

PLANNING DEPARTMENT
KILDARE COUNTY COUNCIL
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MONASTEREVIN DEVELOPMENT PLAN 1996



Dublin Street,
Monasterevin

1:0 INTRODUCTION5

1:1 PERIOD OF THE PLAN5

1:2 PLAN AIMS5

1:3 STATUS, CONTEXT AND CHARACTER5

1:4 DEMOGRAPHY6

1:5 INDUSTRY AND EMPLOYMENT6

1:6 UTILITY SERVICES8

1:6:1 SEWERAGE8

1:6:2 WATER8

1:7 REFUSE COLLECTION8

1:8 ELECTRICITY SUPPLY BOARD9

1:9 TRANSPORTATION AND COMMUNICATIONS9

1:9:1 ROADS AND TRAFFIC9

1:9:2 CAR PARKING9

1:9:3 PUBLIC TRANSPORTATION10

1:9:4 TELECOMMUNICATIONS10

1:9:5 POSTAL SERVICES10

1:10 HOUSING11

1:10:1 SOCIAL/PUBLIC HOUSING11

1:10:2 PRIVATE SECTOR HOUSING11

1:11 COMMUNITY FACILITIES12

1:11:1 EDUCATIONAL FACILITIES12

1:11:2 LIBRARY FACILITIES13

1:11:3 FIRE SERVICE13

1:11:4 GARDA SERVICE13

1:11:5 PLACES OF WORSHIP13

1:11:6 GRAVEYARDS14

1:11:7 HEALTH FACILITIES14

1:12 RETAILING15

1:13 RECREATIONAL FACILITIES15

1:14 AMENITY AND CONSERVATION17

1:15 OBSOLETE AREAS18

1:16 AGRICULTURAL LAND18

1:17 TOURISM18

1:18 DEVELOPMENT CONTROL19

1:19 ZONING19

1:20 INFILL DEVELOPMENT19

1:21 POLLUTION CONTROL.....19

1:22 WILDLIFE ACT.....19

1:23 LITTER ACT.....19

1:24 TRAVELLERS' SETTLEMENTS.....19

1:25 CONTRIBUTIONS.....19

1:26 FINANCE AND IMPLEMENTATION.....20

1:27 RESOURCES AND ORGANISATION.....20

2:0 INTRODUCTION.....21

2:1 DEVELOPMENT AREA BOUNDARY.....21

2:2 ZONING.....21

(A) TOWN CENTRE.....21

(B) EXISTING RESIDENTIAL/INFILL.....23

(C) NEW RESIDENTIAL.....23

(D) RESIDENTIAL/COMMERCIAL.....24

(E) AMENITY/OPEN SPACE.....24

(F) COMMUNITY/EDUCATION.....24

(G) INDUSTRIAL.....24

(H) RESIDENTIAL/TOURIST.....24

(I) AGRICULTURAL.....25

2:3 APPLICATION OF ZONING POLICY.....25

2:4 NON-CONFORMING USES.....25

2:5 USE ZONING OBJECTIVES.....25

2:6 TRANSITIONAL ZONING.....25

2:7 SPECIFIC OBJECTIVES.....27

2:8 UTILITY SERVICES.....27

(1) SEWERAGE.....27

(2) WATER SUPPLY.....27

2:9 TRANSPORTATION.....27

2:10 HOUSING.....29

2:11 OBSOLETE AREAS AND RENEWAL.....30

2:12 COMMUNITY AND EDUCATION OBJECTIVES.....30

2:13 AMENITY AND RECREATION.....31

2:14 ITEMS FOR PRESERVATION.....32

2:15 INDUSTRIAL OBJECTIVES.....34

2:16 AGRICULTURAL OBJECTIVES.....35

2:17 RETAIL/COMMERCIAL OBJECTIVES.....35

2:18 TRANSPORTATION OBJECTIVE.....35

3.0 GENERAL.....36

3.1 DEVELOPMENT STANDARDS.....36

3.1.1 ZONING.....36

3.1.2 SITE COVERAGE.....36

3.1.3 PLOT RATIO.....36

3.1.4 PARKING.....37

3.1.5 BUILDING LINES.....37

3.1.6 PETROL FILLING STATIONS.....39

3.1.7 HEAVY VEHICLE PARKING IN RESIDENTIAL AREAS.....40

3.1.8 INDUSTRIAL DEVELOPMENT.....40

3.1.9 RETAIL DEVELOPMENT.....40

3.1.10 URBAN RENEWAL INCENTIVES.....41

3.1.11 CARE FOR PEOPLE WITH DISABILITIES.....41

3.1.12 TOURIST CARAVAN PARKS.....41

3.1.13 GAMING AND AMUSEMENT ARCADES.....42

3.1.14 ENVIRONMENTAL IMPACT ASSESSMENT.....42

3.2 RESIDENTIAL DESIGN STANDARDS.....42

3.2.1 GENERAL.....42

3.2.2 RESIDENTIAL DENSITY.....42

3.2.3 MINIMUM REAR GARDEN SIZE.....42

3.2.4 APARTMENTS.....43

3.2.5 ROAD LAYOUT.....44

3.2.6 HOUSE TYPES.....44

3.2.7 BOUNDARIES.....45

3.2.8 SERVICES.....46

3.2.9 STREET LIGHTING.....46

3.2.10 ROAD NAMES.....46

3.2.11 STANDARD OF CONSTRUCTION.....46

3.2.12 OPEN SPACE AND LANDSCAPING.....47

3.2.13 BONDING TO SECURE COMPLETION OF DEVELOPMENTS.....47

3.2.14 CONTRIBUTIONS.....48

3.3 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS.....48

3.3.1 GENERAL.....48

3.3.2 SHOP-FRONTS.....48

3.3.3 SHOP-FRONT ADVERTISING.....49

3.3.4 CANOPIES.....50

3.3.5 ROLLER SHUTTERS.....51

3.3.6 BRAND AND CORPORATE ADVERTISING.....51

3.3.7 OUTDOOR ADVERTISING STRUCTURES.....52

3.3.8 UNAUTHORISED DEVELOPMENT.....52

3.4 AGRICULTURAL DEVELOPMENT.....53

3.4.1 GENERAL.....53

3.4.2 POLLUTION CONTROL.....53

3.4.3 DESIGN.....53

3.4.4 TREE PLANTING/HEDGEROWS.....53

3.4.5 AGRICULTURAL-RELATED INDUSTRY.....54

3.4.6 HOUSING IN THE AGRICULTURAL ZONE.....54

3.4.7 DRAINAGE AND INDIVIDUAL HOUSES.....55

3.5 PLANNING ADVICE AND GUIDANCE.....55

Monasterevin Development Plan 1996

3:5:1 PLANNING ADVICE CLINICS.....55

3:5:2 PUBLICATION OF GUIDANCE.....55

3:5:3 CO-OPERATION WITH VOLUNTARY BODIES.....55

INTRODUCTION AND POLICY

PART ONE

1:0 INTRODUCTION

Monastererevin 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 and comprises 255 hectares (630 acres). Reference to the Council in this 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 the Plan is to set out a framework for the physical growth of Monastererevin so that development may 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 the basic policies and objectives, the implementation of which will contribute to the achievement of this aim.

The Development Plan for Monastererevin consists of this written statement and two maps of the town at scale 1:2500.

