



Kildare County Council



Monasterevin Local Area Plan 2009

Plean Cheantar Áitiúil 2008 Mainistir Eimhin



Kildare County Council

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

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An amendment to the Monasterevin Local Area Plan went on display during the statutory six-week period between 22nd January and 4th March 2009. The amendment comprised the following:

- (i) changing an area of 0.43 ha, north of Whelan's Row from 'F' (Open Space & Amenity) to 'A' (Town Centre)
- (ii) changing an area of 0.12 ha, to the east end from 'F' (Open Space & Amenity) to 'A' (Town Centre)
- (iii) changing an area of 0.07 ha, to the west of West End from 'F' (Open Space & Amenity) to 'B' (Existing Residential)
- (iv) changing an area of 0.60 ha, to the north of the old N7 from 'C' (New Residential) to 'A' (Town Centre)

A Manager's Report was subsequently prepared on the basis of the single submission received which was in support of the proposed amendments. The members considered the report and the Monasterevin Local Area Plan was amended at the meeting of the Full Council on 30th March 2009.

Part A - 1 Introduction



1.1 LAP Status and Process

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

A local area plan shall be made in respect of an area which –
 (i) is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,

(ii) has a population in excess of 2,000 and
 (iii) is situated within the functional area of a planning authority which is a county council. The statutory time frame as set out in the Planning and Development Act 2000 (as amended) commences upon the date of public display of the Local Area Plan. The following table sets out the timeframe of the preparation of this Local Area Plan.

Procedure involved in the preparation of a Local Area Plan	Relevant dates
<p>(a) Public Display of Draft Local Area Plan(6 weeks)</p> <p>(b) Preparation of Manager's Report (12 weeks from date notice is placed in press - see (a) above)</p> <p>(c) Consideration of the Manager's Report by the Members of the Authority (6 weeks after the furnishing of the Manager's report to the Members) Considered at Full Council Meeting on July 28th 2008</p>	<p>17th April '08 – 28th May 2008</p> <p>29th May '08 – 4th July '08</p> <p>Considered at Full Council Meeting on July 28th 2008</p>
<p>(d) Publication of the notice of the proposed variation or modification. (3 weeks)</p> <p>(e) Public display of variation or modification (4 weeks)</p> <p>(f) Preparation of Manager's Report (8 weeks from date of publication of notice – see (d) above)</p> <p>(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.</p>	<p>14th August '08 – 10th September '08</p> <p>11th September '08 – 8th October '08</p> <p>Considered during the period 9th October '08 – 10th November '08</p> <p>Council meeting held November 10th '08;</p> <p>LAP legally coming into effect 10th November '08</p> <p>Amendment to LAP adopted on 30th March '09</p>

Table 1: Preparation of the Monasterevin Local Area Plan



Figure 1 – Aerial photograph of Monasterevin

1.2 Layout of Document

This Local Area Plan for Monasterevin consists of a Written Statement comprising;

Part A (Background Information)

Part B (Specific objectives together with all relevant maps)

Part C (Zoning objectives, zoning matrix and zoning map)

The Written Statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Monasterevin, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It shall be noted that the general development control standards applicable to the Plan area are included in the County Development Plan. Only specific objectives applicable to Monasterevin are included in this LAP.

1.3 Plan Area

Monasterevin is located on the River Barrow and Grand Canal, c. 55km west of Dublin, c. 10km west of Kildare town and c. 15km east of Portlaoise, just off the M7 Motorway Route linking Dublin to Cork and Limerick.

The M7 Motorway route and R445 (formerly the N7 National Primary route) link the town of Monasterevin to Kildare town to the east. The R424/ R420 links Monasterevin to Portarlington in the west, the R414 to Rathangan in the northeast and the R417 to Athy in the south. A number of county roads also link the town to its hinterland.

1.4 Historic Development of Monasterevin

Monasterevin derives its name from St. Evin's monastery, on the site of the present Moore Abbey. Moore Abbey was built by the Moore family, earls of Drogheda in the 17th century.

This family were also responsible for laying out the town in typical 18th century grid format. The West End and Drogheda St. date from this era. The construction of the Grand Canal in 1786 and later the railway led to some industrial development in the town, most notably Cassidy's distillery on the Dublin Road.

The closure of this distillery in the 1920's and later of the railway led to the slow decline of the town throughout the 20th century.

The town's street pattern reflects its historical development and the natural constraints imposed by the River Barrow and Grand Canal to the west, the railway line to the north and the N7 and Moore Abbey to the south. Consequently most development in recent years has been to the east.

2.1 National Spatial Strategy

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

The National Spatial Strategy identifies Monasterevin as a town in the Dublin and Mid East Region with a population of between 1,500 and 5,000. Towns of this scale in the Greater Dublin Area are generally located on or near transportation corridors radiating from Dublin and are relatively close to the larger urban areas. Towns such as Monasterevin cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development. Accommodating such additional functions must however be balanced with protecting the character and quality of Monasterevin.

2.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPG's) establish a broad planning framework for the Greater Dublin Area (GDA). Monasterevin Town has been identified as a Moderate Growth Town and as one part of the Secondary Dynamic Cluster together with Kildare.

It is anticipated that Monasterevin will continue to play an important role in the County and that resources will be focused to attract investment and employment to the area. It is an objective to consolidate the town and to equip the town with a range of employment, recreational, cultural, retail and educational facilities appropriate for a town of its size.

2.3 Kildare County Development Plan 2005-2011

The Kildare County Development Plan 2005-2011 sets the broad development framework for the county of Kildare and the development areas within its jurisdiction. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in Section 1.3 and include the following:

1. To provide for balanced and sustainable distribution of economic and social growth across the county.
2. To provide infrastructure and transportation in accordance with the principles of sustainable development.

3. To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.

4. To protect, conserve and enhance the built and natural heritage of Kildare for future generations.

The County Development Plan recognises that the proximity of towns like Monasterevin to the Dublin Metropolitan Area has resulted in increasing development pressure due to factors such as residential preferences, housing supply/demand imbalances facing those who work in Dublin and increased car mobility.

2.4 Kildare 2012 – An Economic, Social and Cultural Strategy

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

The strategy focuses on six key objectives, which are vital to ensuring this vision. These are to;

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

2.5 Competing in a Globalised World - An Economic Development Strategy for Kildare

An Economic Development Strategy for Kildare was carried out to inform economic development policies in the County for the period to 2016, with the key aim of promoting Kildare, both nationally and internationally as a place in which to live, work and invest. Kildare County Council is committed to implementing and building upon this strategy both nationally and internationally.



2.6 Kildare County Housing Strategy Part V

The Kildare County Housing Strategy 2005 – 2011 was adopted as part of the Kildare County Development Plan 2005 – 2011. The strategy determines that the ratio of social housing is 8% and affordable housing is 12%. The primary purpose of the legislative provisions is to secure completed social and affordable housing more quickly and more efficiently.

2.7 Residential Density Guidelines 1999

The Residential Density Guidelines 1999 set out the Government's policy of encouraging more sustainable urban development through the avoidance of excessive suburbanisation and the promotion of well designed higher residential densities in appropriate locations.

This will result in:

- More economic use of existing infrastructure and serviced land
- A reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development
- Reduced need for investment in infrastructure
- Better access to existing services and facilities
- More sustainable commuting pattern

2.8 'Sustainable Residential Development in Urban Areas' and 'Urban Design Manual – A best practice guide'

The 'Sustainable Residential Development in Urban Areas' Guidelines set out the key planning principles which should be reflected in Development Plans and Local Area Plans and which should guide the preparation and assessment of planning applications for residential development in urban areas.

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

2.9 Integrated Framework Plan – 2020 Vision for Kildare /Monasterevin

This Integrated Framework Plan for Land Use and Transportation for the Monasterevin Town / Kildare area examines how the overall area can be developed in conformity with government policies in relation to sustainable development and transport whilst having regard to the areas designation as part of a "Secondary Dynamic Cluster" within the Greater Dublin Area.

2.10 Retail Planning Guidelines

The Retail Planning Guidelines for Planning Authorities were published by the Department of the Environment, Heritage and Local Government in December 2000 and updated in January 2005. The Retail Planning Guidelines provide a comprehensive framework to guide local authorities both in the preparation of development plans and the assessment of applications for planning permission, and retailers and developers in formulating development proposals.

2.11 Retail Strategy for the Greater Dublin Area - July 2008

The main aim of the Retail Strategy for the Greater Dublin Area is to inform the statutory planning process and to ensure that adequate provision is made for retail development. The strategy provides indicative advice on the scope and need for retail floorspace and how, in accordance with sustainable planning it should be allocated.

Monasterevin is designated as a Level 3 Town Centre in the Strategy. These centres usually include supermarkets or superstores and a range of non-retail services. It is important in centres of this size that new residential areas are provided in tandem with retail centres.

2.12 Draft County Retail Strategy 2005

A Draft County Retail Strategy for Kildare was prepared in 2005. The terms of this Strategy have been incorporated into chapter seven of the Kildare County Development Plan 2005-2011. A revised County Retail Strategy for Kildare currently being prepared.

3.1 Introduction

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

3.2 Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage and Local Government in November 2004.

SEA is mandatory for plans for areas with a population of 10,000 or more. Where the population involved is less than 10,000, the EU Directive requires screening of the plan in order to establish if development resulting from objectives will cause significant environmental effects. The designated environmental authorities are formally consulted as part of the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the plan having significant effects within the remit of those Departments.

3.3 Consultation with Environmental Authorities

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Screening Assessment was prepared for the Monasterevin Local Area Plan and sent to the Environmental Authorities concluding that a Strategic Environmental Assessment would not be required. A Screening Decision was subsequently prepared and sent to those environmental authorities consulted, in accordance with Section 3.9 of the 'Implementation of SEA Directive

(2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment' (November 2004) (See Appendix A).

Correspondence received from the various Departments is summarised as follows;

3.3.1 Department of Communications, Marine and Natural Resources

In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this Local Area Plan.

Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the Local Area Plan. In this regard it is noted that the existing wastewater treatment plant has a design capacity of 9,000 P.E.

3.3.2 Department of the Environment, Heritage and Local Government

With regard to architectural heritage it is expected that the making of a local area plan for Monasterevin will have little negative environmental effect. However, within the context of the statements relating to architectural heritage in the Local Area Plan (detailed in actual correspondence received), it is considered that the proposed Monasterevin Local Area Plan could have a significant effect on the architectural heritage of the town, albeit beneficial.

With regard to archaeological issues pertaining to Monasterevin, it is not considered necessary to prepare a Strategic Environmental Assessment in this instance. However the Local Area Plan must address in detail the impact of any proposed development arising from the local area plan on the archaeological heritage of the area in question (specific objectives relating to archaeological heritage are listed in Section 10 of this Local Area Plan).

It is not anticipated that the provisions and policies of the Local Area Plan will have a negative impact on the Grand Canal pNHA however there is no mention of the river Barrow being an SAC or of any impact on it. [Sections 10 and 11 of Part B of this Local Area Plan however now address the River Barrow as being an SAC with a number of specific objectives relating to its protection and enhancement].

4 Population

Providing that the main aim of the Local Area Plan is adhered to i.e. to develop sustainably and conserve and enhance the natural environment, then it is not anticipated that there will be any significant effects in relation to natural heritage. Care must be taken however to have regard to the status of the river Barrow as a SAC in the preparation of the Local Area Plan.

3.3.3 Environmental Protection Agency

No comments received



4.1 Background

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 1000 units for Monasterevin between 2002-2011. Given that the latter date only projects to mid way through this Local Area Plan period and given that the most recent census was carried out post the adoption of the current CDP, it is considered more appropriate to have regard to the CSO data and the revised Regional Planning Guideline (RPG) figures in order to determine the increase in population over the plan period.

The 2006 census data established that there were 186,335 people resident in County Kildare. Monasterevin accounted for 3,017 or 2% of the County's total population.

