

Kildare Local Area Plan 2012 -2018

Pre Draft Consultation Stage

Manager's Report on submissions received

**Forward Planning Section
Kildare County Council
October 2011**



Introduction

The purpose of this Manager's Report is to outline the outcome of the consultation process carried out prior to the preparation of the Kildare Local Area Plan.

Structure of the Report

Part 1 summarises the pre draft consultation process.

Part 2 summarises the issues raised in the submissions

Part 3 outlines the next steps in the Local Area Plan making process

Appendix A contains a List of Persons/Bodies who made written submissions.

Appendix B contains a summary of submissions.

Appendix C contains the Kildare Pre-Draft Issues Paper

Appendix D contains the Pre-Draft Submission Map

Part 1- Pre Draft Consultation Phase

Section 20 of the Planning and Development Act 2000 (as amended) states that,

"A planning authority shall take whatever steps it considers necessary to consult the public before preparing, amending or revoking a local area plan including consultations with any local residents, public sector agencies, non governmental agencies, local community groups and commercial and business interests within the area."

A background Issues Paper which identified the key planning issues that the Local Area Plan could address was prepared and made available at the Planning Section, Áras Cill Dara, Devoy Park, Naas, the Western Area Office, Newbridge Industrial Estate, Newbridge and Kildare Town Library, Claregate Street, Kildare and online at www.kildarecoco.ie Submission were invited during a 4 week period from 8th August 2011 to 7th September 2011.

Part 2- Submissions

Submission type

A total of 21 submissions were received from residents living in the area, from landholders, from service providers, from state and semi-state bodies and from other local stakeholders.

Summary of issues

The submissions raised a wide range of issues relevant to the review of the current Local Area Plan (LAP). Please refer to Appendix B for a summary of issues raised in each of the individual submissions. Table 1, below, lists the range of issues raised in descending order of their percentage share of the total number of issues raised.

Table 1: Issues - Percentage of all submissions

Issue	Percentage of all submissions
Retail and Town Centre	12.5%
Enterprise, Industry and Employment	12.5%
Physical Infrastructure	12.5%
Movement and Transport/ local access	10%
Individual Zoning requests	9%
Kildare Outlet Village	9%
Developing New Communities	8%
Social, Community, Education and Cultural Development	8%
Urban Design	7%
Magee Barracks	6%
Heritage	4.5%
Flood Risk	1%

Retail and Town Centre

Eleven submissions refer to retail and the role of the town centre. A number of submissions highlight that there is little footfall in the Main Street and that poor parking options impacts negatively on the Market Square. One submission refers to the Thursday market and the lack of regulation and resulting negative impact on the litter situation in the town. One submission request that revisions to existing zonings (including de-zonings) to be provided for in the 2012 LAP should not compromise the development of new retail uses on lands zoned for Town Centre development. Three submissions refer to the need to increase footfall and vitality of the town centre by maximising the spin-offs from the Kildare Outlet Village such as the provision of planned scenic approaches, promotion of tours/walks and the provision of facilities, coach parking and toilets in the town centre. A number of submissions refer to retail, town centre and the Outlet Village. Please refer to the summary on issues relating to the Outlet village set out below.

Enterprise, Industry and Employment

Eleven submissions refer to issues relating to enterprise, industry and employment. The majority of these submissions relate to the retail and tourism potential of the town and the opportunities to maximise the potential of these strengths. Three submissions relate to lands currently zoned for enterprise and general employment type uses requesting rezoning of these lands for more general purposes. A number of submissions relate to the huge potential of Magee Barracks to provide an alternative and innovative employment use for the town, with educational campus type uses being recommended. Two submissions state that building and developing a wider variety of business concerns operating in the Town is a major challenge that needs to be addressed by the new plan. Particular reference for the need to reinvigorate employment, trade, vibrancy and vitality in the town is made in numerous submission made.

Physical Infrastructure

Eleven submissions refer to a range of physical infrastructure issues (roads, water, drainage, wastewater, etc.). A number of submissions refer to specific roads issues relating to individual zoning requests. Three submissions request that policies to provide adequate water, drainage and transport infrastructure are included in the new LAP. The ESB submitted details of the capacity of Kildare sub-station (3X5 MVA), stating that's it has limited capacity remaining. It is stated the rebuilding and upgrading of Kildare 38kV station to 2x15MVA transformers is currently an identified project to be assessed through an internal investment appraisal process. The ESB (Networks) request that the highest priority be assigned to the provision of electricity infrastructure in the LAP, which is essential for the economic and social development of the town.

Movement and Transport

Nine submissions refer specifically to movement and transport issues. The National Roads Authority and the National Transport Authority made submissions regarding the relevant transport policy to be adhered to as part of the preparation of the plan including the importance of protecting the role of the national routes. The Plan should allow for the Leinster Orbital Route (LOR) and not compromise its future delivery. A policy may be included in the plan to protect routes of national importance from development. Strategic Transport Assessment should be undertaken to determine the capacity of the local road network, the interface with the M7 in the Plan area. Policies to control signage should be incorporated into the Plan. The NTA state that there is a need to comply with national and regional policy by applying the principles of sequential approach to development, whereby, lands which are most accessible by public transport are prioritised. Four submissions suggest that the current car parking standards are excessive and request that these be reviewed, particularly with regard to requirements for discount retail stores. It is suggested that a maximum requirement would be more appropriate than a minimum. Two submissions state that sports facilities are not always accessible by cycle lanes or footpaths and that there is a lack of access between housing estates and this should be improved by lighting or by security related features. Two submission refer to the access issues relating to lands between Tesco and the Outlet Village and the town centre (i.e. AAP3 Town centre lands in the Kildare LAP 2002)

Individual Zoning Requests

Eight submissions requests either revisions to existing zonings or additional zonings of unzoned land outside the existing LAP development boundary. Requests regarding individual sites/zoning requests are not considered to be strategic and are therefore considered premature at this stage. The relevant Zoning requests are mapped on the maps attached to Appendix D of this report

Kildare Outlet Village

Eight submissions refer specifically to the Kildare Outlet Village. The majority of these submissions recognise the significant positive economic and retailing spin off from the development while also highlighting the need to maximise links with the town centre and increase links to the tourist potential of the area. One submission states that the existing land zonings for the site (G1: Industry & Warehousing and E: Amenity & Open Space) do not reflect its current use, and request that the zoning be changed to be consistent with the decision to grant permission for the existing outlet centre. This submission states that it is critical to the future LAP provides for future expansion of the Outlet Village, in accordance with objective R24 of the Kildare CDP 2011-2017. This submission also recognises that there is significant potential to strengthen the relationship with the town centre and that enhancing the connection between the outlet village and the town centre remains a key goal and every effort will be made in any future expansion to further this. One submission specifically raises concerns regarding the possible adverse impact of the Kildare Village Outlet Centre and any future changes/expansions to its operation on higher level town centres in the county and specifically on the Whitewater Shopping Centre.