1:3 STATUS, CONTEXT AND CHARACTER

Monastererevin is located on the River Barrow, just south of its confluence with its tributary, the River Figlie. At one time Monastererevin, was so aptly described as 'The Venice of Ireland' with no fewer than 26 bridges within a half mile of the town. The town is located on the N7 a highly trafficked route linking Cork, Dublin and Limerick. It is situated approximately 5 miles south west of Kildare Town and 6 miles south east of Portlannington.

Monastererevin derives its name from St. Evin's monastery which was founded in the 6th century. It is not known when this monastery fell into decay, being so close to the eastern seaboard very likely it was ravaged by the Norsemen in common with so many others in Ireland. The site of the monastery is at Moore Abbey.

Erected early in the 17th century, the present Moore Abbey building is an extensive Georgian style mansion. It was originally the seat of the Moores, Earls of Drogheda. The Sisters of Charity of Jesus and Mary purchased Moore Abbey in 1948 and at present reside there where they provide a day and residential centre for persons with mental handicap.

The Grand Canal, Barrow line was completed as far as Monastererevin in 1786 and this together with the development of the railway in the town led to the growth of the town.

Moore Abbey and Monasterevin Distillery (Cassidy's) provided constant employment in the town which in turn led to a growth in population. This era of prosperity continued into the nineteen twenties when the distillery closed.

1:4 DEMOGRAPHY

Between the years 1966 and 1971, Monasterevin experienced a yearly increase in population of 2.4%. This percentage growth increased to 3.2% in the next decade. Since this however, there has been a dramatic decline in this rate of growth with present rates at less than a half a percent per annum. Table 1 below sets out population figures for Monasterevin for the period 1966 to 1991 with projected figures carried out by the Planning Department until the year 2001. This projection was based on the natural increase in population, migration levels, economic and social trends and the continuing urbanisation/centralisation of population.

Monasterevin has a relatively young population with almost 45 percent of the population under 25 and 74 percent under 45 years. Comparable with many towns in the county, however, the population under 14 is declining as is the population under 24 but to a lesser degree.

Travel to work statistics from the 1986 census would indicate the importance of local employment with almost 60 per cent travelling less than 3 miles to work. A small percentage travel greater than 30 miles to work, which may represent those commuting to the greater Dublin area.

TABLE 1 POPULATION FIGURES FOR MONASTEREVIN 1966 - 2001

Year	1966	1971	1981	1986	1991	1996*	2001*
Population	1412	1620	2146	2180	2224	2261	2300

Source: Census of Population 1966-1991

* Projections carried out by the Planning Department, Kildare County Council.

In projecting future populations, it was assumed that the rate of population expansion in the period 1966 to 1981 were unlikely to be repeated in the near future in Monasterevin. Trends are more likely to be similar to those since 1986 where modest growth rates were experienced. 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. The exact extent of this increase is impossible to forecast at this stage.

1:5 INDUSTRY AND EMPLOYMENT

Monasterevin has some long established sources of employment with a concentration of textile industries. Samuel E. Holmes was founded in the town on the site of Cassidy's Distillery in 1900. Tyna Knitwear was set up in the town in 1954. Moore

Abbey was established in the town in 1948 and provides care for persons with mental handicap and Avonmore Dairies are operating in the town for over 25 years.

The State Forest Centre with an office on the Athy Road is responsible for the Monastererevin Forest which covers an area of 3,000 hectares. It employs 4 people on a full time basis, but provides indirect work on a contract basis to a number of others. Bord Na Mona also provides some seasonal and contract work to residents of Monastererevin at Killyberry and Umeras.

There are a number of FAS schemes in operation in the town including Monastererevin Parish Development Scheme which is responsible for environmental improvements throughout the town, caretaking of the schools and GAA pitch and secretarial work in the schools. There are approximately 15 people employed for 20 hours per week for a 52 week period on this scheme. A team work scheme in Moore Abbey employs 15 care assistants for between 6 and 12 months. The Barrow Drainage Board are presently working in the town with the assistance of 18 FAS employees. The completion of their work is expected in July 1994. Monastererevin Community Council is, in co-operation with FAS developing an amenity park beside the Barrow Bridge and aqueduct. There are 4 people employed on this scheme.

Service employment in the town is provided by the schools, Moore Abbey, the hotel and the various shops and offices in the town.

There are at present approximately 215 persons unemployed in the town and surrounding areas.

Table Two lists the main employers in the town and surrounding areas and their main business activity.

Table 2

Employers	Location	Main Business Activity
(1) Avonmore Creameries	Cowpasture	Farm Supplies
(2) S.E. Holmes	Dublin Rd.	Engineering
(3) Moore Abbey	Moore Abbey	Care for Handicapped Persons
(4) Tyna International Ltd.	Whelan St	Knitwear
(5) West End Knitwear	Market Sq.	Knitwear
(6) New Lodge Knitwear	Kildare Rd.	Knitwear
(7) Kildare Knitting Company	Malt House	Knitwear
(8) Timbercraft	Cowpasture	Furniture Man.
(9) Deepark Knitwear Ltd.	Moore Abbey	Knitwear

The Industrial Development Authority owns 2 hectares (5 acres) of land which is available for development if the need arises. At present, the only occupant is Timbercraft which is located in the premises previously occupied by Sport Tricot. Despite the long tradition of industry in the town, Monastererevin is overshadowed by

places such as Droichead Nua which has a stronger industrial base than most towns in the county.

It is the policy of the Council to:-

- 1) encourage and facilitate the expansion of existing industry in the town and to attract new industry by making serviced and zoned land available for industry;
- 2) co-operate with the IDA in attracting new industry to the town;
- 3) encourage future industrial development to locate outside the town centre area.

1:6 UTILITY SERVICES

1:6:1 SEWERAGE

The sewerage treatment works is located beside the River Barrow on the Portlaoise Road. This primary treatment works is grossly overloaded and it is proposed to replace it.

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.

1:6:2 WATER

At present water supply to Monasterevin is from two wells located at Ballykelly and Lughill. The present system is old and is prone to frequent breakdowns. Low water pressure in the town is frequent due to the old pumps and in particular the area around the reservoir at Kill suffers from poor water pressure when the reservoir level drops. The reservoir has a small capacity and storage is not adequate.

Some small extensions to the scheme has taken place from the regional scheme in the last 8 years, however, the present network within the town is old and much of it is in need of renewal. Plans are in existence to extend the regional water supply to the town and also to construct a new reservoir beside the old one on the Athy Road.

It is the policy of the Council to:-

- 1) provide water in sufficient quality and quantity to serve the needs of existing population and future population and also to facilitate existing and future industrial and commercial developments.

1:7 REFUSE COLLECTION

Monasterevin is serviced by a once weekly domestic refuse collection. Refuse is disposed to the Council's central landfill tip at Silliot Hill near Kilcullen. This service is

deemed adequate at the moment and will be extended as the need arises. There is also a private collector of refuse in the area.

It is Council policy to co-operate with local groups to reduce the incidences of littering in the town.

1:8 ELECTRICITY SUPPLY BOARD

There are no stations in Monasterevin and the E.S.B. has no plans at present to construct any. A station located in Kildare supplies electricity to Monasterevin. Winter peak demand is 1 MVA.

1:9 TRANSPORTATION AND COMMUNICATIONS

1:9:1 ROADS AND TRAFFIC

Monasterevin is situated on the main Dublin to Limerick Road (N7). The road caters for National, County and local traffic. It is approximately 72 km from Dublin. Monasterevin does not experience any severe traffic problems as the N7 (Dublin/Limerick Road) passes through the southern end of the town and does not affect the main street.