The recently revised Regional Planning Guideline (RPG) figures for the Greater Dublin Area (GDA) projected an additional 99,429 population for Kildare between 2003 and 2016 (total number of household units i.e. 39,456 multiplied by 2.52, this being the average household size following consultation with the Regional Authority).

Given that the 2006 population figure for Monasterevin has been established and considering that the RPG figures project to 2016, it was considered reasonable to project from the same base year i.e. 2006, for the purposes of projecting for an assumed population growth over the Plan period.

Having regard to the proportion of the County's population resident in Monasterevin from the 2006 Census, it shall be assumed that Monasterevin will continue to account for 2% (as above) of the revised RPG figures, which would equate to a total additional population figure of 1540 between 2006 and 2016 (Total population 2016 minus total population 2006 as per Table 2).

Table 2 shows that a 'year on year' figure of 154 would assume a total population for Monasterevin of 4,249 (the end of the six year life of this Local Area Plan).

Table 2: 'Year on Year' Figure (2016 population figure minus 2006 Population,

'Year on Year Figure'	Total Pop 2006 (CSO)	Total Pop 2007	Total Pop 2008	Total Pop 2009	Total Pop 2010	Total Pop 2011	Total Pop 2012	Total Pop 2013	Total Pop 2014	Total Pop 2015	Total Pop 2016
154	3017	3171	3325	3479	3633	3787	3941	4095	4249	4403	4557

Table 2: Projected total population for Monasterevin



4.2 Relevant Planning History

While there are a number of planning applications currently in the system that have not yet been decided upon, an assessment of larger development sites in Monasterevin shows that c. 808 residential units have been granted in the town in recent years and, given the commencement dates of a significant number of these developments, being post the date of the undertaking of the 2006 Census (April 2006), it shall be assumed that population figures resulting from these units were not included in the CSO Census data and therefore the population resulting from the construction of these units would be additional to the 2006 CSO population figures for Monasterevin. The following is of particular note:

Population of Monasterevin in 2006
= **3017**

Population resulting from construction of c. 808 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)
= **2036**

Population arising from 8.39 ha of uncommitted lands from the Monasterevin Local Area Plan 2001, assuming a household figure of 2.52 and an average density of 35 units per ha (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).
= **740**

Total envisaged population for Monasterevin by 2014 without proposing any additional residential zoning.
= **5793**

Table 3: Projected population for Monasterevin by 2014 without proposing any additional residential zonings.

However, as clearly set out in Table 2, the projected population for Monasterevin as projected having regard to the Regional Planning Guidelines should be 4,249 by 2014 (end of the life of this Local Area Plan).

Notwithstanding the fact that paragraph 7.9 of the Regional Planning Guidelines states that the overzoning of land is acceptable, perhaps even by one-third to one-half, it is considered unreasonable to propose further additional residential zonings in Monasterevin at this time given that the figure of 4,249 could, without any further residential zonings be exceeded by 1544.

Note: A number of additional residential sites including C1, C2 and C3 are now included in the final Monasterevin Local Area Plan.



5.1 Water Supply

The Hybla Wellfield Development Scheme has been recently commissioned with the capacity to supply 2.5mega litres of potable water into supply for Monasterevin and surrounding areas. This wellfield water will be blended with water from the regional supply (from the Ballymore Eustace water treatment plant) and this blending will have the effect of ensuring security of supply to Monasterevin and its environs during the plan period.

5.2 Waste Water

A new wastewater treatment plant has recently been constructed which is sufficient to meet the needs of the population of Monasterevin over the plan period. The plant has a Population Equivalent (PE) of 9,000. The opportunity exists for further expansion of the current site should the need arise in the future.

5.3 Surface Water

The Cassidy Stream, being a tributary of the River Barrow, is prone to flooding and surface water discharge to this Stream shall not be encouraged.

5.4 Waste

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

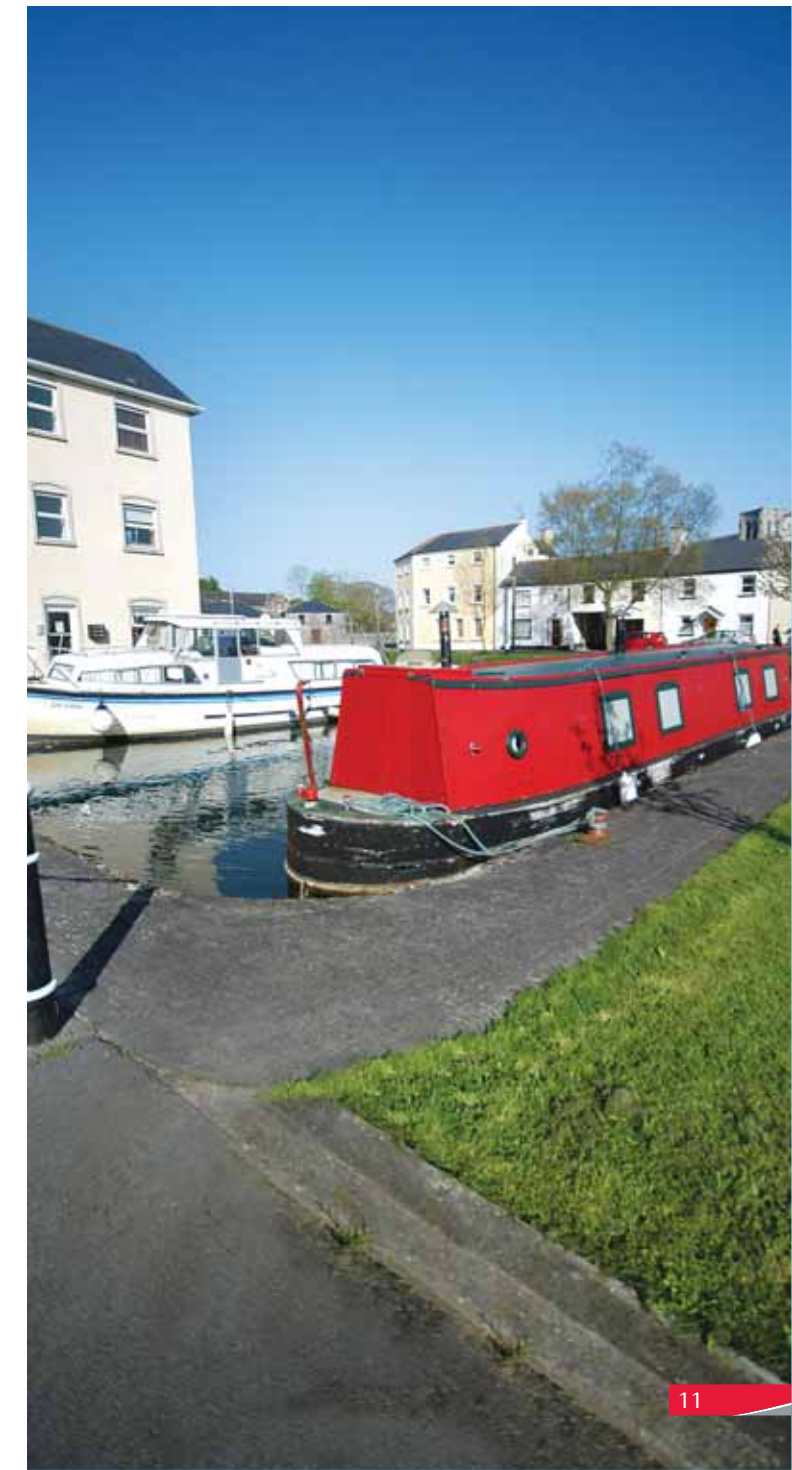
Monasterevin is adequately serviced in terms of refuse collection which is carried out by a number of contractors in the Monasterevin area.

5.5 Electricity, Gas and Telecommunications

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

The telecommunications network in Monasterevin is being upgraded progressively. There is an increased demand for mobile phones, broadband and other telecommunications equipment to improve the telecommunications network and provide a global system for mobile communications.

Broadband is currently available in the Monasterevin area. Kildare County Council acknowledges the importance of the telecommunications sector to the local and regional economy. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment.





6 Conservation

6.1 Natural Heritage

6.1.1 Natural Heritage Areas and Special Areas of Conservation

The most important habitats in the County are afforded protection under National and/or European legislation by way of designation as proposed Natural Heritage Areas (pNHA) and candidate Special Areas of Conservation (cSAC). The pNHA sites, afforded protection under the Wildlife (Amendment) Act 2000, were formerly designated as Areas of Scientific Interest. The SAC sites are designated under the EU Habitats Directive (92/43/EEC) which was transposed into Irish law in the European Communities (Natural Habitats) Regulations, 1997.

The designation of these sites at a national level is the responsibility of the National Parks and Wildlife Division of the Department of the Environment, Heritage and Local Government. The designation of these sites is an ongoing process as boundaries are revised and adjusted and new sites added. The Council will take cognisance of any change in boundaries that may occur in designated sites within the life of this plan.

There is a diversity of natural and semi-natural habitats within the Monasterevin environs including woodland, river and grassland habitats that shall be protected through the objectives in Part B of this Local Area Plan.

The River Barrow is protected under European legislation by way of its designation as a Special Area of Conservation (No. 002162). The Grand Canal is a proposed Natural Heritage Area (No. 02104).

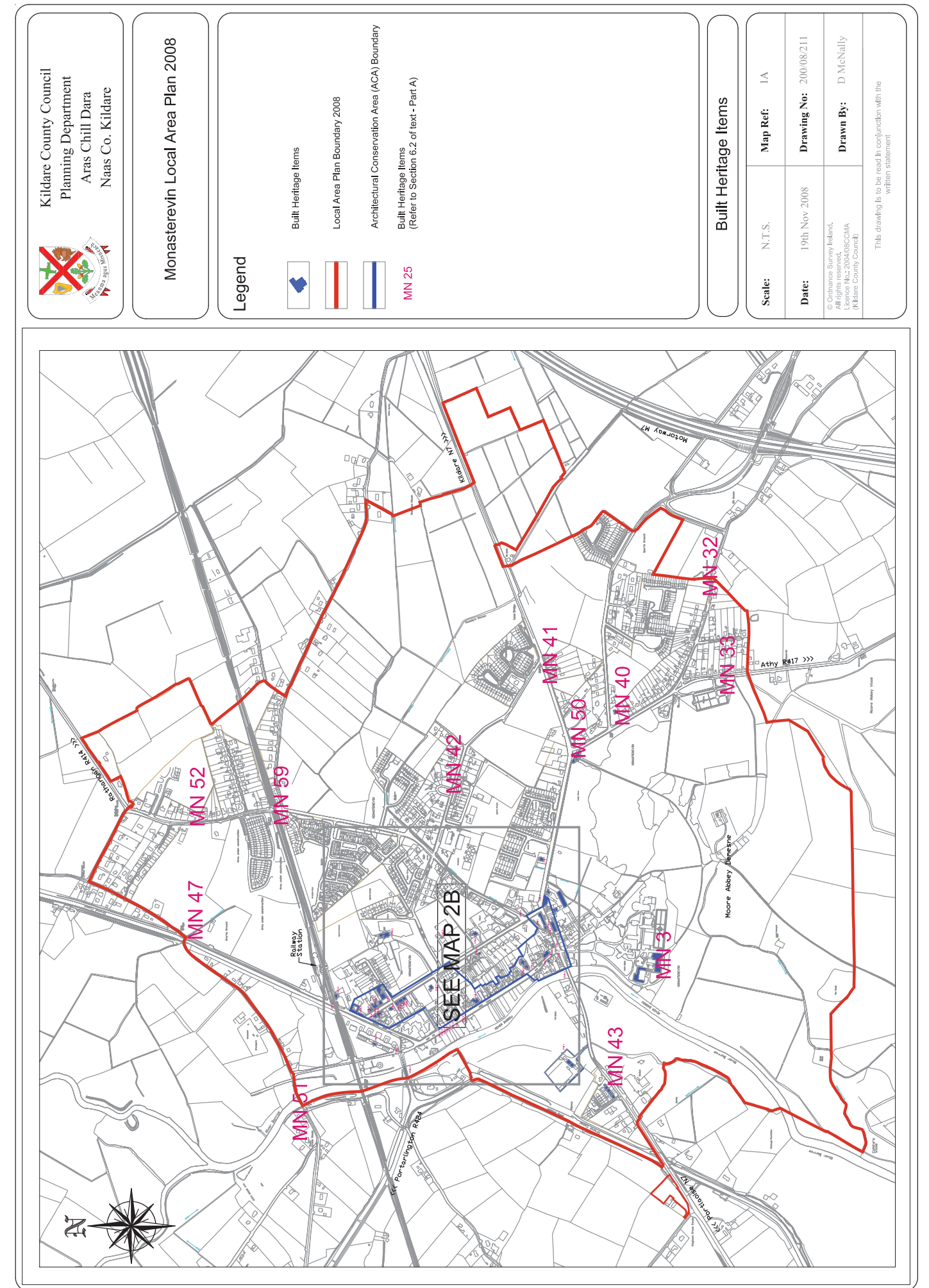
6.2 Built Heritage

Vernacular architecture makes a strong contribution to the character of streetscapes and it is an objective of the Council to protect vernacular architecture in Monasterevin for the benefit of future generations. It shall be an objective of the Council to protect the following, named structures and their settings, in the assessment of any development proposal.