Developing New Communities

Seven submissions refer to issues relating to developing new communities. Two submission state that the Integrated Service Programme (ISP) and Area Implementation Team (AIT) programmes have been extremely important role to play in the development vision for new communities - the programme must be maintained and continued. It is also submitted that sports facilities are not always accessible by cycle lanes footpaths. There is a lack of access between housing estates and this should be improved by lighting or by security related features. One submissions refers to lands at 'South Green' in Kildare Town which have been identified for many years as being a logical and appropriate expansion area for the town of Kildare with physical, social and planning commitments to ensure same. One submission states that there is very little or no interaction between existing sports and community groups which can lead to a lack of community spirit and there is an urgent need for a Community Centre for indoor sports, events, meetings, provide a place for children and teenagers to become involved in after school activities and their local community. This development could also house a swimming pool which the town's residents have been waiting on for over 40 years.

Social, Community, Education and Cultural Development

Seven submissions refer to social, community, education and cultural development. Three submissions state that local services should be provided in a manner which keeps up with population growth while also ensuring access is preferably by walking and cycling. Three submission states that there is currently

a huge strain on primary school facilities with Magee Barracks identified as an ideal potential site for a new school to service both existing and future needs. Two submissions refer to the need for additional community facilities; primary education / youth space, a community hubs with a sense of place

Urban Design

Six submissions refer directly or indirectly to the importance of implementing the principles of good urban design appropriate to the scale and historical importance of Kildare town. Civic spaces, a town park and play areas, co-ordinated signage and the importance of a sense of place while ensuring more vibrancy and vitality in the town centre are some of the main issues stated in these submissions. The importance of protecting and enhancing the towns heritage and unique urban fabric and the negative impact of the recent Euro-spar development on the Main street were two further issues raised in submissions received.

Magee Barracks

Five submissions relate to the former site of Magee Barracks in Kildare town, which comprises a total area of c.26.3 ha (c.65 acres), stating the importance of its proper development for the town with a range of potential uses proposed (e.g. community, educational and residential type uses). One submission states that following ongoing proposals between the Department and KCC, the site remains in the ownership of the Dept. of Defence and it will be disposed of, taking account of market conditions, so as to maximise the return to the Dept. The submission recognises the unique opportunity the site provides in the context of the future development of Kildare town, stating that the Dept. remains prepared to facilitate this, subject to receiving satisfactory return for the property. The submission states that the proposed LAP should allow for a mixed development of housing, retail/commercial and community activities on the site, with adequate access being a key requirement. One submission states that Magee barracks has the potential to accommodate all the facilities needed for both a new community and the existing surrounding community such as; new medical/dental/pharmacy/day care centre/ homes for elderly/crèche/respice centre etc. One submission states that Magee barracks has the potential to provide for innovative uses such as a satellite NUI from Maynooth, a decentralised government department or other non-traditional employment opportunities

Heritage

The opportunity to develop the tourism potential of the significant heritage base in Kildare town and environs is referred to in detail in four submissions received. One submission specifically refers to research showing recent experiences that successful regeneration happens within the towns with good transport infrastructure, existing site amenities, as well as external factors such as a growing local economy of the town and demand for housing and commercial space.

Flood Risk

One submission refers to flood risk and welcomes the inclusion of a section on Flooding and the intention to carry out a Flood Risk Assessment as part of the review of the LAP. They recommend that the Council focus on the key principles in the Flood Risk Management Guidelines of the sequential approach and justification test to inform and under pin the development strategy and any zonings in the LAP. The issue of Climate Change should also inform policies and objectives in the LAP.

Part 3 Next Steps

This report will play an important part in informing the process of preparing the Draft Kildare Local Area Plan 2011-2018. The next steps in the process are as follows;

October 2011	Briefing meeting for elected representatives on Manager's Report and on Proposed Draft Local Area Plan.
December 2011/January 2012	Publication of Draft Plan and commencement of six week public consultation period.