The annual average daily traffic passing through the town in 1988 was 10,488 vehicles per day with 15.23% heavy commercial vehicles. By 1991 this figure had risen to 10,994 v.p.d. with 16.13% H.C.V.

The Council is investigating the proposed line for a new by-pass of the town to motorway standard to the south of the town to cater for through traffic.

It is the policy of the Council to:-

- 1) protect the route of the proposed by-pass from development;
- 2) carry out improvements to footpaths, dangerous bends and junctions as are financially feasible subject to planning and design constraints;
- 3) control developments along the National Primary Route (N7) to avoid additional exits, and where possible to close additional exits.

1:9:2 CAR PARKING

At present, parking is mostly along the streets and this appears to be adequate. Unless the situation changes dramatically, the provision of an off-street car park is not anticipated.

It is the policy of the Council to monitor the existing parking situation and provide off-street parking should the need arise.

1:9:3 PUBLIC TRANSPORTATION

Iarnrod Eireann

At present there is no train service to Monastererevin and Iarnrod Eireann has no plans to introduce a service in the near future. The new South Western Commuter Rail Service which is scheduled to commence in early 1994 will serve Kildare Town, located approximately 5 miles from Monastererevin and will also serve its residents. The old Station is still owned by the Iarnrod Eireann and is part leased. It is listed for preservation in Part Two of this Plan.

Bus Eireann

Monastererevin is located on the Dublin-Cork, Dublin-Limerick Dublin-Portlaoise bus routes. 7 buses depart Monastererevin for Dublin with stops in Kildare town, Droichead Nua and Naas on a daily basis with an additional service on Fridays. A reduced service operates on Sundays with 5 departures. There are 8 daily departures from Monastererevin with one less on Saturdays, some of which serve Portlaoise, Mountrath, Limerick and Cork On Sundays there is a reduced service with only 4 departures.

It is the policy of the Council to:-

- 1) co-operate with Bus Eireann in the provision of a better public transportation service to the town;
- 2) promote the re-opening of the railway station in the town in the future.

1:9:4 TELECOMMUNICATIONS

Monastererevin is served by a digital remote subscriber unit parented off Naas A.X.E. There are 717 working lines in the town. There are no waiting lists in Monastererevin and Telecom Eireann plan to continue to give service 'on demand'.

It is the policy of the Council to co-operate with Telecom Eireann in the provision of telecommunication services to Monastererevin.

1:9:5 POSTAL SERVICES

An Post provide the statutory postal services for Monastererevin. The sub-post office is located on Dublin Street having relocated from the Main Street in March 1993. It is the policy of the Council to ensure the retention of this service to the town.

1:10 HOUSING

The 1991 Census of Population lists Monasterevin as having a population of 2224 persons with 569 households giving an average occupancy of 3.9 persons per house. However, this figure is somewhat distorted with the existence of Moore Abbey, if the figure for numbers of people in residence in the Abbey were subtracted, then the average occupancy figure would be 3.62.

Most of the housing in Monasterevin is located to the east of the town with a concentration to the north east of the town comprising St. Evin's Park and Cowpasture. The town centre also has a high residential content. Permission has been granted for nearly 100 houses, which includes single houses and small housing schemes since the last Plan. There remains some undeveloped zoned residential land in the town. However, the existing water supply to the town is inadequate to cope with any major housing developments and it is the Council's policy to encourage further housing development in the town once the water supply situation is improved.

1:10:1 SOCIAL/PUBLIC HOUSING

A total of 27 Local Authority houses has been constructed at St. Evin's Park since the 1985 County Development Plan. It is proposed to build 20 co-operative houses on lands owned by the Council at Cowpasture. The Council is at present involved in the construction of 8 houses at Drogheda Row on an .41 acre obsolete site. The Council is also investigating possible sites for further infill residential development in Monasterevin. The Council at present owns an area of approximately 28 acres in the town. Part of this is currently occupied by a Pitch and Putt Course on the 10.5 acre site around Together House. The remaining land in Council ownership is to the rear of St. Evin's Park, Drogheda Row and in the townlands of Cowpasture and Barraderra.

There are at present 62 persons on the Council housing waiting list for the town.

1:10:2 PRIVATE SECTOR HOUSING

Prior to the 1985 Plan, the private housing market was fairly stagnant, with most developments consisting of single houses or development by the Local Authority. Since then there have been some small housing developments - Abbeyview and Woodview on the Dublin Road. There has also been a number of single dwelling built particularly in Oldgrange, Gorteenona and Ballyfarsoon. There has also been a modest growth in the number of apartments in the town.

It is the policy of the Council to:-

- 1) provide and facilitate the provision of housing to meet existing and future housing needs of private and social housing;
- 2) encourage variety in the density of development and in the form, size and type of dwelling within residential areas;
- 3) co-operate with Voluntary and Co-operative Housing Groups in the provision of social housing;

- 4) provide and facilitate the provision of infill housing, including the conversion of existing buildings in the town centre to residential use;
- 5) provide a mixture of Local Authority and private housing in new residential areas;
- 6) encourage the owners of properties in central areas to use the upper floors of their premises for residential use where commercial use is undesirable or not feasible;
- 7) ensure a high standard of design and layout of residential areas;
- 8) encourage the maintenance of open spaces in residential areas;
- 9) provide land to residential associations in the provision of residential amenities.

1:11 COMMUNITY FACILITIES

1:11:1 EDUCATIONAL FACILITIES

Educational facilities in Monastererevin comprise three primary schools and one secondary school.

Primary

1) Scoil Naisiunta Eimhin Naofa

Located beside the Parochial House on Drogheda Street, St Evin's National School (Scoil Naisiunta Eimhin Naofa) was opened in 1979. However, the school has been in existence since 1906 in an older premises nearer the convent on Drogheda Street. The school is run by the Mercy Order of nuns. There are over 300 pupils on the roll - a figure which has declined since the last Plan. The school is a girls school but caters for boys to junior level.

There are eleven classrooms and an Assembly/Physical Education Hall in the school. With a teaching complement of eleven teachers this figure includes a remedial teacher. At present school sports facilities are inadequate for the number of pupils but there are plans to convert an area of land to the rear of the school for recreational purposes. After school hours school facilities are used mainly for school related activities including parent council meetings, parenting courses etc.

2) Christian Brothers National School

The Christian Brothers National School is located on Drogheda Street. Built in 1968 it has 6 classrooms, however use is also made of a classroom in the old school beside the St. Peter and Paul Church. There are nearly 170 pupils, a figure which has not varied since the last Plan. The school has 6 teachers. There is a playing pitch beside the school which is owned by the Christian Brothers and used by the school. There are no plans at present to extend this school. School facilities are used by Monastererevin Bridge Club.

3) St. John's Number 2 School National School

Built in 1832 and extensively refurbished in the last five years this Church of Ireland school is located on Drogheda Street. It has twenty pupils with this figure varying slightly from year to year. There are two classrooms and one teacher. There are no plans to extend the school in the near future. Recreational facilities are inadequate and the school uses secondary school and GAA facilities. School facilities are used by Church organisations for meetings etc.

Secondary

St Paul's Secondary School

St. Paul's, a co-educational school is the only secondary school in the town and is located off Drogheda Street with access from Whelan's Row and West End. It has 17 full-time and one part time staff with 8 ordinary, 7 specialist classrooms and a gymnasium. There are over 300 pupils at present attending the school which represents an increase of 25% since the last plan. The school was built in 1986 having existed as a standard accommodation for a number of years. The school uses local GAA facilities and a number of sports clubs use school facilities.