Reference	Item and Location	Description
MN 1	Catholic Church, Drogheda Street	Building
MN 2	Church of Ireland	Building
MN 3	Moore Abbey house, outbuildings, gatelodge and estate walls	Demesne
MN 4	Old Charter School (The Hulk)	Building and boundary
MN 5	S. Holmes works and warehouses	Buildings
MN 6	S. E. Holmes	House and gate
MN 7	'The Ranch'	Buildings
MN 8	Warehouses	Building
MN 9	Bank of Ireland	Building
MN 10	Monasterevin General Stores (Cullens)	Building
MN 11	Monasterevin House, Moore Street	Building
MN 12	Mooneys	Building with shopfront
MN 13	CYMS Hall	Building
MN 14	Georgian terraced house	Building
MN 15	Georgian terraced house	Building
MN 16	Georgian terraced house	Building
MN 17	Georgian terraced house	Building
MN 18	Georgian terraced house	Building
MN 19	Georgian terraced house	Building
MN 20	Georgian terraced house	Building
MN 21	3 bay, 2 storey house adjacent to CYMS	Building
MN 22	Bascule Bridge	Bridge
MN 23	Agents House	Building
MN 24	Old railway station	Building
MN 25	Kilrue House	Building
MN 26	Presbytery	Building
MN 27	Monastery	Building
MN 28	Convent	Building

Reference	Item and Location	Description
MN 29	Old School House	Building
MN 30	Togher House	Building
MN 31	Water pump	Pump
MN 32	Water pump	Pump
MN 33	Water pump	Pump
MN 34	Boland's pub and shopfront	Building
MN 35	Parochial House	Building
MN 36	Building adjacent to old school house	Building
MN 37	Building adjacent to Boland's pub, Drogheda Street	Building
MN 38	Thomas Boland's Drogheda Street/ Drogheda Row	Building
MN 39	St. John's No. 2 school	Building
MN 40	Thatched cottage	Building
MN 41	Water pump	Pump
MN 42	Water pump	Pump
MN 43	Semi-detached cottages	Building
MN 44	Wall at Cassidy's	Wall
MN 45	Fr. Prendergast Memorial	Monument
MN 46	Hassett's	Building
MN 47	Pass Bridge	Bridge
MN 48	Aquaduct over the Barrow	Bridge
MN 49	'High Bridge' over canal	Bridge
MN 50	Gatelodge and entrance gates to Moore Abbey	Building,
MN 51	Barrow Bridge	Bridge
MN 52	Thatch cottage, Rathangan Road	Building
MN 53	Late Georgian terraced house, Drogheda Street	Building
MN 54	Late Georgian terraced house, Drogheda Street	Building
MN 55	Late Georgian terraced house, Drogheda Street	Building
MN 56	Late Georgian terraced house, Drogheda Street	Building
MN 57	Residence (former 'Price Slashers' shop)	Building
MN 58	Wall mounted cast iron post box with VR monogram (disused), Drogheda Street, opposite Boland's pub	Post Box
MN 59	Fern's Bridge	Bridge
MN 60	Railway bridge, Rathangan Road	Bridge

Table 4: Built Heritage Items



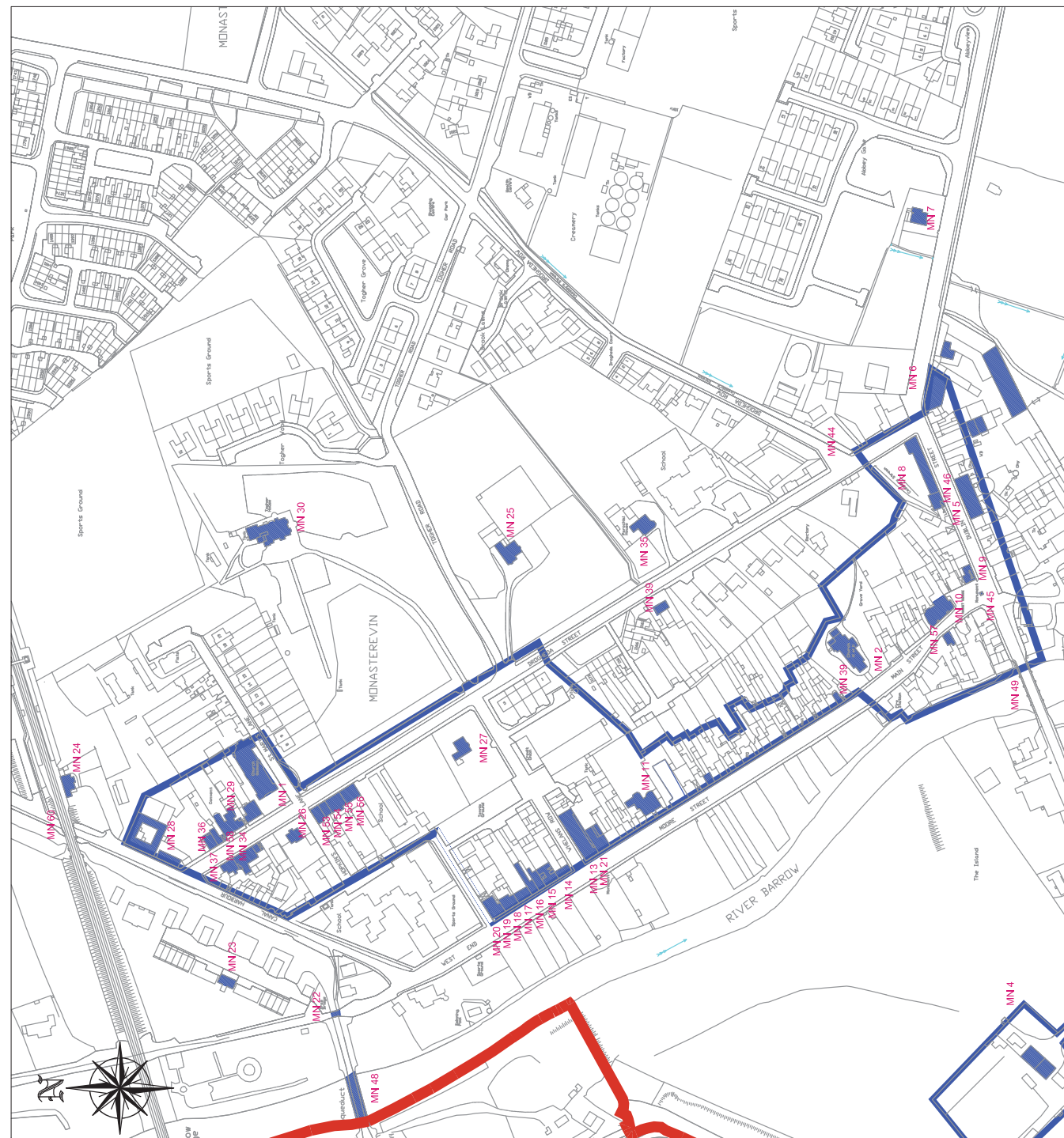
Map 1A: Natural and Archaeological Heritage

- Legend**
-  Built Heritage Items
 -  Local Area Plan Boundary 2008
 -  Architectural Conservation Area (ACA) Boundary
 -  Built Heritage Items
(Refer to Section 6.2 of text - Part A)

Built Heritage Items

Scale:	N.T.S.	Map Ref:	IB
Date:	19th Nov 2008	Drawing No:	200/08/263
© Ordnance Survey Ireland, All rights reserved. License No: 2004/08/CMA (Kildare County Council)		Drawn By:	D McNally

This drawing is to be read in conjunction with the written statement



Map 1B: Built Heritage Items

6.3 Archaeological Heritage
6.3.1 Sites and Monuments Records

The Sites and Monuments Records (SMR) list all certain or possible archaeological sites and monuments mainly dating to before 1700AD. These lists were in many cases based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis and focuses on monuments that predate 1700AD. Table 5 (below) and Map 2 depict all SMR sites within or in close proximity to the development boundary of Monasterevin.



Item (Description)	Location (Townland)	OS Sheet No.	Reference
Bridge	Coolnaferagh /Passlands	21	KD021-006
Abbey Site	Mooreabbey Demesne	26	KD026-001
House	Mooreabbey Demesne	26	KD026-002
Burial(s) Site(s)	Mooreabbey Demesne	26	KD026-003
Rectangular Enclosure	Mooreabbey Demesne	26	KD026-004
Holy Well	Mooreabbey Demesne	26	KD026-013
Potential Site - Aerial Photo	Clogheen (Monasterevin ED)	26	KD026-015

Table 5: Sites and Monuments Records

7 Land Uses



7.1 Town Centre

The Monasterevin Local Area Plan 2001 zoned a total of 18 hectares of land as 'Town Centre'. Existing facilities and businesses within the town centre include a service station, convenience stores, pharmacy and public houses. Supervalu has enhanced Monasterevin's limited convenience offer in recent years. A considerable draw from around, particularly the west of the County is Willoughby's hardware store which dominates the central area of the town. There has been investment in ground floor shop units below warehouse conversions along the main street but, given their location, it is desirable that the use of these units is further enhanced in order to revitalise the town centre. There is significant opportunity to further enhance the town with the conversion of warehouses along Dublin Street. Notwithstanding the fact that the M7/Monasterevin bypass has without doubt lessened the extent of 'through traffic' in the town, the town continues to experience a decline in the extent of retail provision on offer. Monasterevin is a centre which should see an enhancement of its convenience offer if the needs of its residential areas are to be adequately met in the town. Specific objectives in Part B of this Local Area Plan promote the upgrading and expansion of retail outlets in the town centre especially where such outlets are underused or vacant in order to promote revitalisation of the town centre area. Furthermore, it is proposed to extend the town centre area into the Moore Abbey Demesne in order to provide for a range of retail and employment opportunities in a prime town centre location.

Zoning Objective	Total 'Town Centre' zoning in 2001 Local Area Plan	Total 'Town Centre' zoning in 2008 Local Area Plan
Town Centre	18 ha	16.4ha

Table 6 Town Centre Zoning

7.2 Residential

The majority of the existing housing stock in Monasterevin is privately owned in the form of housing developments. Kildare County Council has a total of sixty-two social and fully tenanted housing units in the town, which includes St. Evin's Park, Drogheda Court and Millstream Avenue.

Zoning Objective	Total 'New Residential' zoning in 2001 Local Area Plan	Total 'New Residential/ Existing Residential' zoning in 2008 Local Area Plan
New Residential	43.4 ha	43.8 ha
Existing Residential	97.6 ha	93.5ha * This land use zoning shall be renamed 'Existing / Permitted Residential' in the Local Area Plan.