Appendix A- List of Persons who made submissions

No.	Name/Address/Consultant Address
1	Michael McCormack, Policy Advisor, National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.
2	Kevin Byrne, Office of Public Works
3	Ivan Codd, Manager, Network Investment North, ESB Networks, Osprey House, Lower Grand Canal Street, Dublin 2.
4	Colin Clarke, Land Use & Transport Planner, National Transport Authority, Dun Sceine, Iveagh Court, Harcourt Lane, Dublin 2.
5	Darragh McGonigle, Tesco Ireland Ltd. - submitted by Senior Planner, GVA Planning, 2nd Floor Seagrave House, 19-20 Earlsfort Terrace, Dublin 2
6	Mario Corrigan, mariocorrigan@gmail.com
7	Mario Corrigan, mariocorrigan@gmail.com
8	Joseph J. Warren, Yellowbog, Kilcullen, Co. Kildare
9	Bridgete McGing, Paul Traynor & John Stafford Grey Abbey Veterinary Hospital, Grey Abbey Road, Kildare, Co. Kildare
10	Value Retail (Dublin) Ltd - submitted by Paul Hickey, RPS Planning & Environment, West Pier Business Campus, Dun Laoghaire, Co. Dublin
11	Ann Mulrennan, Resident of Kildare town
12	Whitewater Shopping Centre Ltd - Submitted by Robert Keran, John Spain Associates, 10 Lower Mount Street, Dublin 2
13	Carmelite Order - submitted by Leona Quigley, John Spain Associates, 10 Lower Mount Street, Dublin 2
14	Lidl Ireland GmbH - submitted by Mark Brindley, the Planning Partnership, 2 Auburn Terrace, Sunday's Well Road, Mullingar, Co. Westmeath
15	Pensar Ltd. & Macros Ltd. - submitted by Stephen Little, Stephen Little & Assoc., 6 Upper Mount Street, Dublin 2
16	Loughlion Developments - submitted by Thomas Maguire, Maguire & Assocs., 6 Railway Terrace, Dublin Road, Naas, Co. Kildare
17	Loughlion Developments - submitted by Thomas Maguire, Maguire & Assocs., 6 Railway Terrace, Dublin Road, Naas, Co. Kildare
18	Curtmount Prosperities - submitted by David Mulchay, 67 The Old Mill Race, Athgarvan, Co Kildare
19	Curtmount Prosperities - submitted by David Mulchay, 67 The Old Mill Race, Athgarvan, Co Kildare
20	Tom McCutcheon, Kildare Town Heritage Centre, Market Square, Kildare Town, Co Kildare.
21	Michael O'Sullivan, Dept Of Defence, Station Road, Newbridge, Co Kildare

Appendix B- Summary of Submissions

(See attached spread sheets)

No.	Name/Address/Consultant Address	Date Received	Summary of points raised
1	Michael McCormack Policy Advisor, National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.	02/09/2011	The submission recommends that the Council have regard to the provisions of the ' <i>Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities</i> ' (June, 2010), particularly for proposed zoning objectives and development objectives adjoining, in proximity to, and with implications for, the national road network, to ensure compliance with the provisions of the Draft Guidelines. The submission outlines NRA policies and standards in relation to the following: - Development Strategy - National Roads Projects (Leinster Orbital Route & National Roads Traffic Management Study) - General Development Policies - Junctions - Specific Policies & Objectives (TTA & RSA, Motorway Service Areas, Signage and Noise)
2	Kevin Byrne Office of Public Works	06/09/2011	The OPW welcomes the inclusion of a section on Flooding and the intention to carry out a Flood Risk Assessment as part of the review of the LAP. They recommend that the Council focus on the key principles in the Flood Risk Management Guidelines of the sequential approach and justification test to inform and underpin the development strategy and any zonings in the LAP. The issue of Climate Change should also inform policies and objectives in the LAP.
3	Ivan Codd, Manager, Network Investment North, ESB Networks, Osprey House, Lower Grand Canal Street, Dublin 2	07/09/2011	Details of the capacity of Kildare sub-station are given (3X5 MVA), stating that's it has limited capacity remaining. It is stated the rebuilding and uprating of Kildare 38kV station to 2x15MVA transformers is currently an identified project to be assessed through an internal investment appraisal process. The ESB (Networks) request that the highest priority be assigned to the provision of electricity infrastructure which is essential for the economic and social development of the county.
4	Colin Clarke Land Use & Transport Planner, National Transport Authority, Dun Sceine, Iveagh Court, Harcourt Lane, Dublin 2	07/09/2011	The submission states that the National Transport Authority (NTA) has published a (Draft) Transportation Strategy for the Greater Dublin Area (2011-2030) and, in accordance with the Dublin Transport Authority Act 2008, the LAP shall be consistent with policies objectives and measures contained in this strategy. The submission outlines a number of specific infrastructural measures contained in the draft Transportation Strategy which impact directly on the Kildare Town area and environs, including the provision of additional tracks on the Southwestern (Kildare) corridor between Cherry Orchard and Inchicore, the electrification of the rail corridor from Hazelhatch to Heuston and the provision of additional stations at appropriate locations in the Metropolitan Area (Rail 3). It is recognised that in the current economic climate these enhancements may not be delivered in full during the period of the LAP. The submission states that Kildare Town has been designated a District Centre under the draft Transport Strategy and recommends that the LAP sets the framework for a high quality environment of pedestrian movement at a local level, facilitating the use of interchange between public transport services and for local trip making. The submissions outlines a number of land use measures contained in the NTA strategy, which should be considered when preparing the Kildare LAP, including: • A sequential approach to development, whereby, lands which are most accessible by public transport are prioritised • Rail stations in District Centres should be the focus of higher densities, • A strong focus on pedestrian and cycling movements for local trips, • Local services provided in a manner which ensures that access for the local community by walking and cycling • Severance within local catchments to be avoided to the extent practicable; • That appropriate provision for delivery of goods and services • A mix of dwelling types to encourage mixed residential communities • Redevelopment of brownfield sites close to existing/proposed public transport • All non-residential development to be subject to maximum parking standards.
5	Darragh McGonigle Tesco Ireland Ltd. - submitted by Senior Planner, GVA Planning, 2nd Floor Seagrave House, 19-20 Earlsfort Terrace, Dublin 2	07/09/2011	Requests that the following issues are considered by the Planning Authority in the formulation of the Draft LAP for the Town: • Any future road connections in lands adjacent to the permitted Tesco Store should be discussed with our Client prior to adoption/implementation. • Sufficient parking should be provided to serve any new uses to be provided adjacent to the new Tesco Store. • The Action Area Plans (AAPs) proposed within the 2002 LAP should be omitted. • Revisions to existing zonings (including de-zonings) to be provided for in the 2012 LAP should not compromise the development of new retail uses on lands zoned for Town Centre development.