1:11:2 LIBRARY FACILITIES

Monastererevin has had a public library since 1927. The library premises are located on the Square and are open to the public three days per week. For the population it serves the Library is inadequate. It is hoped to provide a bigger premises within the period of the Plan.

1:11:3 FIRE SERVICE

Monastererevin has one of the six fire stations in the county. Built in the 1940s it is situated on the Main Street. In 1976, it was extended from a one bay to a two bay station. There are no plans to extend the station within the period of this Plan.

1:11:4 GARDA SERVICE

The Garda Station is located on Main Road having moved to this new premises in September 1991 from Drogheda Street. There are three officers attached to the station which covers Monastererevin and surrounding areas including parts of County Laois. There are no plans at present to extend this existing station. It is the policy of the Council to seek an expansion of this service.

1:11:5 PLACES OF WORSHIP

There are three Churches in the town:-

(1) St. Peter & Paul Roman Catholic

St. Peter and Paul's Catholic Church is a listed building located on Drogheda Street. Designed by William Deane Butler, it was first opened in 1847. It has a seating capacity of 600 and serves approximately 1400 families. The parish extends as far as Nurney and Kildangan.

(2) St. John's Church of Ireland

Built in 1772, the Church of Ireland Church is located on Main Street. It has a seating capacity of 250 which serves 70 families in the area and is deemed adequate at present.

There are no planned extensions to the Church at present. Both the Church and its early 18th century gates are listed as items for preservation in Part Two of this Plan.

(3) Our Lady's Chapel

There is a mortuary Chapel located at the junction of Canal Harbour and Drogheda Street. It was opened in 1990 having been changed from an old schoolhouse.

1:11:6 GRAVEYARDS

The 'New Cemetery' is located on the Athy Road and serves as a graveyard for both Catholic and Church of Ireland parishioners. It was opened in 1958 and is deemed adequate to meet the needs of the population at the moment. The graveyard around St. John's Church on Main Street is still used.

There are also a number of disused graveyards in the vicinity of the town, and it is the policy of the Council to encourage the continued upkeep of these graveyards in a sensitive manner.

1:11:7 HEALTH FACILITIES

(1) Eastern Health Board

The health centre is located on Drogheda Row. The facilities are deemed adequate at present and there are no plans to upgrade or extend existing facilities. A public health nurse is in attendance five days per week for one hour daily. Other services offered include immunisation, developmental and a community welfare officer. These are available on selected days or by appointment.

(2) Moore Abbey

Moore Abbey was established in 1948 as a day and residential training centre for persons with mental handicapped by the Sisters of Charity of Jesus and Mary. At present there are 170 persons in residence with 115 persons attending the sheltered workshop. There are 200 personnel in the Abbey.

There are no plans at present to extend the Abbey and existing facilities are deemed adequate. Some upgrading of facilities will take place in the future.

It is the policy of the Abbey to provide residential accommodation for persons with mental handicap in the community and the Order have a number of such houses in Monastererevin and hope to provide more.

Some local school children and other organised groups which cater for persons with physical or mental handicap use facilities of Moore Abbey subject to prior arrangement with the Abbey and insurance requirements.

It is the policy of the Council to, provide for and encourage the development of health and community facilities in Monastererevin in conjunction with the Eastern Health

Board, The Sisters of Charity of Jesus and Mary and other voluntary and community organisations.

1:12 RETAILING

Monastererevin town provides a range of goods and services to its residents and surrounding hinterland. The main shopping area is the Market Square which has a diverse mixture of land uses including shops, offices, public houses and industry. However, shopping areas extend to Dublin Street, Main Street, Moore Street, Whelan's Row, Drogheda Street and a local shopping centre at Cowpasture Crossroads. The Council encourages the use of central areas for retail purposes where they are not in conflict with the residential amenities of that area.

From a survey conducted by the Planning Department in November 1993, it emerged that there are 41 retail (includes shops, public houses and restaurants) establishments in the town with a number of vacant premises. Most of the businesses in the town are family owned and managed.

Monastererevin faces competition from Newbridge (located approximately 10 miles from Monastererevin) and Portlaoise (located approximately 12 miles from the town) which is a rapidly developing district/regional retail centre.

With the completion of the proposed by-pass it is expected that the overall impact on retailing in the town should be positive with the improved accessibility of the town together with reductions in the levels of congestion, pedestrian/vehicular conflict, community severance and pollution Monastererevin like the towns which have already been by-passed should benefit.

It is the policy of the Council to:-

1) prohibit large scale out-of-town shopping centres as these would adversely affect the viability of the commercial core of the town;

2) ensure that all new shopping developments will be integrated sympathetically with the existing town structure;

3) encourage the intensification of commercial activities through the use of upper floors for commercial purposes.

1:13 RECREATIONAL FACILITIES

CYMS Hall - St Evin's branch of the Catholic Young Mens Society of Ireland was established in Monastererevin in 1927 in the premises it now occupies. The site on which the hall is built was occupied up to 1921 by a Royal Irish Constabulary Barracks. Many parish organisations avail of this hall for badminton, bingo, meetings, lectures and fundraising events.

The Council Hall, an old Methodist Church, located on Main Street is also used for public gatherings. The den located on Drogheda Street provides facilities for boy scouts and girl guides.

There are a large number of sporting organisations in the town including Ballykelly and Monasterev G.F.Cs, Rosglas Hurling Club, Monasterev tennis club, Monasterev A.F.C., fishing club and two gun clubs.

Ballykelly GFC owns a clubhouse and pitches to the north of the town. To the east of the town Monasterev GFC owns a pitch and pavilion and have carried out improvements since the last plan. Monasterev AFC plan to improve their facilities with the provision of changing rooms. The Monasterev tennis club comprises two hard surfaced courts and is located on Whelan's Row. St. Paul's secondary school's gymnasium is open to clubs in the town.

A par three golf course has recently been opened to the north of the town and there is also a Pitch and Putt Course on Council owned land around Toghher House.

The wooded demesne of Moore Abbey also provides opportunities for recreation. Recreation facilities in Moore Abbey are also available to the public but on a restricted basis. The system of waterways comprising the River Barrow and Grand Canal provide an opportunity for a wide variety of leisure time activities. The Office of Public Works has as a national policy the maintenance and upgrading of the canal as a public amenity. The Council will preserve the canal environment and develop in co-operation with the Office of Public Works the historical, amenity and recreational aspects of the waterways. An amenity scheme is being carried out by FAS workers beside the railway and Barrow Bridge and should provide opportunities for passive recreation.

There is an historical trail in the town. The Gerald Manley Hopkins International Summer School is held in the town in July of each year and there has been a memorial erected on Moore Street to honour the poet.

It is the policy of the Council to:-

- 1) co-operate with local groups in the provision of recreational and social facilities for the town;
- 2) encourage the provision of improved and more varied social, cultural and sporting facilities to serve the needs of the town;
- 3) insist on the provision of usable open space for both active and passive recreational activities in all new housing developments;
- 4) co-operate and assist local groups in the development of amenity areas in the town;
- 5) aid with the development of the canal and river as important recreational and amenity assets to the town.