Table 7 Residential Zoning

7.3 Commercial

The 2001 Local Area Plan for Monasterevin identified a number of sites as 'Commercial' where these sites were located outside of the town centre area. These sites included the Hazel Hotel to the south-west and Supervalu to the north-east of the town centre. It is not proposed to include further such commercial sites outside of the town centre of Monasterevin. An extension of the town centre has been proposed into the Moore Abbey Demesne and also into the "Hulk" site (See Maps 5 and 6).

Zoning Objective	Total 'Commercial' zoning in 2001 Local Area Plan	Total 'Commercial' zoning in 2008 Local Area Plan
Commercial	7.2 ha	8.7 ha * This land use zoning shall be renamed 'Commercial / Retail' in the Local Area Plan.

Table 8 Commercial Zoning

7.4 Institutional and Educational

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

Much of the lands (particularly in the Moore Abbey Demesne) zoned 'Institutional and Educational' in the 2001 Local Area Plan for Monasterevin have not as yet been developed. It is proposed to retain and extend these zonings in this Local Area

Plan in order to provide for the comprehensive development of the Moore Abbey Demesne site in the future. In this regard refer to Part C of this Local Area Plan entitled 'Community and Education'.

Zoning Objective	Total 'Institutional and Educational' zoning in 2001 Local Area Plan	Total 'Institutional and Educational' zoning in 2008 Local Area Plan
Institutional & Educational	55.5 ha	54.2 ha * This land use zoning shall be renamed 'Community & Educational' in the Local Area Plan.

Table 9 Community and Educational zoning

7.5 Amenity and Open Space

The provision of attractive recreational open space is an essential component of the Council's vision for developing Monasterevin. The quality and location of such space is as important as the quantity. A Leisure Services Department has been set up in Kildare County Council to develop and maintain public open spaces within the county including Monasterevin. This Plan will ensure the protection of existing areas of open spaces in Monasterevin and identify suitable locations for the development of playground and amenity facilities in the town (See Map 6).

Zoning Objective	Total 'Amenity and Open Space' zoning in 2001 Local Area Plan	Total 'Amenity and Open Space' zoning in 2008 Local Area Plan
Amenity & Open Space	22.1 ha	26ha * This land use zoning shall be renamed 'Open Space & Amenity' in the Local Area Plan.

Table 10 Open Space and Amenity Zoning

7.6 Agriculture

Zoning Objective	Total 'Agriculture' zoning in 2001 Local Area Plan	Total 'Agriculture' zoning in 2008 Local Area Plan
Agriculture	43 ha	91.2 ha

Table 11 Agriculture Zoning

7.7 Industry

Having regard to the size, scale and nature of Monasterevin, the strategy for economic development must focus on the achievable delivery of local services and potential employment and enterprise generation. A site had been identified for 'Industry' in the 2001 Local Area Plan and it is proposed to retain this, as yet, undeveloped site as part of this Local Area Plan.

Zoning Objective	Total 'Industry' zoning in 2001 Local Area Plan	Total 'Industrial' zoning in 2008 Local Area Plan
Industry	20.9 ha	76.7 ha * This land use zoning shall be renamed 'Industrial & Warehousing' in the Local Area Plan.

Table 12 Industrial and Warehousing Zoning



The Strategic Vision and Strategic Policy Objectives, as set out below, provide the overall strategy of Kildare County Council for the proper planning and sustainable development of Monasterevin. The Vision and Policy Objectives are framed within the socio-economic, environmental and strategic planning contexts for the future development of Monasterevin.

Overall Strategy for Monasterevin

The overall vision for Monasterevin is for its growth as a moderate growth town with critical mass sufficient to sustain a range of residential, employment and services for the growing local community in accordance with National, Regional and County planning policy documents. The physical environment of the town shall be of the highest quality, with existing under-utilised town centre sites developed to their maximum potential. Particular attention shall be paid to protecting and enhancing the natural, built and archaeological heritage of the town.

Strategic Policy Objectives

It shall be the policy of the Council:

- To identify appropriate areas for community and amenity focused mixed-use development.
- To identify additional areas for employment and enterprise.
- To provide an orderly and definite edge between the town and its rural surroundings
- To curb further ribbon development
- To improve physical and social infrastructure services throughout the town.
- To ensure the protection and enhancement of the natural and built heritage of Monasterevin.
- To consolidate, strengthen and revitalise the town centre by promoting the development of under-utilised and derelict sites and by increasing the range of goods and services available.
- To support the provision of public transport infrastructure.



1 Introduction

This Section states the objectives of Kildare County Council with regards to the development of land within the boundary of the Local Area Plan for Monasterevin. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate land use in a manner that will promote proper planning and sustainable development.



2 Housing

2.1 Objectives

In addition to the policies of the Council outlined in Chapter 5 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

H 1 To require the following in terms of layout, design and landscaping of residential development schemes:

Layout:

- (i) A development layout that will maximise the safety of pedestrians and that will allow for traffic calming by design, throughout the development scheme. In this regard curved routes shall be preferred as opposed to long, straight stretches of roadway. Priority shall be given to the movement of pedestrians throughout the site, providing footpaths and lighting along appropriate desire lines, for example connecting residential units to areas of open space, connecting areas of open space to each other and creating desire lines from the development site in the direction of nearby amenities including town centre facilities.
- (ii) variety in the layout of the development scheme to include courtyard type developments and short cul de sacs. The monotony of long stretches of residential units in a linear format shall not be permitted.
- (iii) That careful consideration be given to the relationship between residential schemes and adjoining public roadways. Excessive stretches of blank wall shall not front any public road within the development scheme.
- (iv) New dwellings shall not closely overlook the rear curtilage of existing dwellings and where this is found to be the case, planning permission will not be favourably considered. Houses located in a piecemeal fashion to the rear of existing houses, with inadequate independent road frontage and that do not form part of a comprehensive development plan for the particular area are considered to represent sub-standard development and will not be permitted.
- (v) Development shall not be permitted on designated areas of open space that forms part of a site layout for previously permitted development.

- (vi) Parking areas shall be sensitively designed, appropriately landscaped and carefully integrated into the overall development scheme.

Design:

- (vii) the use of high quality materials only, in the delivery of a high standard of design.
- (viii) variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic with each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and down opportunities.
- (ix) the consideration of the requirements of the elderly in the design of development schemes.
- (x) the surround of dormer windows to be finished in painted plaster only, where such windows are considered appropriate.
- (xi) vertical emphasis on windows.
- (xii) that solar panels be encouraged in the design of development schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings (See "<http://www.managenergy.net/products/R210.htm>" for complete wording of Directive).
- (xiii) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.

Landscaping:

(xiv) the preservation and reinforcement of existing mature trees and hedgerows in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xv) (b) below).

(a) The preparation of a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following;

(b) 'hard' landscaping to include a footpath and a bicycle path planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal. Existing mature hedgerows provide a unique habitat for wildlife and all new developments shall protect mature hedgerows and include them as an integral part of the overall development design.

(c) When mature trees and/or substantial hedgerow are located on lands that are being considered for development the following applies:

(i) that all planning applications include details of how trees and hedgerows to be retained on site shall be protected while the construction works are ongoing. The protection methods used shall comply with BS5837: 2005 'Trees in relation to construction – Recommendations'

(ii) layouts will be required to facilitate the retention of the maximum number of significant trees and hedgerows, which must be adequately protected before and during development works.

(iii) All tree and hedgerow surveys shall be carried out by a suitably qualified Arborist and the survey shall recommend a management programme for the trees and hedgerows proposed for retention on site to be carried out by the developer prior to the commencement of development.

(iv) Where it is necessary to remove trees and hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.

(d) Seating arrangements both formal and informal

(e) A formal proposal for a hierarchy of public open spaces throughout the site. This proposal shall include;

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

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

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

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

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

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

- 'Sustainable Residential Development in Urban Areas – Consultation Draft Guidelines for Planning Authorities' (February 2008 or as subsequently finalised) and

- 'Urban Design Manual – A best practice guide, A companion document to the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas' (February 2008 or as subsequently finalised).

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

(i) developers/agents, in the preparation of development proposals

(ii) the public, in gaining a greater understanding of the development proposals and

(iii) planners, in the assessment of development proposals It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website.

H 4 that all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out in accordance with the 'Recommendations for Site Development Works for Housing Areas' (DoEHLG 1998).

H 5 that private housing estates continue to be taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.

H 6 that applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) (this form may be downloaded from the Kildare County Council website at the following address, www.kildarecoco.ie) which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and others such as shops and post offices. It shall be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 12% and 8.5% of a population at any time is assumed to be of primary and secondary school going age respectively. With particular regard to the effect development proposals would have on education provision, developers shall;

- calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places, having regard to the figures of 8.5% and 11% as above.

- provide details of the total available places and the current spare capacity in local schools (a letter from the principal of the schools shall be required as part of the planning application).

- Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved.

H 7 the naming of residential developments to reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

H 8 Apartments shall only be proposed at appropriate locations in the town centre. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway. The design of apartment schemes shall have regard to the provisions of Section 2.1 (H1) of this Local Area Plan in terms of layout, design and landscaping of residential development schemes. Furthermore, materials proposed in apartment schemes shall be hard wearing and low maintenance. The use of local natural stone shall be particularly encouraged.



3 Industry & Employment

3.1 Objectives

In addition to the policies of the Council outlined in Chapter 2 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- E 1** To facilitate the development of commercial, office, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Kelt and the County Development Board.
- E 2** To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.
- E 3** To ensure that all new employment related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.
- E 4** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.



4.1 Objectives

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

- C 1** To ensure the provision of community, educational and cultural facilities in tandem with residential, commercial and other developments (See H6 above).
- C 2** To continue to liaise with the Department of Education and Science in the active provision of school places.
- C 3** To facilitate the expansion of the existing schools in Monasterevin in order to accommodate their future needs and to facilitate the development of sports, recreational and cultural facilities for the schools.
- C 4** To encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.

4 Community, Educational, Childcare and Cultural Facilities

C 5 To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to schools throughout Monasterevin.

C 6 To require the provision of childcare facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001.

C 7 To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, fire service, library facilities and sports facilities in Monasterevin.

C 8 To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.

C 9 To investigate the need for the installation of public toilets at appropriate locations in Monasterevin.

5.1 Water

5.1.1 Objectives

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

W 1 To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.

W 2 To minimise wastage in the water supply network.

W 3 To preserve free from development the way leaves of all public water mains.

W 4 To implement the 'Polluter Pays Principle' for non-domestic usage.

W 5 To prohibit the culverting of Cassidy's Stream

5.2 Surface Water

5.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan:

SU 1 It shall be an objective of the Council to require on site surface water attenuation measures if, in its opinion, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.

SU 2 No further surface water discharge shall be permitted to the Cassidy Stream.

SU 3 It shall be an objective of the Council to undertake a feasibility study in order to determine the necessity for the upgrading of the storm / surface water drainage system in Monasterevin to include the following areas; Skirteen, Hazel Hotel area, Kildare Road, Dublin Road, Kill, Gurteenoonna and Cowpasture or otherwise to determine if such areas can be best served by ground infiltration.

5.3 Wastewater

5.3.1 Objectives

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

WW 1 To ensure that the necessary drainage facilities to serve the needs of all development are provided.

WW 2 To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.

WW 3 To ensure the changeover from septic tanks to mains connections in all cases where this is feasible.

WW 4 To preserve free from development the wayleaves of all public sewers.

WW 5 To maintain and improve existing sewerage services.

WW 6 To ensure that all new developments in Monasterevin, utilise and connect to existing water and wastewater infrastructure.

WW 7 To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution.

WW 8 To ensure that all licensable operators discharging waste-water are operating within permitted limits.

5.4 Solid Waste

5.4.1 Objectives

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

SW 1 To ensure that Monasterevin has an adequate solid waste collection system.