6	Mario Corrigan mariocorrigan@gmail.com	07/09/2011	<p>Submits responses to the questions set out in the issues paper, summarised as follows;</p> <ul style="list-style-type: none"> • Magee barracks – satellite NUI from Maynooth/ decentralised gov dept/ need for non-traditional employment opportunities • Needs new approach and re-education – new ideas and opportunities – cannot achieve this without hotel facilities – presentation convent and other former educational establishments/Magee barracks • Prepare – stronger sense of place – cohesion – integration of village and town – educational and health care facilities improved – hotel – coach parking and public toilets on square • Additional population growth to be focused on Magee barracks – grey abbey road-nurney road • Housing layout and types and density must be in line with heritage /tourism status – protect scenic views – neutral not-multicoloured – 2-5beds/ not apartment tower blocks • Increase footfall and vitality of town centre and maximise the spin-offs from the Kildare outlet village through planned scenic approaches – promotion – tours/walks – facilities – coach parking – toilets • Prevention of indistinct duplication of traditional businesses – bookies – taxis – fast-food etc • “key drivers”, “strengths” or “competitive advantages” of Kildare which can be harnessed to increase employment growth include tourism/heritage – horse industry – motorway – Dublin – train • Sites which may be appropriately re-used for new enterprise, employment and industrial uses; along Monasterevin Kildare axis along motorway • Maximise tourism potential; educate – upskill - planned scenic approaches – promotion – tours/walks – facilities – coach parking – toilets • How can we develop successful streets; re-examine traffic management plan • transport objectives; hgvs through town a problem still – dangerous junctions being created – at white abbey – hard to see how access to new school will work • Parking standards should reflect needs of town including retailers – some disastrous parking facilities – eurospar_(too tight) St. Brigids square. Need long term dedicated parking facility • Achieve greater linkages and permeability between existing and proposed housing areas; church lane/firecastlelane ; ruanbeg-plains/maryville, bishopsland – rathbride • How can we make the town a safer place for pedestrians and cyclists? Why not have dedicated cycling routes for pleasure/exercise • Improve infrastructure; education – sewerage – water – • Promote waste reduction through continuing to educate – promote recycling • How can the local area plan assist in meeting community infrastructure needs? promotion of ait/isp programme – education / youth space – community hubs – sense of place – cctv - community alert • Additional community facilities; primary education / youth space – community hubs – sense of place – cctv - community alert- huge strain on primary facilities • Is there adequate provision of open spaces within residential areas; some low; Lourdes Ville, priests lane etc. have none • Where could new facilities be located? Magee barracks – new medical/dental/pharmacy/day care centre/ homes for elderly/crèche/respice centre etc – • Additions to the record of protected structures? Most of historic core could be incorporated in some shape or fashion – kilgowan lodge should be – • What are the elements of the built heritage that express the special character of the area? cathedral; round tower; Kildare castle; market house; rc church; market square; 3 abbeys etc • Monitor and asses development to ensure the protection, maintenance and improvement of ecosystem functioning and ecological connectivity • What elements of Kildare do you think create a sense of place? community involvement – children/schools – arts – sport – culture • What is considered a landmark building/structure; silken thomas no building should again be allowed t dominate landscape/skyline as eurospar did • The detailed design elements of buildings must be in line with traditional historic/heritage core • Should prepare specific design briefs for all public and big development – oldest town/urban centre outside of Dublin and Waterford
7	Mario Corrigan mariocorrigan@gmail.com	07/09/2011	<p>Submits further response and observations, given to KCC in 2008 through the Chamber of Commerce, the main areas discussed are summarised as follows:</p> <ul style="list-style-type: none"> • Housing & Education • Implications for social inclusion • Tourism potential • Retail (including tourism and retail combined) • Industry • Infrastructure • Magee Barracks <p>A copy of a presentation prepared by the Chamber of Commerce entitled ‘Towards a New Local Area Plan’ is also submitted, covering the topics listed above. The submission states that these 2008 observations still manly hold truth today, however some more recent observations are submitted as follows:</p> <ul style="list-style-type: none"> • ISP and AIT have been extremely important and quite successful - the programme must be maintained and continued • Strategic Planning crucial • Re-education of business and development interests to provide training, skills and knowledge base to market new businesses • Shareholder/stakeholder gov. office crucial - OPW?? - satellite NUI program • Wanting a tourist or heritage town is not the same as developing it • Intrinsic social problems and pressure s must be addressed • It is difficult to see how the Magee Barracks issue can be tackled effectively in the current climate and it should not be a reflex or responsive action - a 60 acre site in the centre of town is too important <p>for the overall development and growth of the town - it should remain a separate entity</p>