1:14 AMENITY AND CONSERVATION

The modern town of Monasterevin dates from the 18th century when the town underwent extensive re-planning and development. The town, which had previously consisted of one long winding street was transformed by developing a rectilinear street plan. The Main Street became a straightened version of the older winding street with three-storied Georgian-style houses lining one side with their gardens on the other side leading to the River Barrow. The Council is at present negotiating with the owners of these gardens with a view to developing a riverside park. A second parallel street was laid out to the east and joined to the Main Street by several short connecting streets. This rebuilding of Monasterevin took place in the period 1760-1880 and included the resting of the bridge over the River Barrow, the virtual rebuilding of Moore Abbey and the creation of a large wooded demesne. This wooded area is an important recreational resource to the town of Monasterevin as admittance by the public is permitted. This wooded area forms a pleasing view from the town.

A spur of the Grand Canal was taken into the town and this opened up the backlands between Main Street and Drogheda Street. While the commercial viability of the canal was short lived its construction has had a lasting impact on the layout and character of the town creating interesting relationships between the River Barrow, the branches of the canal and street pattern. It has also left a legacy of items of architectural and historical interest associated with the canals. The Office of Public Works wish any redevelopment of these old canal buildings would be carried out in a manner which would retain their importance on the system. The Grand Canal together with its associated warehouses, aqueduct, bascule bridge and agents house are important elements in the amenity and architectural quality of the town. There are also a number of other items of interest in the town which are listed for preservation in Part Two of this Plan.

The large volume of traffic which passes through the town (see 1:9:1) has severe environmental impacts on Monasterevin. The Council is at present investigating a by-pass of the town. On completion of this, Monasterevin will have a better environment.

It is the policy of the Council to:-

- 1) preserve items of artistic, architectural, historic or townscape as listed in Part Two of this Plan;
- 2) protect the existing street pattern by maintaining the existing street lines and in particular buildings at street corners;
- 3) improve existing streetscape through landscaping and undergrounding of overhead wires;
- 4) prevent development, and in particular advertising which would be injurious to the architectural and historic amenities of the town;
- 5) preserve trees or groups of trees through the use of Tree Preservation Orders and other measures;
- 6) protect and improve all existing public rights-of-way and to create further rights-of-way where necessary;
- 7) encourage urban renewal schemes.

1:15 OBSOLETE AREAS

A comprehensive survey of derelict sites in Monasterevin has been carried out by the Council. With the view to their elimination, the provisions of the Derelict Sites Act will be applied to them. There have been a number of planning applications for the re-development of derelict sites in the town notably at Bell Harbour and the old distillery site on Dublin Road and have been welcomed by the Council. 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.

It is the policy of the Council to:-

- 1) encourage the renewal of obsolete areas within the town;
- 2) facilitate development of derelict sites by the relaxation of some development control standards as outlined in Part Three of this Plan;
- 3) compulsorily purchase derelict sites and develop them as far as financial and other considerations permit.

1:16 AGRICULTURAL LAND

There is a sizeable amount of agriculturally zoned land within the Development Plan boundary. It is the policy of the Council to:-

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

1:17 TOURISM

The Council recognises the importance of tourism to the economy of the town. Monasterevin has a number of tourist attractions including the Grand Canal and the river Barrow which provide opportunities for boating, fishing, walking and nature appreciation. The Gerald Manley Hopkins International Summer School is held on an annual basis in the town. Moore Abbey and its historical associations also attracts a number of visitors.

It is the policy of the Council to:-

- 1) preserve existing tourist attractions in the town;
- 2) encourage and assist in the development of tourist facilities in the town, including tourist accommodation;
- 3) co-operate with Bord Failte, M.E.R.T.O. and other agencies in the development and promotion of tourism in the town.
- 4) develop the historical, amenity and recreational aspects of the canal environment in co-operation with the OPW and other interested bodies.

1:18 DEVELOPMENT CONTROL

The Council is required to control development and 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.

1:19 ZONING

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.

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.

1:20 INFILL DEVELOPMENT

It is Council's policy that all infill development, especially in the town centre area should be in sympathy with existing development. Proposed infill development should blend with adjoining structures where appropriate and enhance the overall character of the town.

1:21 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.

1:22 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 the provisions of the Wildlife Act, 1976.

1:23 LITTER ACT

The Council will continue to carry out its statutory function in relation to the 1982 Litter Act in an attempt to control indiscriminate dumping and bill-posting.

1:24 TRAVELLERS' SETTLEMENTS

A travellers' halting site was provided by the Council in 1989 at Clonclarin. It is a two bay site providing accommodation for four caravans. This facility is deemed adequate at the moment

1:25 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 contribution 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.

1:26 FINANCE AND IMPLEMENTATION

It is the policy of the Council to:-

- 1) seek to secure the necessary finance to implement the detailed objectives of this Plan;
- 2) use all legal powers available so as to achieve the development aims of this Plan;

3) utilise its expertise in advice and guidance to developers and to encourage implementation of objectives by advocacy and persuasion.

1:27 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 housing and industrial need and the provision of 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.

OBJECTIVES

PART TWO

2:0 INTRODUCTION

Specific objectives of the Council for Monasterevin are set out in this part of the Plan. Where appropriate, their locations are shown on the 'Development and Conservation' maps and this part of the Plan should be read in conjunction with these. These objectives relate to proposals 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 a map to scale 1:2500. The written statement shall prevail should any conflict arise between it and the map.

2:1 DEVELOPMENT AREA BOUNDARY

For the purposes of the Development Plan, the broken line shown as the 'Development Area Boundary' on the accompanying maps demarks the town of Monasterevin. The statutory Development Plan for Monasterevin applies only to this area. Extensive or dense development will not be permitted outside this area until such time as the land within it is substantially developed. In considering the development area boundary and the extent and class of zoning for Monasterevin, the following considerations have been taken into account:

- (1) the location and extent of existing development within the town;
- (2) the present development area under the 1985 Plan and the amount of committed and uncommitted land within the existing 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) physical features and amenities of the town including the river Barrow and the Grand Canal to the west and Moore Abbey to the south;
- (6) accessibility of lands and the pattern of land ownership;
- (7) the projected population of the town;
- (8) the use zoning in the last Plan and development trends since then;
- (9) proposed route of the by-pass;
- (10) 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 is to encourage development in suitable locations, delimiting competing and incompatible uses so as to promote better environmental quality. It is a further objective of the Council to ensure that all development takes place in accordance with the zoning policy set out in this Development Plan. The 1985 Development Plan for Monasterevin had 4 specific zonings divided as follows:-

(1) General Development -	125 acres
(2) Industry	5 acres
(3) Residential	155 acres
(4) Agriculture	345 acres

The zoning strategy derived has provided for 9 land use zoning categories providing flexibility for a variety of uses:-

(A) Town Centre	21 acres
(B) Existing Residential/Infill	124 acres
(C) New Residential	80 acres
(D) Residential/Commercial	22 acres
(E) Amenity/Open Space	42 acres
(F) Community/Education	11 acres
(G) Industrial	12 acres
(H) Residential/Tourist	9 acres
(I) Agriculture	254 acres

The use zoning objectives for Monasterevin under these categories are as follows:-

(A) Town Centre- to provide for and improve retailing, commercial and other town centre uses while at the same time protecting and preserving the existing physical character of the town;

(B) Existing Residential/Infill- to preserve existing residential areas and provide for infill development;

(C) New Residential -to provide for new residential development;

(D) Residential/Commercial- to preserve and provide for a mix of residential and commercial uses;

(E) Amenity/Open Space- to preserve and provide recreational facilities including open spaces;

(F) Community/Education- to accommodate community and educational facilities;

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

(H) Residential/Tourist- to provide for residential and tourist-related developments;

(1) Agriculture- to provide for continued agricultural development and associated

uses.