SW 2 To identify and actively pursue a suitable location within the town of Monasterevin for the provision of recycling facilities. Such a facility shall not be located within 50 metres of any residential unit(s) and shall provide for the following:

- an area of at least 10m by 4m in size
- truck access and clearance heights
- a hard standing area
- a vehicle set down area only with no permanent parking provision.

Flooding (See Map 3)

FL 1 A buffer zone between the River Barrow, the Grand Canal and any proposed development along their routes shall be designed into all development schemes. This buffer zone shall form an integral part of the overall development scheme and shall include the following features;

- 'hard' landscaping to include a footpath and a bicycle path, where achievable. Footpaths and bicycle paths shall be located no closer than between 5-10 metres of either the Grand Canal or River Barrow in the interests of biodiversity.
- 'soft' landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.

FL 2 All future development proposals on the 'Hulk' site (to the west of the River Barrow, to the east of the Grand Canal, to the north of the main Monasterevin – Portlaoise road and within the local area plan boundary) shall be required to demonstrate that they will not be at risk of flooding. Therefore any future planning application

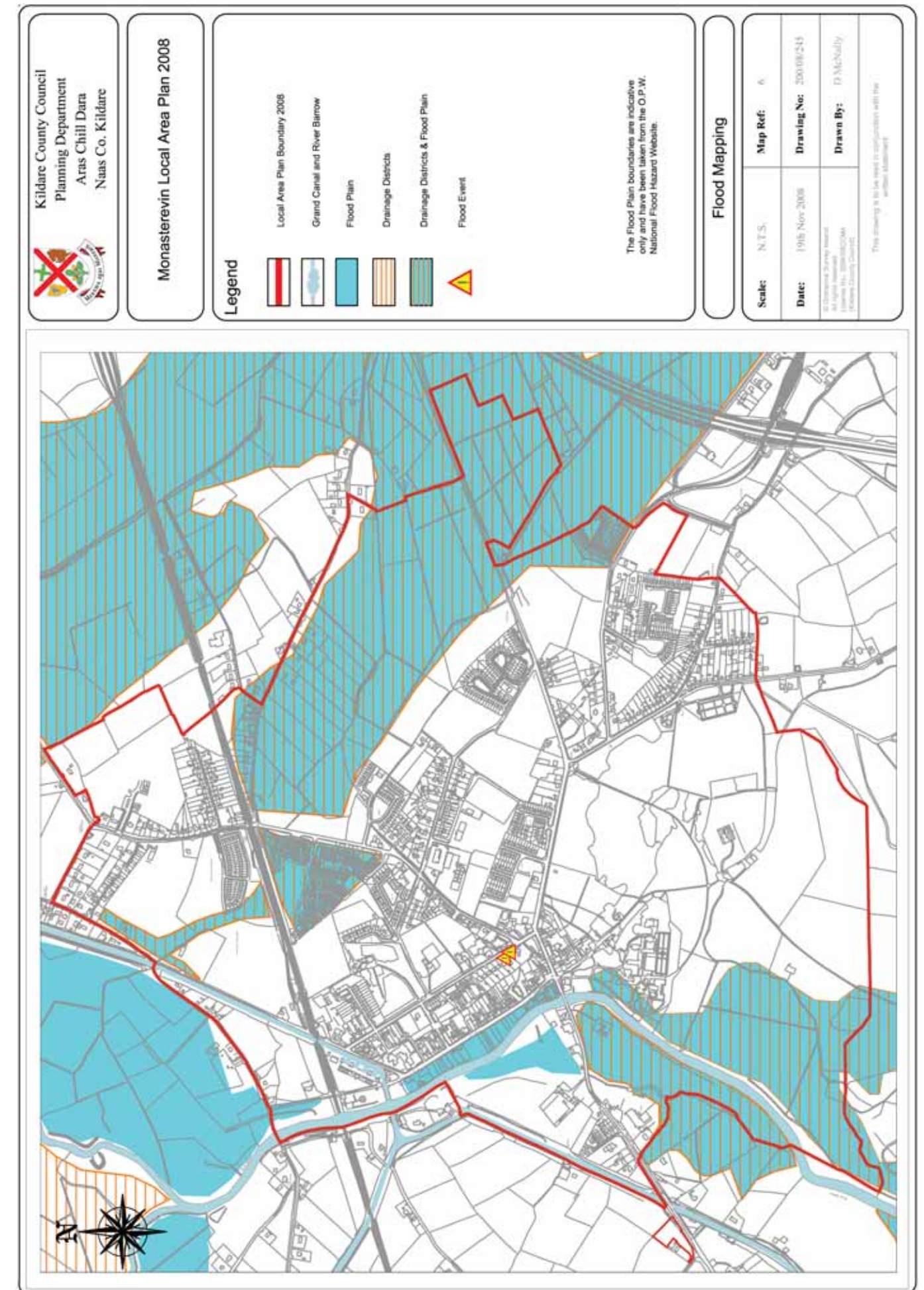
on these lands will be required to include a site specific Flood Risk Assessment FRA. This FRA shall be carried out in accordance with the guidance set out in the Draft Guidelines from the DoEHLG and the OPW titled 'The Planning System and Flood Risk Management' (or as subsequently finalised). The conclusions of this assessment shall determine the suitability of the site for development and if suitable it shall inform the design concept in addressing flood risk management issues. The inclusion of a minimum riparian zone of 15 metres shall be incorporated into the design concept in order to provide continual access to the river.

5.6 Telecommunications

5.6.1 Objectives

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

- T 1** To promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- T 2** To preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.
- T 3** To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Monasterevin, in tandem with other work programmes, such as road resurfacing and footpath construction works.
- T 4** To ensure that telecommunications infrastructure is adequately screened, integrated and/or landscaped so as to minimise any adverse visual impacts.



Map 6: Flood Mapping

6 Transportation

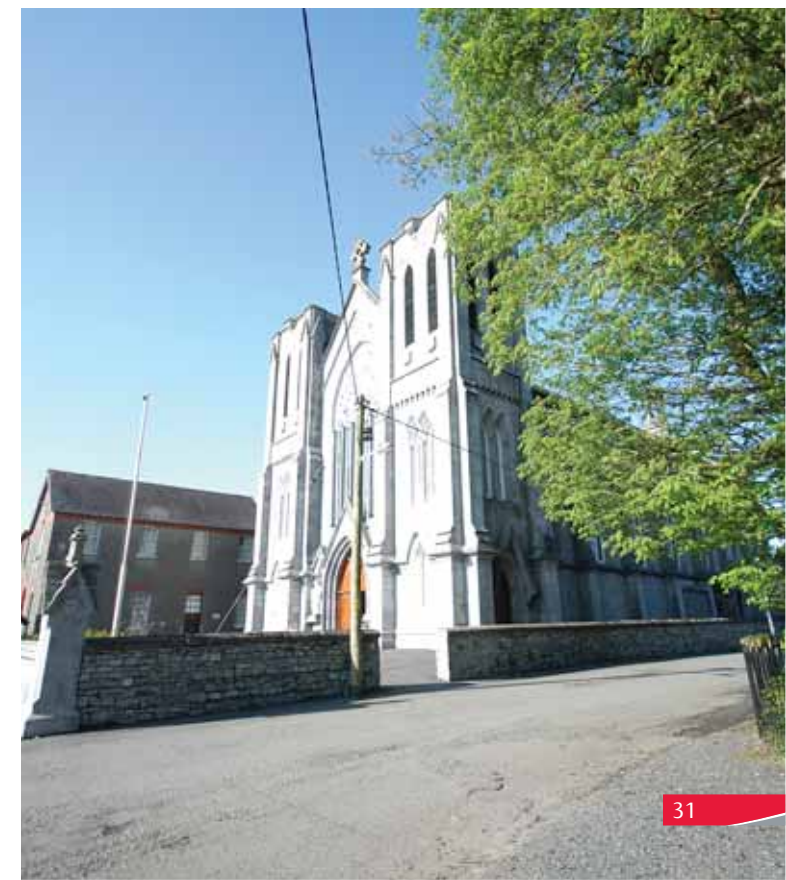


6.1 Roads, Streets and Car Parking

6.1.1 Objectives

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

- TR 1** To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
- TR 2** To ensure insofar as possible that all transport facilities and services (including car parking) in the Monasterevin area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.
- TR 3** To provide passive traffic calming measures throughout the town of Monasterevin, where necessary as funding allows.
- TR 4** To investigate the possibility of putting in place appropriate traffic calming measures along the R445 on the approach roads to Monasterevin. Such measures could include signage and road narrowing.
- TR 5** To protect from development the route of a future road and seek its construction from development from the Dublin Road to Cow Pasture to serve the industrially zoned lands at this location (See Map 6).
- TR 6** To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town, including along Whelan's Row and at the Market Square.
- TR 7** To investigate the need to provide for additional, marked parking spaces in St. Evin's Park.
- TR 8** To investigate the provision of additional off street public car parking in the town centre.
- TR 9** To ensure the provision of permanent durable surfaces to all public and private car parking facilities.
- TR 10** To support the provision of an enlarged parking area at the railway station.
- TR 11** To consider the relaxation of normal road and car parking standards within the Architectural Conservation Zone (See Maps 1a and 1b), to retain its attractive townscape quality.
- TR 12** To have regard to the condition, location and accessibility of designated heritage sites and sites of local importance that may not be designated, in the planning and provision of transportation services. Appropriate mitigatory measures shall be incorporated into any development proposal.
- TR 13** When considering the landscaping requirements of new transport networks the Council will promote the planting of native species.
- TR 14** To provide an adequate number of parking spaces outside the Post Office and River Side Café.
- TR 15** To investigate the possibility of installing traffic lights at the end of the Athy road onto the Main N7 and at the junction of Drogheda Street with the N7.
- TR 16** To investigate the possibility of erecting timber bollards outside St. Evin's cemetery.



7 Amenity and Recreation

6.2 Public Transport

6.2.1 Objectives

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

- PT 1** To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with the central urban area.
- PT 2** To ensure where possible, that all public transport is accessible to the disabled.
- PT 3** To encourage greater use of the existing rail line in Monasterevin in the interests of sustainability.

6.3 Pedestrian and Cycle Networks (See Map 5)

6.3.1 Objectives

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

- PC 1** To ensure that adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.
- PC 2** To facilitate and encourage cycling as a more convenient, popular and safe method of transport. The existing cycle network shall be extended throughout the town linking population, commercial, community facilities and transport nodes. In particular the development of cycle paths shall be encouraged along the following routes;
 - (i) from the Rathangan Road to the railway station
 - (ii) from St. Evin's Park estate to the railway station
 - (iii) from the west bank of the Barrow to the town centre.
 - (iv) along the route from Dublin Street – Cowpasture – Drogheda Street.
 - (v) from the junction at Hopkins Haven in a westerly direction to the edge of the town boundary in the west.

- PC 3** To ensure the development of 'shared surface' and similarly passively calmed environments within housing developments. Surfaces should be different colours to distinguish the intended uses.
- PC 4** To investigate the need for zebra crossings in Monasterevin and to provide such crossings as considered necessary.
- PC 5** To upgrade and provide for high quality street lighting throughout the town of Monasterevin.
- PC 6** To refurbish footpaths in the town and improve access for the disabled as part of this refurbishment
- PC 7** To construct new footpaths that are also accessible to the mobility impaired.
- PC 8** To construct a footpath from Distillery Court to the town centre
- PC 9** To complete the construction of a footpath and cycle track from Hopkins Haven to Cowpasture

7.1 Objectives

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

- AR 1** To develop the river-side and canal-side in conjunction with all relevant statutory and non-statutory bodies. This development shall include
 - (i) A linear park(s)
 - (ii) High quality formal and informal seating arrangements
 - (iii) The provision of a high quality, well-lit cyclist and pedestrian route. The route shall also be suitable for the requirements of disabled users. This route shall be located no closer than between 5-10 metres of either the Grand Canal or River Barrow in the interests of biodiversity.
 - (iv) The planting of a mixture of semi mature and mature trees for the length of the linear park, both formally and informally.
 - (v) pedestrian crossings also suitable for the requirements of disabled users, over the River Barrow and the Grand Canal. Any proposed pedestrian crossings shall be designed so that there is minimum impact on either the River Barrow (SAC) or the Grand Canal (pNHA).