8	Joseph J. Warren Yellowbog, Kilcullen, Co. Kildare	07/09/2011	The submission relates to the zoning of lands on the Dublin Road ,Kildare Town, the Premises is known as Chapmans Garage and Filling Station , located between Rowanville and Ruanbeg Manor housing estates. The site is currently zoned as "D" in the current LAP for Kildare Town. Zoning Category "D" of the current LAP excludes the use for Garage and Filling Station despite the fact that this site has historically been use for these purposes. This submission proposes that the site be zoned in a category, within the LAP zoning, that reflects current CDP policy which would allow uses for Garage, Filling Station and Retail outlet.
9	Bridgete McGing, Paul Traynor & John Stafford Grey Abbey Veterinary Hospital, Grey Abbey Road, Kildare, Co. Kildare	07/09/2011	Request to have our lands zoned for commercial/retail use. State that the business open at this location in 1991 and since then the M7, Retail Outlet and Aldi developments have taken place and now surround our hospital, making it less suitable for its original purpose. State that when there is an improvement in the economy, they may wish to relocate and would therefore need to have the site zoned commercially to make this a viable option.
10	Value Retail (Dublin) Ltd - submitted by Paul Hickey, RPS Planning & Environment, West Pier Business Campus, Dun Laoghaire, Co. Dublin	07/09/2011	The submission relates to the following three issues, summarised below: (1) Zoning of lands occupied by the Kildare Outlet Village: States that the existing land zonings for the site (G1: Industry & Warehousing and E: Amenity & Open Space) do not reflect its current use. Request that the zoning be changed to be consistent with the decision to grant permission for the existing outlet centre. (2) Town Centre Zoning: States that it is critical the future LAP provides for future expansion of the Outlet Village, in accordance with objective R24 of the Kildare CDP 2011-2017. (3) Spin-offs benefits from the Outlet Village: States that the outlet village has significantly increased the economic and retail profile of the town but recognises that there is significant potential to strengthen the relationship with the town centre. State that enhancing the connection between the outlet village and the town centre remains a key goal and every effort will be made in any future expansion to further this.
11	Ann Mulrennan Resident of Kildare town	07/09/2011	States there is a need to engage with the people from all walks of life in Kildare Town to give them a feeling of ownership of this project and therefore encourage ongoing support and participation. The following is a summary of the three main points raised: (1) Heritage and Townscape: Refers to research showing recent experiences, that successful regeneration happens within the towns with good transport infrastructure, existing site amenities, as well as external factors such as a growing local economy of the town and demand for housing and commercial space. Refers to specific research on the importance of heritage and townscape in the modern urban environment. (2) Magee Barracks: A purpose built area within Magee Barracks could be developed to expand the Market House Heritage Centre experience and develop an improved tourist industry. Existing, now derelict, army buildings could be restored to house appropriate Army literature and records. These added visitors would also benefit business in the town, restaurants plus hotel/ B&B's. Suggests connections to Kildare outlet village and linkages to the Horse Racing Industry and associated records and draw visitors from the National Stud and Japanese Gardens. The project within Magee Barracks grounds could include new high quality civic/public open spaces with low maintenance landscaping and provide play areas along with walking and cycling routes for families. (3) Sport and Community: There is very little or no interaction between existing sports and community groups which can lead to a lack of community spirit. There is an urgent need for a Community Centre for indoor sports, events, meetings , provide a place for children and teenagers to become involved in after school activities and their local community. This development could also house a swimming pool which the town's residents have been waiting on for over 40 years.
12	Whitewater Shopping Centre Ltd - Submitted by Robert Keran, John Spain Associates, 10 Lower Mount Street, Dublin 2	07/09/2011	The following is a summary of the main points raised in the submission; <ul style="list-style-type: none"> • Ensure that the LAP, while recognising the role and function of the Kildare Outlet Village, ensures that it operates within the strict terms of it's planning permission and does not have a detrimental impact upon other retail centres, such as Naas and Newbridge. • Refers to ABP section 5 declaration (attached to the submission) in relation to the type and range of merchandise sold in the outlet village needing to accord with the conditions of its planning permission, otherwise requiring a new planning permission for a material change of use. • Refers to planning policy and the need to support the role of town centres to ensure vitality and viability. Request that the future LAP include the following policy and objectives to support the above issues raised: <ul style="list-style-type: none"> • The existing Kildare Outlet Village Operates within the confines of its existing planning permission. • Enforcement action is pursued where this is not the case • Any proposals to rezone the site should be strongly resisted as they would seriously injure Kildare town centre and other higher order town centres in close proximity, such as Newbridge. • That the expansion of the outlet village be prohibited due to the impact that this would have on the vitality and viability of the traditional town centre.
13	Carmelite Order - submitted by Leona Quigley, John Spain Associates, 10 Lower Mount Street, Dublin 2	07/09/2011	Request that, for the planning reasons put forward in the submission, the subject sites [see map ref no. 18(a) & 18(c)] be rezoned from Objective 'F: institutional & Educational' to Objective 'C: New Residential' in the proposed Kildare LAP 2012-2018.
14	Lidl Ireland GmbH - submitted by Mark Brindley, the Planning Partnership, 2 Auburn Terrace, Sunday's Well Road, Mullingar, Co. Westmeath	07/09/2011	The submission outlines updated planning policy with regard to Discount Foodstores and reviews relevant parking standards with comparisons to neighbouring planning authorities. The submission outlines a number of proposals and issues to appropriately consider the expansion of the retail offer in Kildare by the inclusion of appropriate policy to facilitate Discount Foodstores and more suitable parking standards. It is stated that the submission is made in accordance with the objectives of pre-draft consultation; considers wider strategic issues and does not focus particularly on detailed locational, zoning or site specific issues which may be further raised or encountered at Draft Plan stage.