The specific zonings are outlined below:-

(A) TOWN CENTRE

The purpose of this zone is to provide for town centre uses including shops, offices, financial institutions, public houses and residential uses. A feature in Monasterevin is the location of some industrial premises in the town core some of which are derelict at present. The purpose of this zone is to encourage the reuse and intensive use of these premises located in the town centre. It is also 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 developments 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. 21 acres are zoned for these purposes.

(B) EXISTING RESIDENTIAL/INFILL

The purpose of this residential zone is to protect, develop and improve residential areas and to provide for facilities and amenities incidental to these 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, warehousing 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 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). This zoning comprises 124 acres.

(C) NEW RESIDENTIAL

The purpose of this zone is to provide for new residential areas and to provide for facilities and amenities incidental to residential areas. Housing is the principal use, but recreation, education, crèche/playschool and clinic/surgery uses and small convenience shops are also envisaged. Permission may also be given to home based economic activities in this zone. 'New Residential' zoned areas are logical extensions to existing residentially zoned areas. They comprise the area between the Athy Road and Nurney Road, an area between New Lodge and Turnpike crossroads (Dublin Road), lands at Barraderra and Council owned land at St. Evin's Park and at Cowpasture totalling 80 acres.

(D) RESIDENTIAL/COMMERCIAL

This zone reflects the established mix of residential and commercial uses in the town which range from houses, shops, hotel, offices and garages. Industrial uses are best located outside the town centre but it is recognised that this is a long term objective. 22 acres have been zoned under this heading.

(E) AMENITY/OPEN SPACE

The purpose of this zone is to protect existing and provide for additional recreational/open space 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 are along the river Barrow and Grand canal, and an area of Council owned land beside St. Evins's Park and Toghher House currently in-use as a pitch and putt course and soccer grounds. There are in total 42 acres in this zone.

(F) COMMUNITY/EDUCATION

Existing community facilities including schools, churches, convent and graveyard have been included in this zone. The purpose of this zone is to protect existing facilities and to provide for future facilities as they are important elements in maintaining a viable community. There are other community facilities in the town which have not been included in this zone nonetheless, it is the intention of the Council to ensure the retention of the use. 11 acres have been zoned for this purpose.

(G) INDUSTRIAL

This zone comprises the Fortas owned lands at Cowpasture and land beside the Avonmore Creamery site. The industrial estate has at present one occupant - Timbercraft. There are 12 acres of industrially zoned land. The purpose of this zone is to provide for industrial and related development and to encourage industries currently located in the town centre area to relocate to more suitable areas. Uses which are incompatible with town centre locations and residential areas are encouraged to locate within the zoned industrial area.

(H) RESIDENTIAL/TOURIST

This is a special zone and comprises lands adjoining the Canal some of which are derelict at present. The railway station, part of which is in residential use is also included in this zone. The Council recognises the potential of these properties for conversion to boat building/repair uses and for restaurants, convenience shops, pubs etc. There are 9 acres in this zone. It is the policy of the Council to encourage tourist-related developments in this zone.

(1) AGRICULTURAL

The town contains 254 acres of agriculturally zoned land. It is strict Council policy to limit non-agricultural developments in these areas. The purpose of this zone is to protect existing agricultural uses and provide for new agricultural developments including horticultural, bloodstock and forestry uses.

2:3 APPLICATION OF ZONING POLICY

The Matrix Table gives an indication of the acceptability of proposed developments in 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 however be assumed that even if a proposed development complies with the Matrix Table, it will not necessarily be accepted. Factors such as density, height, traffic generation, design criteria and physical environmental factors are also of importance in establishing whether or not a development proposal conforms to the proper planning and development of the town.

2:4 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.

2:5 USE ZONING OBJECTIVES

Uses which are not specifically indicated in the Matrix Table will be judged by reference to the most appropriate use of a similar nature which is indicated in Table 3, and on its environmental and planning implications and effects.

2:6 TRANSITIONAL ZONING

Given the range of developments permitted in each zone, conflict 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

A	TOWN CENTRE
B	EXISTING RESIDENTIAL/INFILL
C	NEW RESIDENTIAL
D	RESIDENTIAL/COMMERCIAL
E	AMENITY/OPEN SPACE
F	COMMUNITY/EDUCATION
G	INDUSTRIAL
H	RESIDENTIAL/TOURIST
I	AGRICULTURAL

I	Normally Permitted
O	Open for Consideration
X	Not Permitted

TABLE 3 : MATRIX TABLE

	A	B	C	D	E	F	G	H	I
House	I	I	I	I	X	X	X	X	I
Flat	I	I	I	I	X	X	X	X	I
Guest House / Hotel	I	O	O	I	X	X	X	X	I
Restaurant	I	O	X	O	X	X	X	X	I
Pub	I	O	X	O	X	X	X	X	I
Retail Shop (Convenience)	I	O	X	O	X	X	X	X	I
Retail Shop (General)	I	X	X	O	X	X	X	X	X
School	O	O	O	O	X	I	X	X	O
Medical and related Consultant	I	O	O	I	X	O	X	O	O
Health Centre Clinic	I	O	O	I	X	I	X	O	O
Hospital	O	O	O	O	X	O	X	X	O
Nursing Home	O	O	O	O	X	O	X	X	O
Community Halls	O	O	O	O	O	I	X	X	O
Sports Clubs (Grounds)	X	O	O	O	O	O	X	X	I
Recreational Buildings	O	O	O	O	O	I	X	I	O
Cultural Uses - Library / Art Gallery	I	O	O	O	O	I	X	I	O
Offices	I	X	X	O	X	O	O	X	X
Car Repair, Garages & Panel Beating	X	X	X	O	X	O	X	O	X
Agricultural Machinery Outlet	X	X	X	X	X	X	X	X	O
Petrol Station	X	X	X	O	X	X	X	X	O
Motor Sales Outlet	O	X	X	O	X	X	X	X	X
Car Parks	I	O	O	O	X	I	O	O	O
Heavy Commercial Vehicle Parks	X	X	X	X	X	X	X	X	X
Cinema, Dance Hall, Disco	I	X	X	O	X	X	O	X	X
Wholesale Outlets	O	X	X	O	X	X	I	X	X
Warehouses	O	X	X	O	X	X	I	X	X
General Industry	O	X	X	X	X	X	I	X	X
Light Industry	O	X	X	O	X	X	I	X	X
Special Industry	X	X	X	X	X	X	O	X	X
Workshops	O	X	X	O	X	X	I	X	X
Major Playing Fields	X	X	O	X	I	I	X	X	O
Place of Worship	I	O	O	O	X	I	X	O	O
Park/Playground	O	O	I	O	I	I	X	I	I
Tourist/Camping Site	X	X	X	O	X	X	X	I	O
Tourist Caravan Park	X	X	X	O	X	X	X	X	I
Cattle Shed/Stabled Unit	X	X	X	X	X	X	X	X	I
Broiler House	X	X	X	X	X	X	X	X	I
Sable Yard	X	X	X	X	X	X	X	X	I
Amusement Centre/Arcade	X	X	X	X	X	X	X	X	X
Take-Away	O	X	X	O	X	X	X	X	X
Utility Structures	O	X	X	O	X	X	X	X	X
Play School/Creche	I	I	I	O	X	O	X	O	O

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 and other considerations. Some of these objectives are general ones applying to the whole town or sectors of it. Others are site specific and these have been included on the 'Development and Conservation' maps.