In this regard either the Heritage Officer and/or the National Parks and Wildlife Service may be contacted to determine the most appropriate locations for such crossing points.

- AR 2** To improve existing open space areas in housing developments that have been taken in-charge by the Council.
- AR 3** To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.
- AR 4** To provide playgrounds at the following locations (See Map 6)
 - (i) adjacent to the River Barrow immediately south of the railway line. This playground shall be located no closer than between 5-10 metres of the River Barrow in the interests of biodiversity.
 - (ii) at St. Evin's Park
- AR 5** To continue to co-operate with community and sports bodies in the development of the canal and other recreational areas in the town.
- AR 6** To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.



8 Town Centre



8.1 Town Centre Objectives

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

TC 1 To facilitate the extension of the existing town centre to the South of Dublin Street and within Moore Abbey Demesne in order to improve the vitality and vibrancy of the town centre. This shall be named the new 'Urban Quarter' and shall include the following:

- (i) vehicular, pedestrian and cycle access routes along:
 - (a) the southern boundary of the new 'Urban Quarter' (W-Z on Maps 5 and 6)
 - (b) through the 'Urban Quarter' (X-V and Y-Z on Maps 5 and 6)
 - (c) traffic calming measures shall be provided along the routes identified in (a) and (b) above.
- (ii) a clear building line along the line of the new roads as per (a) and (b) above.
- (iii) pedestrian through routes through the 'Urban Quarter' along the stretches of roadway W-Z, X-V and Y-Z on Maps 5 and 6 or otherwise as agreed by the Planning Authority. These routes shall also be suitable for the requirements of disabled users.

(iv) a sensitively designed development to incorporate the Cassidy's Distillery structures along Dublin Street. Development at this location should include designed pedestrian friendly areas, which are adequately overlooked by a mix of commercial and residential development.

(v) sensitively designed and well landscaped car parking as an integral part of any development scheme in the 'Urban Quarter' where the need arises.

TC 2 To seek the renewal of derelict, underused and vacant sites.

TC 3 To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.

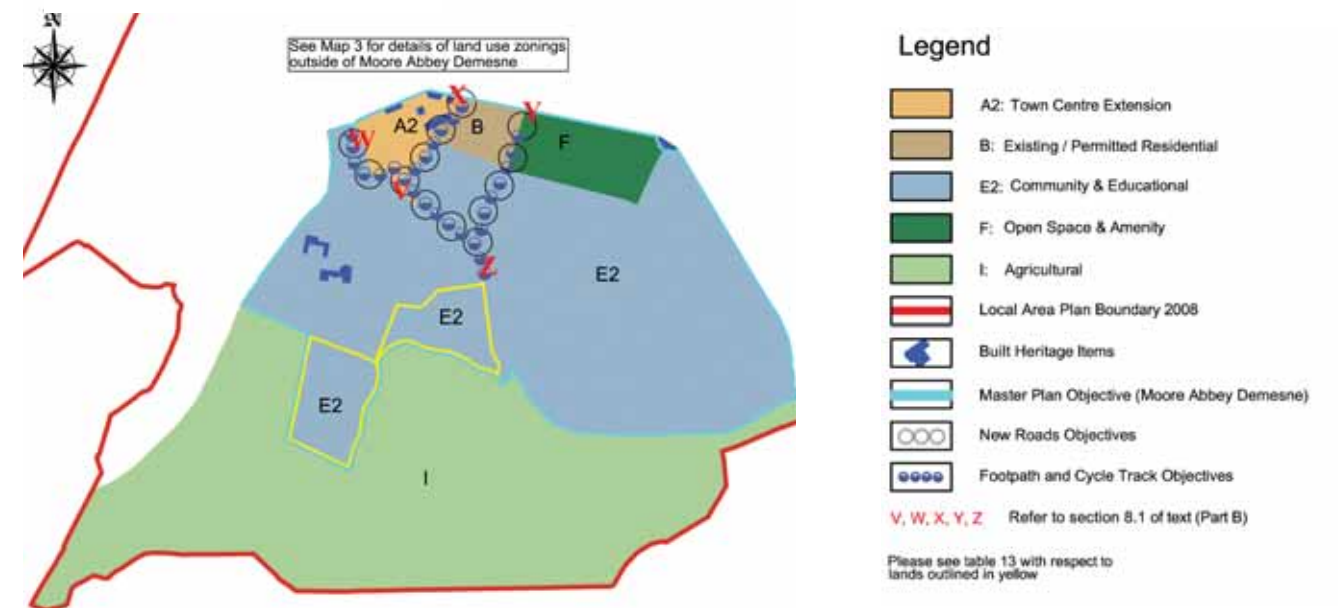
TC 4 To encourage the use of upper floors in retail premises for commercial or residential use.

TC 5 To require a strong street frontage where possible onto roads and footpaths, creating definite building lines and continuity of the town structure.

TC 6 To require the undergrounding of utility cables in the town centre

TC 7 To prohibit the removal of street furniture of heritage value

Map 4: Master Plan Objective



9 Re-Use and Regeneration of Derelict Sites and Buildings

- TC 8** To encourage the provision of high quality seating along the public thoroughfare of Monasterevin.
- TC 9** To ensure that the existing historic street pattern is retained
- TC 10** To ensure that the design of all commercial units is of a high standard and respects the character of the surrounding built environment, respects existing building lines and contributes toward the creation of a well-defined streetscape. The development of large-scale retail, retail warehousing or buildings of a warehouse/shed like design shall not be permitted in the town or in close proximity to residential units. Where appropriate, larger units should anchor smaller units.
- TC 11** To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.

8.2 Architectural Conservation Area Objectives

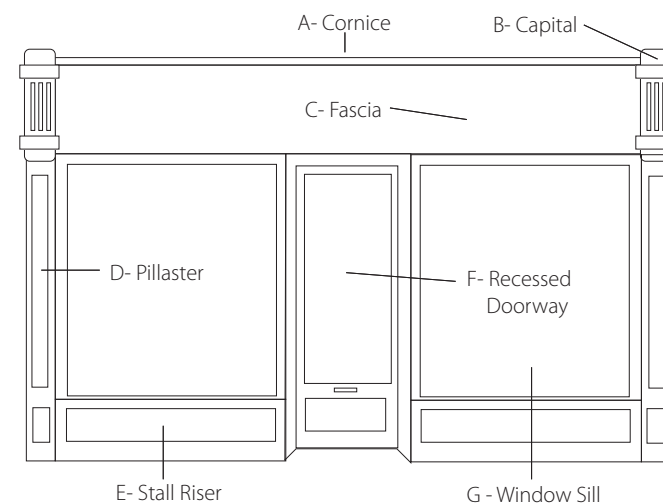
Architectural Conservation Areas (ACA's) are designated in order to protect and enhance those parts of our towns and villages that have special character or are of historic interest. The following objectives shall apply to all development sites within the ACA boundary of Monasterevin as defined in Maps 1a and 1b.

In addition to the policies of the Council outlined in Chapter 21 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- ACA 1** To have regard to the sensitive nature of the Architectural Conservation Area of Monasterevin in the assessment of all planning proposals within its boundary. This Architectural Conservation Area has been identified for protection in Chapter 21 of the Kildare County Development Plan 2005-2011 and is shown on Maps 1a and 1b of this Local Area Plan.

- ACA 2** To favourably consider the conversion or adaptation of existing property/ properties over the demolition and replacement of such properties.
- ACA 3** To require that extensions and alterations to properties within the ACA boundary complement any existing building(s). Extensions shall be subordinate in scale and in a form which allows the identity and character of the original structure to be retained. Important architectural details shall be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.
- ACA 4** To require that all new buildings within the Architectural Conservation Area have regard to the rhythm, scale, mass and outline of neighbouring properties and adjacent spaces and do not visually detract from these. Regard shall also be given to the details, materials, texture and colour of buildings in any new build proposals and planning conditions shall be imposed to regularise such important details.
- ACA 5** To require recessed lighting as part of all development proposals. No projecting lights shall be permitted.
- ACA 6** To prohibit the use of plastic, neon and other similar advertising.
- ACA 7** To require the use of traditional shopfront designs, materials and signage.
- ACA 8** To retain important features of traditional shop fronts such as the following which, where found, shall be retained, preserved and enhanced in all cases:

Figure 2 – Features to be retained within an ACA



9.1 Objectives

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

- DS 1** To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Monasterevin as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.
- DS 2** To facilitate the sensitive restoration of the Industrial Heritage Buildings at Cassidy's Distillery. In this regard, a development scheme at this location shall comprise the following elements;
 - (i) local community services which may include a doctor's practice, a library, art centre, small scale retail units, offices, a high quality hostel, restaurants, cafes and tourist related facilities.
 - (ii) appropriately located footpaths and bicycle paths shall link the area surrounding the Industrial Heritage Buildings along Dublin Street, the Market Square area and Moore Abbey Demesne as identified on Maps 5 and 6. These routes shall also be suitable for the requirements of disabled users.



10.1 General Heritage – Objectives

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

HE 1 To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.

HE 2 To ensure the maintenance of the historic character and built form of the town centre of Monasterevin by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.

HE 3 In relation to designated sites, recorded monuments and places and built heritage items (See Maps 1A, 1B and 2), potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

10.2 Natural Heritage – Objectives

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

NH 1 To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.

NH 2 To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.

NH 3 To have regard to the County Bio-Diversity Plan and integrate the consideration of bio-diversity into all development proposals in order to ensure the protection and enhancement of this important aspect of the local environment.

NH 4 To ensure that any development proposal within the vicinity of or having an effect on a designated site, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoEHLG.

NH 5 To protect, by way of Tree Preservation Orders, trees and groups of trees of special amenity value at the following locations (See Map 2);

- along the river Barrow
- Moore Abbey Demesne
- Around Togher House
- Around the Parochial House
- In the grounds of the girls national school, Drogheda Street
- Along Drogheda Street
- Two trees at intersection of Whelan and Drogheda Street
- Two trees outside Tyna knitware, Whelan Row
- Open Space outside the new cemetery
- At the front of the Glanbia site
- Along the canal bank
- In the grounds of the 'Hulk'
- The row of large mature beech trees in the grounds of 'Beech Lodge', Gorteenona, Nurney Road

NH 6 Development shall be prohibited where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged (See objective H1 – xv also).

NH 7 To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design (See objective H1 – xv also).

NH 8 To preserve views and prospects to and from the River Barrow and Grand Canal and to ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity. New development adjacent to the riverside amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available.



NH 9 To conserve and protect the natural habitats in the River and Canal systems

NH 10 Planning applications must;

- (i) identify all ecological corridors which are present on the proposed development lands (including hedgerows and masonry stone walls) that are likely to be affected by the development proposal
- (ii) identify any losses to these corridors which would result if the application in question was granted, and
- (iii) show that such losses would be fully offset, if the application was to be granted, through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.

10.3 Built Heritage

10.3.1 Objectives

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

BH 1 To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

BH 2 To resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which makes a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Monasterevin.

BH 3 To assist owners of structures of particular significance within Monasterevin in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.

BH 4 To protect those built heritage items as listed in Table 4 and shown on Maps 1a and 1b of this Local Area Plan.

BH 5 To protect and preserve the views to and from those items listed in Table 4 and shown on Maps 1a and 1b of this Local Area Plan.

10.4 Archaeological Heritage

10.4.1 Objectives

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

AH 1 To protect and preserve those items of archaeological interest as listed in Table 5 and shown on Map 2 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.