15	Pensar Ltd. & Macros Ltd. - submitted by Stephen Little, Stephen Little & Assoc., 6 Upper Mount Street, Dublin 2	07/09/2011	The submissions refers to lands at 'South Green' in Kildare Town which have been identified for many years as being a logical and appropriate expansion area for the town of Kildare. The submissions notes that'the Council have prepared an Area Action Plan for these lands since 2004, including detailed phasing provisions for these lands and our client is keen to retain the broad principles of that Plan so as to promote and ensure the sustainable development of the area, over the lifetime of the next Local Area Plan. Furthermore, the Council have prepared and approved a Part VIII scheme in 2006 which provides for the phased delivery of the key roads infrastructure facilitating the development of the South Green lands. The Department of the Environment and the Department of Education & Science have invested significantly in this location in order to realise the plan-led sustainable development of this area. Our client is seeking to ensure that the investment to date in the South Green area is utilised in the most efficient manner possible, whilst at the same time conform to the principles of sustainable development and the proximity and access to the Kildare Railway Station in particular. The Council is also invited to consider lands as being suitable to provide for a Park and Ride facility associated with the Railway Station.'
16	Loughlion Developments - submitted by Thomas Maguire, Maguire & Assocs., 6 Railway Terrace, Dublin Road, Naas, Co. Kildare	07/09/2011	The submission is made in respect of 9.97 ha (24.6 acres) of lands at Collaghknock Glebe and Kildare townlands in Kildare town which are currently zoned 'C: New Residential' under the current Kildare LAP 2002. The submission sets out the sites location, description, zoning history, planning history and development potential under the current LAP. The submission states that the continuance of residential land use on these lands will reflect the current planning situation and accord with the 'Core Strategy' as outlined in the Kildare CDP 2011-2017. The submission requests that the current zoning be retained on these lands.
17	Loughlion Developments - submitted by Thomas Maguire, Maguire & Assocs., 6 Railway Terrace, Dublin Road, Naas, Co. Kildare	07/09/2011	The submission is made in respect of 2.83 ha (7.0 acres) of lands at Kildare townland, west of Kildare town which are currently zoned 'B: Existing Residential' under the current Kildare LAP 2002. The submission sets out the sites location, description, zoning history, planning history and development potential under the current LAP. The submission states that the continuance of residential land use on these lands will reflect the current planning situation and accord with the 'Core Strategy' as outlined in the Kildare CDP 2011-2017. The submission requests that the current zoning be retained on these lands.
18	Curtmount Prosperities - submitted by David Mulchay, 67 The Old Mill Race, Athgarvan, Co Kildare	07/09/2011	This submission is made in respect of 51.3 ha (126.8 acres) of lands located at Greyabbey, Kildare town. The majority of the subject lands are contained within the existing LAP boundary, being zoned 'G1: Industry and warehousing', 'C2: New Residential' and 'G2: Office based Industry'. The submission sets out the sites location, description, zoning history, planning history and planning policy context. The submission seeks to rezone some of the subject lands within the development plan boundary and to zone the remaining lands indicated outside the development boundary. The submission states that the changes proposed fully accord with the proper planning and development of the area.
19	Curtmount Prosperities - submitted by David Mulchay, 67 The Old Mill Race, Athgarvan, Co Kildare	07/09/2011	This submission is made in respect of 16.3 ha of lands located on the northside of the M7 motorway to the southwest of Kildare town. The subject lands are contained within the existing LAP boundary, being zoned 'G2: Office based Industry'. The submission sets out the sites location, description, general context, planning history and planning policy context. The submission seeks to rezone the subject lands to 'D: Residential Commercial' in order to allow more flexibility in light of the current economic situation. The submission states in light of the proposed rezoning, the developer would be prepared to facilitate a new road objective through the lands, which would provide quicker and more convenient access to the motorway. The submission states that the changes proposed fully accord with the proper planning and development of the area.
20	Tom McCutcheon, Kildare Town Heritage Centre, Market Square, Kildare Town, Co Kildare.	08/09/2011	The issues raised mainly relate to improving and maximising the retail and tourism potential of the town and are summarised as follows: <ul style="list-style-type: none"> • Building and developing a wider variety of Business concerns operating in the Town • Revising Car Parking Policy in the Town Centre • Developing a Tour Bus Stop • Integrated Signage system • Provision of Public Toilets • Regulation of the Thursday Market • Addressing the limit range and quantum of tourist accommodation
21	Michael O'Sullivan, Dept Of Defence, Station Road, Newbridge,Co Kildare	09/09/2011	The submission relates to the former site of Magee barracks in Kildare town, which comprises a total are of c.26.3 ha (c.65 acres). The submission sets out the recent development history and planning history of the site. The submission states that following ongoing proposals between the Department and KCC, the site remains in the ownership of the Dept. of Defence and it will be disposed of, taking account of market conditions, so as to maximise the return to the Dept. The submission recognises the unique opportunity the site provides in the context of the future development of Kildare town, stating that the Dept. remains prepared to facilitate this, subject to receiving satisfactory return for the property. The submission states that the proposed LAP should allow for a mixed development of housing, retail/commercial and community activities on the site, with adequate access being a key requirement. The proposal to include a roadway through the site from the main entrance (Dublin Road) through to Mellita Road should stand. The options of further access points along Hospital Street and Dublin Street, through Ruanbeg and from both sides of Melitta Road should be considered. It is submitted that the development of a clear road network through the site would allow for phased development of the site, which will be of benefit of all interested parties. The submission also requests that arrangements for the taking in charge of a number of housing estates should be finalised through the LAP.

Appendix C- Pre- Draft Issues Paper for Kildare (Sept 2011)

Core Strategy

Kildare is designated as a ‘*Moderate Sustainable Growth Town*’ within the county settlement strategy set out in the Kildare County Development Plan (CDP) 2011-2017. This reflects its designation in the Regional Planning Guidelines 2010-2022 and is consistent with the National Spatial Strategy. The County Development Plan identifies a settlement hierarchy which defines and shapes the target population distribution, preferred growth locations and consequent land use zonings which will be implemented through Local Area Plans. Kildare town is targeted for a further 35% increase in population from its 2006 census population of 7,538 persons up to 2017.

It will be the role of the forthcoming Kildare Local Area Plan to plan for this level of growth in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas. The provision of strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required.

- How can the plan ensure the provision of strong social infrastructure in tandem with growth in population?
- What strategy can be used to reduce commuting levels and ensure sustainable levels of housing growth?
- Given its unique heritage, how can Kildare increase its tourism potential and generate spin-off's for local business?

Population

Kildare town experienced an upward trend in population between 1996-2006, increasing from 4,278 persons in 1996 to 7,538 in 2006. This represented a 76% population growth during this 10 year period. Residential development in the town has significantly decreased since 2006 and it is estimated that the 2011 population of Kildare is approximately 7,858. The target population figure for the town, as set out in the CDP is set at 10,679 for 2017.

Under the current Local Area Plan (and including the lands within the Magee Barracks LAP 2006) there are 162.7 hectares of undeveloped, uncommitted residential zoned land. In order to align with the CDP target population a zoning requirement of approximately 40 hectares is needed depending on varying densities. In achieving this end figure, a variety of options with regard to the existing zoning can be examined through the plan process such as phasing development, re-zoning and de-zoning.

Vision for Kildare

A Local Area Plan sets out a vision for the area it covers, specifies the type, amount and quality of development needed to achieve that vision, while seeking to protect and enhance the environment and amenities. Through the public consultation process a vision can be formulated, which represents the overarching aim of the new Plan and for Kildare into the future.

- What is your vision for the future development of Kildare for the period 2012-2018?

The County Development Plan aims to secure the sustainable growth of key towns such as Kildare. In terms of residential development, this means facilitating the development of new sustainable residential neighbourhoods in a sequential manner, as outlined in the Department of the Environment's Guidelines for Planning Authorities entitled '*Sustainable Residential Development in Urban Areas*', and delivering a quality of life in terms of amenity, convenience and safety. It also means that new neighbourhoods should integrate into the established surroundings and promote social inclusion, while providing a good range of community and support services in appropriate, accessible locations.

New neighbourhoods should also be connected, legible, attractive, well designed with a variety of adaptable dwelling types/sizes and densities, providing a sense of place and a high quality public realm. New residential areas also provide the opportunity to minimise transport demand by providing a mix of appropriate uses at the right location, prioritising walking, cycling and public transport and working towards reducing car dependency.

