper planning and development of the area to require the provision of open space at the above standards, the Planning Authority may, by condition attached to a planning permission, require a developer to pay a stated sum of money towards the cost of providing open spaces elsewhere, as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963.

It is desirable that public open space should be located adjacent to existing public open space and community facilities in order to facilitate multi-purpose use.

The developers of residential estates shall be required to vest all open spaces in the Council's ownership as public open space upon the taking-in-charge of the estates.

3:2:13 BONDING TO SECURE COMPLETION OF DEVELOPMENTS

The Council will require all developers of housing estates to produce satisfactory bonds for the completion of estates to the standard required by the Council for taking-in-charge. In determining the amount of bond, the previous record of a developer in non -

completion of estates satisfactorily will be taken into consideration. Similar bonding will be required in appropriate cases, such as sand and gravel, quarrying operations and private industrial estates.

3:2:14 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate development, will require contributions towards the provision of such services as are provided for under the terms of the Local Government (Planning and Development) Acts 1963 - 1993 including water supply, roads, open space and car-parking. It is Council policy that the rate of contribution in respect of development will be assessed on an individual basis, except where overall contributions are warranted (e.g. for mains water supply over the town area as a whole). Considerations may be given to reducing special contributions in certain circumstances to encourage

development or redevelopment in the town. It is also Council policy to update on an annual basis the amount of contribution having regard to changes in the Building Cost Index or in the Consumer Price Index, as appropriate.

3:3 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS

3:3:1 GENERAL

It is the policy of the Council to encourage a high standard of shop-front design and in the provision of advertising. This section sets out the Council's guide-lines and requirements in this area.

The need to retain the character of the town and its streetscapes and the amenities of its inhabitants is the main priority of the Council. In general, where amenity and civic design considerations conflict with the needs of commercial interests, the Council will require that amenity and civic design considerations will predominate.

The principles of good shop-front design will be the essential guide-lines used by the Council in assessing proposals for new shop-fronts and replacement facades. The Council will provide free design advice to developers wishing to carry out such work.

In general shopfronts should be simple in design and relate to their surroundings and the building on which they are placed. There should be a limited number of signs and they should relate to the pedestrian rather than the passing motorist.

3:3:2 SHOP-FRONTS

The Council will seek to retain the remaining traditional shop-fronts of townscape importance. It should be noted that the replacement of an existing shop-front requires planning permission, and is not considered by the Council as constituting exempted development.

The Council will encourage good shop-front design and the development of fully detailed new shop-fronts of traditional style, using appropriate materials and properly proportioned. New shop-fronts of modern design will be accepted, providing that they are built using traditional materials and are designed to traditional principles of scale, proportion and detailing.

It is Council policy to actively pursue the replacement of existing poor quality shop-fronts through the provision of free expert advice and guidance, through promotion and publicity campaigns and award schemes, and through the use of legal powers where necessary.

In the re-development of shop-fronts, and in the provision of new shop-fronts on existing buildings, the following considerations shall apply:-

- a) the appearance and proportions of the original shop-front shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias;

- b) traditional materials shall be used for all visible parts of the work;
- c) the twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shop-front boundary) shall be provided in all cases;
- d) the design must be approached in an integrated way, including advertising, lighting and other features;
- e) colour schemes should co-ordinate with adjoining buildings and shop-fronts, and should be chosen to enhance the proportions and detailing of the whole building;
- f) vertical emphasis and proportions should be kept, and plot divisions should be expressed externally (even if the shop crosses them internally).

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

- a) the removal of features or alterations to existing shop-fronts where they are considered by the Council to be of historical or architectural interest, or of townscape value;
- b) the enlargement, or remodelling to a horizontal emphasis, of existing windows above ground floor level;
- c) the construction of fascias linking two or more buildings/plots which have different architectural identities;
- d) the use of standardised brand names or corporate designs as part of shop-front fascia advertising;
- e) the use of roller shutters and their boxes on the exterior of shop-fronts;
- f) the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- g) the permanent removal of the shop-front and the creation of an opening through which direct trading onto the pavement is carried out.

It should be clearly noted that proposals for new or replacement shop-fronts which exhibit the above characteristics will not be acceptable, and if not amended or altered, will be refused. Unauthorised alterations or developments exhibiting these characteristics will be the subject of legal proceedings to ensure their removal.

3:3:3 SHOP-FRONT ADVERTISING

Advertising should be designed as an integral part of the shop-front and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade nor interfere with windows or other features or detailing on the building.