AH 2 To seek the protection of burial grounds within Monasterevin in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate. The future extension to the existing burial ground on the Athy Road in Monasterevin shall be considered as part of the preparation of a separate Local Area Plan for the Moore Abbey Demesne site (See Part C under the heading 'Community & Educational').

AH 3 To ensure an archaeological investigation of a site is carried out by an archaeologist licensed by Duchas prior to any development works in proximity to those items listed in Table 5 and shown on Map 2.

11.1 It shall be an objective of the Council;

ENV 1 To require developers to demonstrate how they will implement a "green agenda" in building design, construction and operation. In terms of environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction all new developments shall demonstrate how they intend to integrate best practice in the form of a written submission accompanying planning applications in line with the EU Directive 2002/91/EC on the Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is 1st January 2008.

All applicable developments seeking planning permission from that date will be subject to compliance with this policy. (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive)

ENV 2 To encourage the development of renewable energy and the development of energy infrastructure while ensuring that residential amenities and the visual amenity of the local environment are protected.

ENV 3 To provide for high quality litter bins at appropriate locations throughout Monasterevin.

ENV 4 To ensure that illegal dumping does not occur either in or adjacent to the River Barrow or The Grand Canal.

ENV 5 To improve the vegetation management along the River Barrow and the Grand Canal.



1.1 Land Use and Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Monasterevin. These are shown on Map 6, attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal which allows the developer to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

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

- the present development area and recent trends in development;
- the amount of committed and uncommitted land within the existing development area;
- the accessibility, availability and location of land for development;

- the location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- the character of the town with regard to the scale and pattern of development;
- the need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- physical features and amenities of the town;
- the present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- the emerging pattern of development in Monasterevin and its environs and the need to rationalise connectivity and integration with the town centre.

The following specific planning and land use objectives refer to land zonings as identified on Map 6 and are defined on Table 13 below:

Ref.	Use	Specific Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, health, educational and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Monasterevin town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The established building height in the town centre shall not be exceeded.</p> <p>Warehousing and other industrial uses will not be permitted in the town centre.</p> <p>The size and scale of all new developments, particularly retail developments shall not be out of character with the already established town centre area.</p> <p>Design brief shall be prepared for large strategic sites and shall follow the sequence: Site analysis, Concept illustration, Scheme design and Design details as follows:</p> <p>Analysis:</p> <p>The 'Analysis' stage shall identify positive and negative aspects, appraise the site's potential with respect to landmarks, vistas, focal points, views, edges, access etc. This stage involves both Area Analysis and Site Analysis.</p>

Ref.	Use	Specific Zoning Objective
		<p>Area analysis shall address the area within which the site is located and shall identify and comment on the following in a written statement to accompany a planning application with respect to this site: (vi) landmarks, gateways, views and focal points historic influences landscape character (to include positive and negative edges/boundaries) (iv) local facilities (v) transport network and possible links (vi) connections and access (including surrounding networks for vehicles, cyclists, pedestrians, disabled) (vii) spatial analysis (character of spaces, size and functionality and how they interlink)</p> <p>When discussing the above issues it is important to state how they are to influence or be integrated into the proposed design.</p> <p>Site analysis shall identify and discuss the following in relation to the site (i) site features (ii) existing built form analysis (iii) ecological assessment (iv) privacy and intrusion issues (v) sustainable drainage (vi) climate considerations</p> <p>These issues shall be used to directly inform the proposed design on the site. The way in which these issues are to inform the design of the proposed development shall clearly be stated.</p> <p>Concept Having completed the area and site analysis as above, this concept stage shall detail the following: (i) conceptual layout (ii) connections including permeability, connection to streets, pedestrian/cycle links (iii) key design features including street frontage, location of gateway design features, (iv) boundarytreatment (v) open spaces including landscape corridors</p> <p>Scheme Design This stage has regard to both the analysis and concept stages and should include the following: (i) detailed layout (ii) form and sketch axonometric (iii) landscape plans (iv) movement plans</p> <p>Detailed Design This final stage indicates how the proposal will look to both people passing through the proposed development and those viewing it from a distance. The following shall be included in this respect: (i) sketches/perspective both from within the development and key views from around the site (ii) photographs of architecture and landscape of similar type proposals, both building treatments, plants and trees (iii) landscaping to include photographs/pictures of proposed landscape elements, boundary treatments, plants and trees (iv) sample materials (v) other details including photographs of street furniture proposed</p> <p>With respect to all of the above, (i) proposals shall only be acceptable where they are considered to be of the highest architectural standard in terms of design, layout, materials used and landscaping (to include the retention of mature trees on site unless otherwise agreed in writing with the Planning Authority). (ii) The design of traditional type large food stores shall not be permitted (iii) a strong building line along the road frontage shall be incorporated into all design proposals. All parking spaces and delivery areas shall be appropriately screened to the rear of the development, from adjoining land uses and in the case of the 'Hulk' site, from the River Barrow and the Grand Canal.</p>

Ref.	Use	Specific Zoning Objective
		<p>(iv) Be visually pleasing when viewed from all adjacent areas (v) incorporate a high standard of landscaping throughout the site</p> <p>Landscaping proposals shall include the following: (i) semi mature tree planting and shrubbery areas along all pedestrian approaches (ii) a linear park along the length of the site fronting the River Barrow which shall incorporate formal and informal seating arrangements together with high quality lighting (iii) due to the proximity of the Barrow SAC, a heritage designation, it is not desirable that significant activity be encouraged immediately adjacent to the River bank. A footpath/cycle track may be included as part of a development proposal c. 5-10 metres from the edge of the Barrow. A park/picnic area shall be included as part of the overall scheme and a management plan for the maintenance of such an amenity space shall be agreed in writing with the Planning Authority prior to the granting of any planning permission on this site. (iv) Landscaped buffer zones along the boundaries of adjacent land uses.</p> <p>The landscaping, to include the above shall be in place prior to the commencement of any retail activity on site.</p> <p>Flooding (See Map 3) - All future development proposals on the 'Hulk' site (to the west of the River Barrow, to the east of the Grand Canal, to the north of the main Monasterevin – Portlaoise road and within the local area plan boundary) shall be required to demonstrate that they will not be at risk of flooding. Therefore any future planning application on these lands will be required to include a site specific Flood Risk Assessment (FRA). This FRA shall be carried out in accordance with the guidance set out in the Draft Guidelines from the DoEHLG and the OPW titled ' The Planning System and Flood Risk Management' (or as subsequently finalised). The conclusions of this assessment shall determine the suitability of the site for development and if suitable it shall inform the design concept in addressing flood risk management issues. The inclusion of a minimum riparian zone of 15 metres shall be incorporated into the design concept in order to provide continual access to the river.</p> <p>Please also refer to Section 8 of Part B of this Local Area Plan, which refers to specific town centre objectives.</p>
A2	Town Centre extension into Moore Abbey Demesne	<p>In addition to the specific zoning objectives as outlined under 'A' above, development at this location shall;</p> <p>(i) provide for an improved through route for vehicular access from Market Square into the Moore Abbey site at W-Z on Maps 5 and 6, together with an additional vehicular access point from Dublin Street at X-V and Y-Z on Maps 5 and 6. The development of these roads shall be constructed in tandem with the development of the site. These roads shall meet all the relevant road design standards of the Transportation Section of Kildare County Council and have adequate footpaths, cyclepaths, lighting and appropriate street furniture to include formal and/or informal seating arrangements and litter bins along their routes.</p> <p>(ii) a clearly defined building line shall be established along either side of the new routes (as per (i) above) and a public car park shall be sensitively integrated in this general location as necessary.</p>

Ref.	Use	Specific Zoning Objective
B	Existing/ Permitted Residential	<p>(iii) pedestrian routeways through the town extension shall be constructed along the routes W-Z, X-V and Y-Z as shown on Maps 5 and 6 in order to increase the permeability of this site and to successfully integrate it into the existing town centre. A definite building line shall be constructed along these pedestrian walkways and any opportunity to avail of sun traps should be taken advantage of by way of locating seating areas outside of for example bars and restaurants. Proposals shall be made for street furniture to include high quality seating (both formal and informal) together with high quality street lighting.</p> <p>(iv) the building height of any new development on these lands shall not exceed the already established building height on Dublin Street.</p> <p>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>
C	New Residential	<p>To provide for new residential development.</p> <p>This zoning provides for new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas shall be developed in accordance with a comprehensive plan detailing the layout of services, roads and the landscaping of open space. Any proposals for new residential schemes shall consider the inclusion of suitable housing specifically catering for the elderly.</p> <p>Flooding (See Map 3) - All future development proposals on the 'Hulk' site (to the west of the River Barrow, to the east of the Grand Canal, to the north of the main Monasterevin – Portlaoise road and within the local area plan boundary) shall be required to demonstrate that they will not be at risk of flooding. Therefore any future planning application on these lands will be required to include a site specific Flood Risk Assessment (FRA). This FRA shall be carried out in accordance with the guidance set out in the Draft Guidelines from the DoEHLG and the OPW titled ' The Planning System and Flood Risk Management' (or as subsequently finalised). The conclusions of this assessment shall determine the suitability of the site for development and if suitable it shall inform the design concept in addressing flood risk management issues. The inclusion of a minimum riparian zone of 15 metres shall be incorporated into the design concept in order to provide continual access to the river.</p> <p>All new residential development proposals shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.</p>

Ref.	Use	Specific Zoning Objective
C1	New Residential	<p>To provide for new residential serviced sites</p> <p>This zoning shall provide for new residential serviced sites <u>only</u> at a maximum density of 4-6 units per acre. Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission should be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant should then submit their own design and apply for full permission on a serviced site. All proposals on these sites shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.</p>
C2	New Residential	<p>To provide for low density residential development</p> <p>This zoning shall provide for low-density residential development at a maximum of 6-8 units per acre (15-20 units per hectare). All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.</p>
C3	New Residential	<p>To provide for low density serviced residential development sites</p> <p>This zoning shall provide for low density serviced residential development sites at a maximum of 6-8 units per acre (15-20 units per hectare). Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission should be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant should then submit their own design and apply for full permission on a serviced site. All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.</p>
E	Community & Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local civic, religious, community and educational facilities including health care, sheltered housing, childcare, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
E1	Community & Educational	<p>To provide for a retirement village and ancillary services.</p> <p>This zoning objective provides for the development of a retirement village with associated and appropriate levels of care for the elderly. The use of any such development shall be confined to such purposes.</p>

Ref.	Use	Specific Zoning Objective
E2	Community & Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local civic, religious, community and educational facilities including health care, sheltered housing, childcare, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p> <p>It is an objective of this Local Area Plan that a post primary school be delivered in the Demesne of Moore Abbey. Associated parking facilities and bus turning areas shall be sensitively designed as part of any such proposal and a landscaping scheme shall accompany any planning application submitted. Access to the proposed school shall be via route Y-Z (on maps 5 and 6) and shall be accompanied by a conservation report to sensitively facilitate the breach of the protected structure.</p> <p>A Masterplan shall be prepared for Moore Abbey as outlined in Maps 5 and 6. The aforementioned Masterplan shall include provision for the following on a phased basis:</p> <ul style="list-style-type: none"> (i) the delivery of a post-primary school and ancillary recreation and amenity lands as outlined in yellow on Maps 5 and 6. (ii) The extension of the burial ground to the east of the site (iii) Lands for residential, commercial and economic development (iv) Development of amenity lands with a view to developing a central sports campus (v) Development of a linear park along both sides of the River Barrow to provide for a high quality, well lit walking route. Any proposed pedestrian crossings shall be designed so that there is minimum impact on the River Barrow (SAC). In this regard either the Heritage Officer and / or the National Parks and Wildlife Service may be contacted to determine the most appropriate locations for such crossing points. (vi) Protection and enhancement of the 'walled garden' within the Moore Abbey Demesne (vii) A community facility/facilities <p>Phasing proposals shall be agreed with Kildare County Council prior to the granting of any development of the Moore Abbey site. The Masterplan shall be subject to detailed phasing proposals and make provision for the post-primary school not later than midway through the phasing period.</p> <p>To protect and provide for open space, amenity and recreation provision.</p>
F	Open Space & Amenity	<p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use zoning objective include; to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities.</p> <p>The Council will not permit development that would result in a loss of open space within the town except where specifically provided for in this Local Area. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this use will be considered on their merits.</p>