- *In what areas of the town should additional population growth be focused?*
- Are the housing needs of all sectors of our community being addressed in Kildare?
- What types of housing layout and types are appropriate for the town and at what density and height?

Retail and Town Centre Uses

There has been a substantial increase in new retail floor space in Kildare town within the last 10 years, with the Kildare Village Outlet Centre being the most significant new development. The Outlet Village takes full advantage of the town's location on the M7 motorway, but remains physically disconnected from the town centre. Within the town centre itself, one of the most significant changes to occur was the redevelopment of the southern side of Claregate Street with mixed use buildings including ground floor retail units. There have also been recent developments to address the shortage of convenience floor space (i.e. grocery shopping) within the town with Aldi opening a store on the Tully Road and a Tesco store currently under construction on a site to the west side of the town centre.

The 2005 County Retail Strategy identified that vacant retail floorspace in the town was nearly 3.8%, a level well below that which should cause concern. The position has, however, considerably changed in the interim period with 12 premises identified as vacant at the time of the Draft Kildare County Retail Strategy 2008 - 2016. These vacancies, in addition to the closure of other commercial premises in the town centre, have resulted in negative changes to its dynamics and ambience. Although the Kildare Outlet Village has raised the profile and attraction of Kildare Town and the County, its potential benefits for the town have not been harnessed to their maximum.

The development of any future retail and non-retail services in the town and local neighbourhood centres needs to be carefully planned and managed in order to protect and enhance the town's unique character while promoting vitality and viability that enhances the whole town.

Local Area Plan policies and objectives will align with the national guidelines on '*Retail Planning*' supporting the role of the town centre as the principal retail/commercial area, relying on the 'sequential approach' to focus new retail development in the town centre, prior to considering edge-of and out-of-town centre developments. The Local Area Plan is also informed by the Kildare County Retail Strategy 2008-2016, published in 2010. It is important to explore all opportunities for the re-use and regeneration of land and buildings, including the considerable backlands to the rear of buildings on Main Street and the lands to the north of the Kildare Village Outlet Centre. Encouraging high quality design and facilitating an appropriate mix of uses also help to ensure that the town centre provides a suitable focus for creating sustainable communities.

- How can the vitality and viability of the town centre be encouraged and how can footfall be increased?
- How can Kildare maximise the spin-offs from the Kildare Outlet Village to enhance the town centre?
- What is the best approach to encouraging the retention of existing uses, reducing vacancy rates and attracting new, diverse uses to the town centre?
- How can the town centre use its historic heritage to increase its retail potential, while facilitating the growth of local retailers?

Enterprise, Industry and Employment

Given the national economic decline experienced since 2008, it is imperative that Kildare can support and enhance enterprise and industry for a growing population, so as to sustain existing employment and provide new employment, appropriate to its size, role and potential. The new Local Area Plan will seek to encourage and sustain a diversity of employment opportunities, identify potential for inward investment and enhance the tourism economy. The Council aims to facilitate economic development and employment generating opportunities throughout Kildare by:

- Designating Kildare as a Secondary Economic Growth Town
- Appropriate zoning of lands in a range of sizes and locations
- Facilitating the provision of necessary infrastructure
- Continuing to develop a partnership approach and co-ordinating role with other agencies in pursuing investment opportunities.

- What are the "key drivers", "strengths" or "competitive advantages" of Kildare which can be harnessed to increase employment growth?
- How can the Kildare Local Area Plan support new businesses and different types of employment?
- Are there existing brownfield sites which may be appropriately re-used for new enterprise, employment and industrial uses?
- How can the tourism potential of the Kildare area be maximised and to increase its prominence as a place of interest?

Movement and Transport

The new Local Area Plan will promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. This includes ensuring that the design and layout of new developments provide permeability, linkages and connectivity to their surrounding areas, thereby minimising local trips by the private car, importantly, it also means ensuring new development takes place in the right location in proximity to public transport routes and near local services, reducing travel demand. Walking and cycling are important parts of the transport system of many towns. Walking and cycling routes should be continuous with links onto longer distance routes where possible.

- How can we develop successful streets that easily facilitate vehicles, cyclists, and pedestrians in our towns and housing areas?
- What transport objectives should be included in the new LAP and which objectives should take priority?
- Should parking standards for new developments reflect the need to reduce car dependency?
- What are the solutions to increase permeability by car, bicycle and foot in and around the town?
- How do we achieve greater linkages and permeability between existing and proposed housing areas? Where are the deficiencies in the existing linkages to the town centre, residential areas and employment centres at present?
- How can we make the town a safer place for pedestrians and cyclists?

(I) Water Supply and Quality

The Council's Water Services Investment Programme identifies where water and wastewater services should be provided and / or improved. Water supplied to the town is tested regularly and is consistently of the highest quality. Recent EU legislation (i.e. Water Framework Directive) requires that we manage our water system and protect water quality. Presently Kildare is connected to the Ballymore Eustace Reservoir, as part of the Mid-Regional Water Supply Scheme. Kildare town is also served by local well-fields, which supplement the regional water supply. Water supply is adequate to serve the present needs of the town in the medium term and will be enhanced in the future with the development of the River Barrow source in the longer term.

(II) Waste Water

The original Kildare Town Sewerage Treatment Plant was constructed in the mid 1930s. The current plant provides tertiary treatment and has a capacity of 9,700 population equivalent (pe) but is currently at capacity. Under the Water Services Investment Programme 2010-2012, the Design Build Operate Contract to upgrade the Waste Water Treatment Works (WWTW) to a capacity of 28,000PE commenced in November 2010 and is ongoing. The WWTW is scheduled to be upgraded by the end of 2012 and will then be adequate to serve the future projected needs of the town in the medium term. The new WWTW will discharge treated effluent to the River Barrow.

Surface Water Drainage

Local Area Plan policies and objectives seek to ensure the satisfactory and sustainable disposal of surface water, facilitating the upgrade in infrastructure where necessary and promoting sustainable urban drainage systems (SuDs) such as permeable surfaces, retention ponds and rainwater harvesting.