The following types of shop-front advertising will be encouraged by the Council:-

- a) the use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
- b) the use of solid block individual lettering, affixed directly to fascia boards or facades;
- c) the use of spotlighting or floodlighting of fascia boards, shop-fronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- d) the painting of stallrisers and other features to enhance the design of the shop-front, using appropriate colour schemes;
- e) the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs must be of a limited size and projection, and shall be limited to a maximum of one sign for each building facade.

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

- a) the provision of plastic, P.V.C., perspex and neon signs or lettering or detailing on any exterior;
- b) the provision of internally illuminated box fascia signs;
- c) the provision of internally illuminated projecting signs, whether fixed or hanging;
- d) the provision of flashing, reflectorised or glitter-type signs or detailing at any location on the exterior of the building, or so located within the exterior as to be intended to be viewed from the exterior;
- e) the provision 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;
- g) the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape;
- h) the use of standardised brand names or corporate designs.

3:3:4 CANOPIES

The erection of plastic or fabric canopies of the "Dutch" type will be discouraged. Such canopies disrupt the view along the street and obscure both shop-front detail and neighbouring advertising and are 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.

The Council will use its enforcement powers, as well as persuasion, to ensure the removal of unauthorised canopies.

3:3:5 ROLLER SHUTTERS

The installation of security shutters can visually destroy and deaden the shopping street at night, and thereby detract 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:-

- a) they must be of the open-grille type (not perforated or solid);
- b) they must be painted to match the shop-front colour scheme;
- c) they must be located, together with their associated housings, behind the window display or behind the glazing.

Roller shutters which are located on the exterior of the shop-front will not be permitted. It is Council policy to pursue the removal of all unauthorised such shutters through the use of appropriate enforcement powers.

Alternatives to roller shutters, such as shatter proof glass or the use of traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved.

Such alternatives require planning permission, but will be favourably considered in place of roller shutters.

The use of roller shutters and their housings for advertising purposes is considered to be objectionable in principle and will not be permitted.

3:3:6 BRAND AND CORPORATE ADVERTISING

The use of standardised brand or corporate advertising will be discouraged by the Council. It is considered that advertising should relate to the names of local proprietors and their establishments, as this will reinforce a local identity and community. Corporate or brand advertising which relates to a national or international identity is not considered appropriate to the external appearance of commercial buildings or to the streetscape of Kildare. Internal brand advertising within premises is acceptable provided that it is not so designed as to be viewed from the exterior.

Where corporate advertising is permitted, it will be expected to be in a form and design which is compatible with the elements of the streetscape, and with the requirements of this Development Plan. Compatibility with individual buildings and with the streetscape

will be considered to be more important than uniformity between the branches of a company. The provision of projecting brand signs will not be permitted.

3:3:7 OUTDOOR ADVERTISING STRUCTURES

Outdoor advertising structures will not generally be permitted within the town, whether free-standing or attached to buildings. However, in cases 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.

Outdoor advertising structures will not be permitted in the open countryside, nor where they would conflict with the visual amenity of residential areas and open spaces, nor where they would restrict a view or prospect of special amenity or special interest.

Roadside advertising will not be permitted, nor at any location away from the roadside where it could cause the creation of traffic hazard. Direction signs of a tourist nature, for local advertising and without any advertising matter, may be permitted in certain circumstances.

In industrial areas, advertising may be permitted where it is of a modest scale, where it would not interfere with the visual amenities of the area and would not lead to the creation of traffic hazard. The provision of grouped advertisements will be encouraged so as to avoid clutter.

Advertising structures (such as sandwich boards) placed on public footpaths shall be restricted having regard to visual amenity and pedestrian and traffic safety. Licences are be required for their erection and/or maintenance.

The requirements of this Section of the Plan relating to advertising are set out under the provisions of Section 26(6) and 56(1)(c)(iv) of the Local Government (Planning and Development) Act 1963, and of paragraph 9 of Part IV of the Third Schedule of that Act.

3:3:8 UNAUTHORISED DEVELOPMENT

The Council through its enforcement powers, will remove, or ensure the removal of, all unauthorised advertisements.

3:4 AGRICULTURAL DEVELOPMENT

3:4:1 GENERAL

All agricultural development within the town requires planning permission under the terms of the 1976 Planning Act and Section 10(4) of the Exempted Development

Regulations No. 65 of 1977. The Council will operate this legislation in the light of ensuring the continued viability and use of existing farming enterprises, and their development in accordance with environmental criteria. This Section of the Plan outlines the Council's standards in respect of such development, and also explains its policy in respect of the erection of houses within the Agricultural Zone.