2:8 UTILITY SERVICES

(1) SEWERAGE

It is an objective of the Council to:

US1 replace existing treatment plant with a new one catering for a population equivalent of 5,500;

US2 prevent/eliminate foul discharge to the surface water systems;

US3 prevent/eliminate the discharge of surface water to the foul water systems;

US4 protect the water quality of the river Barrow and canal through provision of appropriate foul sewerage treatment and disposal;

(2) WATER SUPPLY

It is an objective of the Council to:-

US5 extend the regional water supply to the town and construct a new 1500 cubic meter reservoir;

US6 reduce water wastage in the supply system.

(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 TRANSPORTATION

It is an objective of the Council to:

TR1 protect the proposed route of the by-pass (as shown on the Development and Conservation Objectives map) from development;

TR2 to carry out the following improvements:-

1) Improve and widen the narrow section of road prior to the High Bridge on Pass Road;

2) improve and widen High Bridge when the finance becomes available while maintaining the traditional features and characteristics of the bridge;

3) realign and improve some sections of Skirteen Road;

4) realign and improve some sections of Barraderra Road;

5) realign and improve the section of road prior to Turnpike crossroads on Cowpasture Road;

6) realign and improve some sections of Kill Road;

7) realign and widen the narrow section of the Clogheen Road;

8) provide a pedestrian access from St. Mary's Lane to St. Evin's Park;

9) realign and improve Oldgrange Road between Brook Bridge and Oldgrange Crossroads;

10) realign and improve the bend prior to the Hazel hotel on the National Primary Route (N7);

11) provide traffic control measures including traffic signals where necessary at Pass Bridge.

TR3 Improve the junctions:-

1) between Skirteen Road and Pass Road;

2) between Skirteen Road and Clogheen Road;

3) between the High Bridge and the Pass Bridge.

TR4 Provide a footpath:-

1) on some sections of the East side of the road between the Pass Bridge and Oldgrange crossroads;

2) at the south side of the road between Oldgrange crossroads and Ballalley crossroads;

3) at the east side of Rathangan Road between Ballalley crossroads and Fern's Bridge;

4) at the north side of Barraderra Road between Rathangan/Baraderra junction and the existing footpath.

TR5 provide public lighting at:-

1) the west side of Rathangan Road along St. Evin's Park;

2) along all public footpaths where public light provision is deficient.

TR6 implement traffic calming measures throughout the town to increase pedestrian safety, as required.

2:10 HOUSING

It is an objective of the Council to:-

H1 facilitate the provision of 20 co-operative houses at the Council owned land at Cowpasture;

H2 provide Local Authority housing as the need arises and as finance becomes available on an integrated basis with private housing;

H3 ensure the provision of land for private sites and joint venture housing schemes if required;

H4 co-operate with the Eastern Health Board and voluntary bodies in the provision of sheltered housing;

H5 identify suitable sites for infill residential developments and carry out such schemes where feasible;

H6 encourage the provision of pedestrian linkages between and within housing estates;

H7 ensure that infill development is in keeping with existing developments in the area particularly in terms of scale, height and design;

H8 co-ordinate the provision of roads and services to new housing developments in the town;

H9 ensure a high standard of layout, provision of open space and landscaping in future private housing developments;

H10 develop housing estates using the principle of short cul-de-sacs, courts or open squares accessed from local distributor roads to ensure safety and privacy and providing for designs which will facilitate pedestrian movement and restrict or control vehicular traffic;

H11 encourage variation in housing density while keeping in the overall density of 104 bed-spaces per hectare (42 per acre).

H12 preserve where possible hedgerows in the area which act as natural boundaries between housing areas and which form visually pleasing features;

H13 upgrade and maintain open spaces within existing housing estates;

H14 ensure that private housing schemes are located in or near the town to bring about compact development.

2:11 OBSOLETE AREAS AND RENEWAL

It is an objective of the Council to:

O1 apply the provisions of the Derelict Sites Act, 1990 and other legislation in order to eliminate the derelict sites within the town;

O2 acquire derelict properties;

O3 pursue a policy of removing all unauthorised advertising structures and hoardings;

O4 encourage and assist the owners of obsolete properties in particular prominent locations with redevelopment proposals;

O5 ensure that any redevelopment proposals are in sympathy with the character of the existing built environment in terms of scale, height and building line; O6 seek the designation of part of the town in national, regional or European-wide schemes to promote urban renewal and infill developments.

2:12 COMMUNITY AND EDUCATION OBJECTIVES

It is an objective of the Council to:-

CE1 provide a new similarly located but bigger library in the town;

CE2 co-operate with the Department of Education, the Vocational Educational Committee for Co. Kildare and school management boards in the provision of school facilities;

CE3 co-operate with the Eastern Health Board and other statutory and voluntary agencies in the provision of health and community 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 the amenity of the River Barrow, canal bank, the aqueduct and the stone parapets along Cassidy's Stream;

AR3 safeguard the land between Moore Street-West End and the River Barrow for eventual acquisition as public open space and to provide public access to the river bank;

AR4 protect and retain the canal Bascule Bridge in any scheme of road improvement;

AR6 preserve significant trees and groups of trees which are of special amenity value through the use of tree preservation orders and other measures in the following locations:-

- 1) along the River Barrow;
- 2) Moore Abbey Demesne
- 3) around Toghher House
- 4) around Kilrue House
- 5) around Parochial House
- 6) in grounds of Girls' National School, Drogheda St.;
- 7) opposite entrance to shopping centre at Cowpasture;
- 8) along Drogheda Street;
- 9) 2 No. at intersection of Whelan and Drogheda Streets;
- 10) 2 No. outside Tyna Knitwear, Whelans Row;
- 11) on open space outside new cemetery;
- 12) in front of Avonmore Creamery
- 13) along the canal bank;
- 14) in the grounds of the 'Hulk'(Charter school) and surrounding properties.
- 15) in the grounds of house at Cahill's cross roads.

AR7 ensure that replacement planting is provided in all cases where mature deciduous trees are felled;

AR8 ensure a high standard of open space provision in new housing schemes in terms of size, location and landscaping;

AR9 improve existing open spaces areas which have been taken in charge by the Council;

AR10 protect views along the riverside particularly from roads and bridges;

AR11 protect items of architectural, historical, archaeological, amenity, townscape and artistic interest worthy of preservation and ensure that no development will be allowed which would destroy or detract from their amenity value;

AR12 continue with the development of riverside, canalbank and other walking routes in conjunction with the relevant statutory and voluntary bodies.

2:14 ITEMS FOR PRESERVATION

The items listed in Table 4 below are considered to be worthy of preservation in view of their architectural, historical, archaeological, amenity, townscape or artistic interest. The Council recognises the value of these structures and it is an objective of the Council to safeguard their environmental setting. Though its development control function it will have regard to this objective. Any proposals to demolish or alter these items in any way will require prior planning permission. The listing of these items for preservation denotes their inherent value to the community. It will be an objective of the Council to assist owners of such properties by free advice on their change of use, repair and their maintenance and through advocacy with central government and other relevant bodies such as the National Heritage Council for the provision of financial incentives for their upkeep. The Council recognises the need for continued maintenance and upkeep of these items and will favourably consider proposals for change of use to higher value economic uses, which will not involve the material alteration or the destruction of their character, irrespective of the zoning objectives.