(III) Waste Management

Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling. A sustainable waste management system is necessary to attract commercial and industrial development within the town.

(IV) Energy Infrastructure and Communications

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided by a number of different service providers. Local Area Plan policies and objectives seek to facilitate the continuous development of these service facilities and networks at appropriate locations, subject to proper planning and sustainable development considerations.

- What infrastructure services need improvement and which should be prioritised?
- What issues do you consider should be examined when providing water supplies and waste water treatment upgrades for the locality?
- What do we need to do to promote waste reduction in Kildare?
- How can the LAP facilitate the adequate provision of telecommunications infrastructure?
- What are the energy networks needs within the Plan area? Is current broadband provision sufficient?

Social, Community and Cultural Development

Social vitality is fundamental to the success of any settlement. Open space, amenities and community facilities play an important role in the development of healthy and sustainable communities, ensuring a good quality of life, social interaction and social inclusion. Community infrastructure includes social, cultural, educational, health, religious and recreational facilities.

An expanding population, such as that in Kildare generates increased demand for the provision of services, community facilities, school places and amenities. It is imperative that these essential facilities are provided in tandem with new development and as new communities emerge. The primary role of the Planning Authority regarding social and community infrastructure is the provision of the planning framework in the Local Area Plan. This includes the zoning of sufficient lands at appropriate locations, to accommodate educational, community, leisure and recreational facilities along with providing the policies and objectives in the plan which support and facilitate future quality developments of this kind.

- How can the Local Area Plan assist in meeting community infrastructure needs?
- What additional community facilities should the plan provide for, that are not sufficiently provided for in Kildare?
- What are the additional educational needs for Kildare for both primary and secondary schools?
- Is there adequate provision of open spaces within residential areas and throughout the town?
- What are the health/medical facility requirements for the town for the future?
- Where could new facilities be located?

Built Heritage, Natural Heritage and Biodiversity

Built heritage includes both architectural and archaeological heritage and forms part of the history, heritage and character of the town. Some sites and monuments may be afforded dual protection and may be listed as both Recorded/National Monuments and Protected Structures. The Kildare County Development Plan 2011-2017 incorporates the Record of Protected Structures which are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical interest or value.

Kildare town is rich in archaeological and built heritage. The town is an important historic site because of its early monastic settlement and its Anglo-Norman infrastructure. There are 12 archaeological features of significance identified on the Record of Monuments and Places sites which are within the development boundary of the current LAP. Kildare town also includes a Zone of Archaeological Potential. The National Inventory of Architectural Heritage (NIAH) lists 101 buildings/groups of buildings within and adjoining the current Kildare town LAP boundary. The current Record of Protected Structures (RPS) set out in the County Development Plan includes 40 protected structures within Kildare town. The preparation of the Draft LAP will include a review all buildings listed for protection under the current LAP and those referred to in the NIAH. Where it is considered appropriate, additions to the current RPS will be made in accordance with the Section 55 of the Planning and Development Acts 2000-2010 (as amended).

Kildare County Council in association with the Heritage Council is currently preparing an Architectural Conservation Area (ACA) for Kildare town. The project will include the preparation of material for the promotion of the Kildare ACA and presentations of the ACA written statement. Public consultation will form an integral part of the process. The Draft LAP will seek to implement the findings of these reports and include these recommendations as policies within the plan.

Natural heritage in Kildare includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity and recreational activities of the town. There are a number of designated sites which are safeguarded under European legislation. In formulating policies and objectives for the new Plan, Kildare County Council must consider the EU Habitats and Birds Directive as well as national legislation such as the Natural Habitats Regulations, 2007.

Kildare town adjoins the Curragh Plains which is designated as a proposed Natural Heritage Area (pNHA). Kings Bog, a reclaimed raised bog area and conifer plantation, is located 4km to the south of the town centre and outside the current development boundary for the town. A habitats survey for Kildare Town and wider environs was undertaken in 2007. The survey included the preparation of a composite map which comprehensively describes the landscape in terms of its habitats. This survey information will be used to prepare

policies for the protection of local natural habitat under the Draft LAP.

- Are there structures which you consider should be added to the Record of Protected Structures?
- What are the elements of the built heritage that express the special character of the area?
- How can the plan encourage the protection, maintenance and improvement of ecosystem functioning and ecological connectivity within the between designated sites and other areas of biodiversity value?
- How do we best manage the environmental resources available to deliver environmental, social and economic benefits to the local area?

Urban Design

The quality of our built environment affects the quality of our lives. It is considered that good urban design is essential if Kildare is to deliver attractive, high quality, sustainable places to live and work. The principles of good urban design and the future built form are fundamental elements to creating; maintaining and enhancing a sense of place, ensuring that Kildare remains an attractive place to live, work and visit. The design, layout and appearance of the built environment can affect the quality of people's lives, as well as impacting on the image and economy of an area.

It is important to protect this distinct character and to enhance the quality of the built environment so as to enable people to continue living in attractive and safe surroundings, and to ensure a similar standard for future generations.

This can be achieved through promoting new development, places and spaces that are of high quality, which promote sustainable lifestyles, are appropriately scaled, are responsive to their contextual surroundings, amenity, heritage, environment and landscape of the town and contribute to the future potential of the area. Design Briefs will be prepared for a number of key sites in the town centre as part of the new Local Area Plan. The former Magee Barracks and the lands to the north of Kildare Village Outlet, Centre are two of these key sites. These design briefs will assist and provide guidance to the different parties involved in the planning process- landowners, developers, agents, design teams and the Planning Authority.

- Is there a need for more public/civic space areas, if so where should these be located?
- How can new developments respond well to their surroundings?
- What elements of Kildare do you think create a sense of place?
- What is considered a landmark building/structure in Kildare where should future landmarks structures be located?
- How important are the detailed design elements of buildings such as roof styles, materials, chimneys, windows and what type of design treatment of these elements would suit the town best?
- What areas/sites in the town should specific design briefs be prepared for?
- How can the Local Area Plan promote improvement in the quality of the built environment?

Appendix D – Pre-Draft Submissions Map

(See attached Maps)