3:4:2 POLLUTION CONTROL

The Council will exercise its powers under the Planning Acts and under the Water Pollution Act to ensure that agricultural development will not cause pollution to watercourses. All new and existing agricultural developments will be required to ensure that all effluent, including yard run-off, is collected and stored within the confines of the development.

3:4:3 DESIGN

In the construction and layout of agricultural buildings, the Council will have as its objective the sympathetic siting of these buildings in the landscape so that they can be properly integrated over time. In this regard, the provision of tree planting, including shelter belts and screening, will be required.

The finishes of agricultural buildings will be required to meet high standards of maintenance, and must have colours and textures which will be unobtrusive. This is particularly necessary for larger buildings. Generally, cladding of dark-brown, dark-green or grey colours will be preferred to lighter colours, and roof areas should be darker in shade than side panels or walls.

The Council will encourage the grouping of agricultural buildings so as to minimise obtrusion on the landscape, while having regard to pollution control and traffic safety considerations.

3:4:4 TREE PLANTING/HEDGEROWS

The Council will encourage tree planting on agricultural holdings, particularly using native deciduous tree species. Where new farm developments or extensions to existing facilities are proposed, the Council will require the provision of tree planting including shelter belts.

It is Council policy to retain existing stands of trees, individual trees and hedgerows of visual amenity importance. In any proposals for tree-felling, the Council will consider the making of

Tree Preservation Orders where appropriate (See also specific objectives in Section 2. of this Plan).

3:4:5 AGRICULTURAL-RELATED INDUSTRY

Agricultural-related industrial development may be permitted within the agricultural zone where it does not conflict with amenity or the viable use of farm holdings for

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agriculture, forestry or bloodstock purposes. Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.

3:4:6 HOUSING IN THE AGRICULTURAL ZONE

Within the agricultural zone, housing will be strictly controlled. Housing in this zone will be restricted to members of landowners' families (landowner being defined as persons owning the land concerned on the date of adoption of this Plan), persons working on the land in agricultural, bloodstock or forestry employment, those living within the development boundary of Kildare as defined in this Plan on 1st January 1995 or those who have previously lived within this development boundary for a period of not less than 15 years.

The basis of this policy is to preserve the existing agricultural use of the areas zoned for this purpose, to prevent speculation in land, and to prevent urban-generated development which would interfere with the operation of farming.

It is not the intention of the Council that all land within the boundaries of the town would be developed for residential or other building purposes in the medium to long term. The mere inclusion within the town boundary confers no additional rights to development, and farming landowners should have no expectation that building development will be allowed.

Where permission for housing in the agricultural zone is given, it will be subject to conditions restricting first occupation of the dwelling, and to sterilisation of land so as

to prevent further sporadic housing, to maintain public health standards, to control ribbon development and to maintain the town in a compact fashion. These requirements shall apply as follows:-

- a) on main roads, it will be necessary to sterilise 4 hectares (10 acres) of land from further housing development and 182 linear metres (200 yards) of road frontage contiguous to each site;
- b) on county roads, it will be necessary to sterilise 2 hectares (5 acres) and 137 linear metres (150 yards) of road frontage contiguous to each site.

This requirement for sterilisation will not apply in respect of sons and daughters seeking a dwelling on the family holding.

3:4:7 DRAINAGE AND INDIVIDUAL HOUSES

Sites for houses in rural areas without main drainage shall be required to be of sufficient size to cater for the proper disposal, through percolation, of all effluent. In all cases, the

provision of septic tanks and their associated percolation systems must comply in full with the standards set out in SR6: 1991, as published by EOLAS under the title "Septic Tank Systems - Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House".

3:5 PLANNING ADVICE AND GUIDANCE

3:5:1 PLANNING ADVICE CLINICS

The Council operates a system of free planning advice, where intending developers or individuals can avail of guidance on all planning matters. It is intended to continue this system for the duration of this Plan. All persons contemplating development are strongly advised to consult with the Council's officers prior to submitting planning applications. Even in the event that intended development is exempted and therefore does not require a grant of permission, developers are advised to consult before beginning work, so as to satisfy themselves that no planning permission is required. It is Council policy to give this advice and guidance without charge.

3:5:2 PUBLICATION OF GUIDANCE

It is the intention of the Council to publish leaflets and brochures to give guidance on many of the policies in this Development Plan to the general public.

3:5:3 CO-OPERATION WITH VOLUNTARY BODIES

It is the policy of the Council to co-operate with the various voluntary and statutory bodies towards the development and renewal of the town, and towards its promotion and beautification. To this end, joint venture operations and award schemes will be undertaken as appropriate.