In addition to the items themselves, it is an objective of the Council to preserve their environs and setting and to prevent or exclude any developments which would destroy or detract from their amenity value. It is also an objective of the Council to preserve views and prospects of these items. All such views and prospects are considered by the Council to be of special amenity value and/or special interest.

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

I	International Importance
R	Regional Importance
L	Local Importance
T	Townscape Importance

TABLE 4 ITEMS OF ARCHITECTURAL, HISTORICAL, ARCHAEOLOGICAL, AMENITY, TOWNSCAPE AND ARTISTIC INTEREST WORTHY OF PRESERVATION.

MAP REF	ITEM	DESCRIPTION	RATING	LOCATION
IP1	Catholic Church	Building, Wall & Gates	R	Drogheda St.
IP2	Church of Ireland	Building & Gate	I	Main St.
IP3	Moore Abbey,	Buildings & entrance gates	I	Moore Abbey.
IP4	Old Charter School (The Hulk)	Building	N	Portlaoise Rd.
IP5	S.Holmes Works & Warehouses	Buildings	N	Dublin St.
IP6	S. E. Holmes House & Gate	House & Gate	L	Dublin Rd.
IP7	'The Ranch' House	House	L	Dublin Rd.
IP8	Warehouses	Buildings	L	Dublin Rd.
IP9	Bank of Ireland	Building	L	Market Sq.
IP10	Monasterevin General Stores (Cullen)	Building	T	Market Sq.
IP11	Monasterevin House	Building & Railings	R	Moore St.
IP12	Mooney's Shopfront	Shopfront	L	Main St.
IP13	CYMS Hall	Building	T	Moore St.
IP14	Terrace of 8 Georgian houses	Houses	R	West End
IP15	Bascule Bridge, aqueduct, agents house & warehouses	Bridges & Buildings	R	Canal Harbour
IP16	Canal Warehouses	Buildings	L	Canal Harbour
IP17	Railway station	Building	L	Oldgrange Rd.
IP18	3 houses incl. old Garda Station	Houses	R	Drogheda St.
IP19	Convent	Building & Railings	L	Drogheda St.
IP20	Old School House	Building & Railings	L	Drogheda St.
IP21	Togher House	Building & Railings	L	Drogheda St.
IP22	Kilrue House	Building	L	Drogheda St.
IP23	Presbytery	Building	L	Drogheda St.
IP24	Monastery	Building	L	Drogheda St.

IP25	Boland's	Shopfront	L	Drogheda St.
IP26	Parochial house	Building	L	Drogheda St.
IP27	Terrace houses incl. Credit Union	Building	L	Whelan's Row
IP28	C.J. Finlay	Shopfront	L	Dublin St.
IP29	Matt Dunne Auctioneers	Building	L	Dublin St.
IP30	T.D. Cabs	Building	L	Main St.
IP31	Thatched cottage	Building	L	Rathangan Rd.
IP32	Water Pump	Pump	L	Canal Harbour
IP33	Water Pump	Pump	L	Drogheda St.
IP34	Gates to Garden	Gates	L	West End
P35	Semi-det Cottage	Building	L	Portlaoise Rd.
IP36	Water Pump	Pump	L	Cowpasture
IP37	Wall at Cassidy's	Wall	L	Drogheda Row
IP38	Fr. Prendergast Memorial	Memorial	R	Market Sq.
IP39	Hassett's	Building	L	Dublin St.
IP40	Former Shop	Building	L	Main St.
IP41	Water Pump	Pump	L	Oldrange
IP42	Water Pump	Pump	L	Gorteenona
IP43	Water Pump	Pump	L	Gorteenona
IP44	Water Pump	Pump	L	Gorteenona
IP45	Water Pump	Pump	L	Gorteenona
IP46	Water Pump	Pump	L	Kildare Rd.
IP47	Pass Bridge	Bridge	L	Oldrange Rd.
IP48	House	Building	L	St. Mary's Lane.

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:

11 ensure in co-operation with ForTas that suitably located and serviced land is available for development;

12 encourage the expansion of existing industry in the town;

13 encourage the relocation of those industries currently located in the town centre to areas zoned for this purpose which are more suitable for their needs;

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 floors for commercial and/or residential development;

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

RC4 prohibit large scale out of town retail/commercial uses as these would detract from the town centre as the main commercial area of the town.

2:18 TRANSPORTATION OBJECTIVE

It is an objective of the Council to:

TH1 co-operate with the various bodies and in particular Jarrod Eireann in the provision of a better transport service to the town.

DEVELOPMENT CONTROL

PART THREE

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 of Monasterrevin.

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. The requirements and standards set out herein should be seen in this light.

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.

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

3:1:4 PARKING

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.

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

The following equation provides the plot ratio figure:-

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

TABLE 6. PLOT RATIO STANDARDS

The following plot ratio standards will apply:-

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.

3:1:3 PLOT RATIO

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

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.

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

TABLE 5. SITE COVERAGE STANDARDS

The following site coverage standards will apply:-

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
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.

In implementing the above standards, however, 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.

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.

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.

3:1:8 INDUSTRIAL DEVELOPMENT

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.

3:1:7 HEAVY VEHICLE PARKING IN RESIDENTIAL AREAS

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.

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 obstruction, 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.

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 (Liquefied Petroleum Gas) must be of sufficient size so that the requirements of the Fire Officer are adhered to.

3:1:6 PETROL FILLING STATIONS

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 URBAN RENEWAL INCENTIVES

A number of obsolete areas have been identified by the Planning Department and will be subject to relaxed development standards by the Council. The areas are to the south of Dublin Street comprising mainly of Holmes' Engineering works and warehouses, an area bounded by West End, Whelan's Row and Drogheda Street and the area between the canal and railway line.

The Council will encourage, advise and co-ordinate any proposal to develop these obsolete areas. Development proposals which are considered to be in accordance with the proper planning and development of the area will have their standards relaxed in terms of site coverage, plot ratio, and car parking requirements.

Where there is an application for development in these urban renewal areas, the onus will be on the developer to justify the reduction in development control standards.

3:1:11 CARE FOR PEOPLE WITH DISABILITIES

It is the policy of the Council that suitable access for disabled people 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. 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.

3:1:12 TOURIST CARAVAN PARKS

The Council will co-operate with Bord Fáilte 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 Fáilte'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.

3:1:13 GAMING AND AMUSEMENT ARCADES

The Council considers that gaming arcades are an undesirable use in planning term, and potentially detrimental to the business and commercial environment of the town centre. Any proposals for gaming will accordingly be refused. Similarly, amusement arcades involving amusements other than gaming as defined in the 1956 Gaming and Lotteries Acts, will not be permitted. 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.

3:1:14 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.

3:2 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 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. 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 following table outlines the bedroom sizes and their bed - space equivalent.

TABLE 9 BED SPACE CALCULATIONS

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

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
Detached House	150 square metres
Semi-Detached House	120 square metres
Terraced House	90 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.

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).

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.

3:2:5 ROAD LAYOUT

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.

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 above.

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

TABLE 11 BED SPACE CALCULATIONS

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

3:2:4 APARTMENTS

TABLE 12. 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	2.0	2.0	2
Cul-de-Sac over 60m long	12.0m	6.0m	1.0m	2.0m 2	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 3.0 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

Namesplates, 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 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). Consideration 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-FRONT

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 obstruct 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 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 obstruction 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 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 Monastererevin, 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 BOLAS 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.