Ref.	Use	Specific Zoning Objective
H	Industrial & Warehousing	<p>To provide for office, warehousing and industrial development.</p> <p>This zoning provides for office, warehousing and industrial development excluding retail warehousing. The office content of any development should not exceed 20% of the total floor area and be ancillary to the industrial or warehouse use. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p> <p>Any development proposals shall be architecturally designed having regard to the location of the sites at gateway locations to Monasterevin, particularly with respect to those lands to the east along the R445. Landscaping proposals to include substantial mature planting shall be in place prior to the occupation of any units on site. All parking, service and delivery areas shall be sensitively and appropriately located to the rear of the buildings.</p> <p>Playing pitches, which are 'open for consideration' on lands zoned 'H', shall be particularly encouraged on those lands outlined in yellow and located south of the site known as the 'Glanbia' site (See Map 6). The facilitation of playing pitches at this location would provide for a more intensive 'open space and amenity' land use in a central location in Monasterevin having regard to the zoning and current use of those lands to the east.</p> <p>Road layouts in all development proposals on lands zoned 'Industrial & Warehousing' shall be designed so as to facilitate access to adjacent lands.</p> <p>An area of 1 acre in total shall be transferred to Kildare County Council free of charge, prior to any grant of planning permission for those lands outlined in purple on Zoning Map 6. The lands shall facilitate the provision of a fire station for Monasterevin and shall be located to the front of the site along the R445.</p> <p>Note: With respect to all development at the Mayfield Interchange the cost of all services required shall be borne solely by the developer.</p>
I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.</p>
R	Commercial/retail	<p>To provide for new retail, office, hotel and other commercial development. This zoning provides for new commercial development and the expansion of existing hotel and retail uses in the town. Large-scale development within this zone will only be acceptable if adequate provision is made for parking and traffic.</p>

Table 13 Specific Land Use Zoning Objectives



Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (see Table 14) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.

Application of Zoning Policy

It is an objective of the Council to carry out its development control function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and development of the town.

Definition of Terms

Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2005-2011.

Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.

Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 14) will not be permitted.

Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area in question of the Plan.

Non-Conforming Uses

Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.

Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.

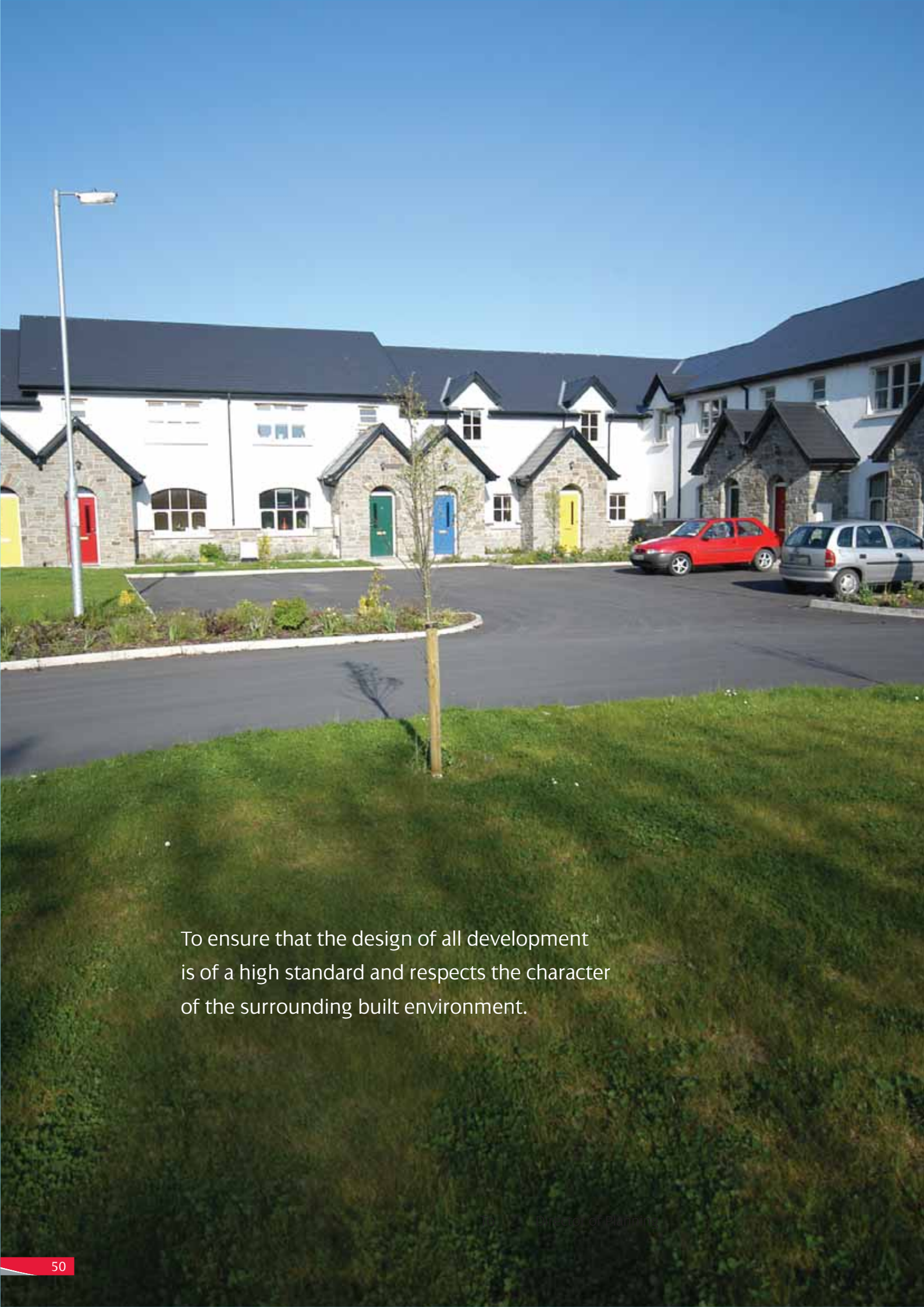
In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Land Use	A	B	C	E	F	H	I	R
Dwelling	Y	Y	Y	O	N	N	O	N
Guest House/Hotel/Hostel	Y	O	O	N	N	N	N	O
Restaurant	Y	O	O	O	N	N	N	O
Pub	Y	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	O	N	N	N	Y
Shop (Comparison)	Y	N	N	N	N	N	N	N
Retail Warehouse	N	N	N	N	N	N	N	N
School	Y	O	O	Y	N	N	N	N
Medical and Related Consultant	Y	O	O	Y	N	N	N	O
Health Centre	Y	O	O	Y	N	N	N	O
Nursing Home	Y	O	O	Y	N	N	N	N
Cemetery	N	N	N	O	N	N	N	N
Community Halls & Sports Halls	Y	O	O	Y	Y	N	O	N
Recreational Buildings	Y	O	O	Y	Y	N	O	N
Cultural uses, Library	Y	O	O	Y	N	N	N	N
Offices	Y	N	N	O	N	O	N	O
Garages, Panel Beating & Car Repairs	N	N	N	N	N	Y	N	N
Petrol Station	N	N	N	N	N	N	O	N
Motor Sales	N	N	N	N	N	Y	N	N
Car Parks	Y	N	N	O	O	Y	N	Y
Heavy Commercial Vehicle Parks	N	N	N	N	N	Y	N	N
Cinema, Dancehall, Disco	Y	N	N	N	N	N	N	N
Warehouse (Wholesale)	N	N	N	N	N	Y	N	N
Repository, Store, Depot	O	N	N	N	N	Y	N	N
Industry	N	N	N	N	N	Y	N	N
Industry (light)	N	N	N	N	N	Y	N	N
Workshops	O	N	N	N	N	Y	N	N
Playing Fields	N	O	O	Y	Y	O	Y	N
Place of Worship	Y	O	O	Y	N	N	N	N
Park/Playground	Y	O	O	Y	Y	N	Y	N
Tourist Related Facilities	O	N	N	O	O	N	N	N
Cattleshed/Slatted Unit	N	N	N	N	N	N	Y	N
Boiler House	N	N	N	N	N	N	Y	N
Stable Yard	N	N	N	N	N	N	Y	N
Hot Food Take Away	O	N	N	N	N	N	N	N
Utility Structures	O	O	O	O	O	O	O	O
Funeral Homes	Y	N	N	Y	N	N	N	N
Crèche/Playschool	Y	O	O	Y	N	N	N	N
Amusement Arcade	N	N	N	N	N	N	N	N
Incinerator	N	N	N	N	N	N	N	N

Y = permitted in principle
O = open for consideration
N = not permitted

Table 14 Land Use Zoning Matrix (To be read in conjunction with Map 6)



To ensure that the design of all development is of a high standard and respects the character of the surrounding built environment.

Date 2nd April 2008
Re Monasterevin LAP

Monasterevin Local Area Plan screening decision

A Strategic Environmental Assessment (SEA) is not mandatory for Monasterevin as its population is not greater than 10,000 persons, however a SEA may be required where the Plan is likely to have significant effects on the environment. A screening submission was prepared and sent to the prescribed bodies, namely The Minister for the Environment, Heritage and Local Government, The Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency. Having regard to the comments received from these prescribed bodies a Strategic Environmental Assessment is not required for the following reasons.

1. In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this Local Area Plan.
2. Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the Local Area Plan. In this regard it is noted that the existing wastewater treatment plant has a design capacity of 9,000 P.E.
3. With regard to architectural heritage it is expected that the making of a local area plan for Monasterevin will have little negative environmental effect. However, within the context of the statements relating to architectural heritage in the Local Area Plan (detailed in actual correspondence received), it is considered that the proposed Monasterevin Local Area Plan could have a significant effect on the architectural heritage of the town, albeit beneficial.

4. With regard to archaeological issues pertaining to Monasterevin, it is not considered necessary to prepare a Strategic Environmental Assessment in this instance. The Local Area Plan must however address in detail the impact of any proposed development arising from the local area plan on the archaeological heritage of the area in question. It is not anticipated that the provisions and policies of the Local Area Plan will have a negative impact on the Grand Canal pNHA.
5. Providing that the main aim of the Local Area Plan is adhered to i.e. to develop sustainably and conserve and enhance the natural environment, then it is not anticipated that there will be any significant effects in relation to natural heritage. Care must be taken however to have regard to the status of the river Barrow as a SAC in the preparation of the Local Area Plan.

Having regard to all of the above, it is considered reasonable to conclude that Kildare County Council not be required to carry out a Strategic Environmental Assessment in the case of the Monasterevin Local Area Plan.

Caroline Shinnors
Senior Executive Planner

Recommendation Approved
Anita Sweeney
Acting Senior Planner







Monasterevin Local Area Plan ZONING MAP



Land Use Zoning Map

(As amended on 30-03-09)

Legend

	A: Town Centre		Architectural Conservation Area
	B: Existing / Permitted Residential		Built Heritage Items
	C: New Residential		Master Plan Objective (Moore Abbey Demesne)
	E: Community & Educational		New Roads Objectives - Indicative only
	F: Open Space & Amenity		Footpath and Cycle Track Objectives - Indicative only
	H: Industrial & Warehousing		Cycle Track Objective - Indicative only
	I: Agricultural		Playground
	R: Commercial/Retail		Refer to section 8.1 of text (Part B)
	Local Area Plan Boundary 2008		Grand Canal and River Barrow
	Distance from Railway Station (at 500m intervals)		

For lands outlined in either purple or yellow please see table 13 under the appropriate land use zoning

Monasterevin

Local Area Plan ZONING MAP

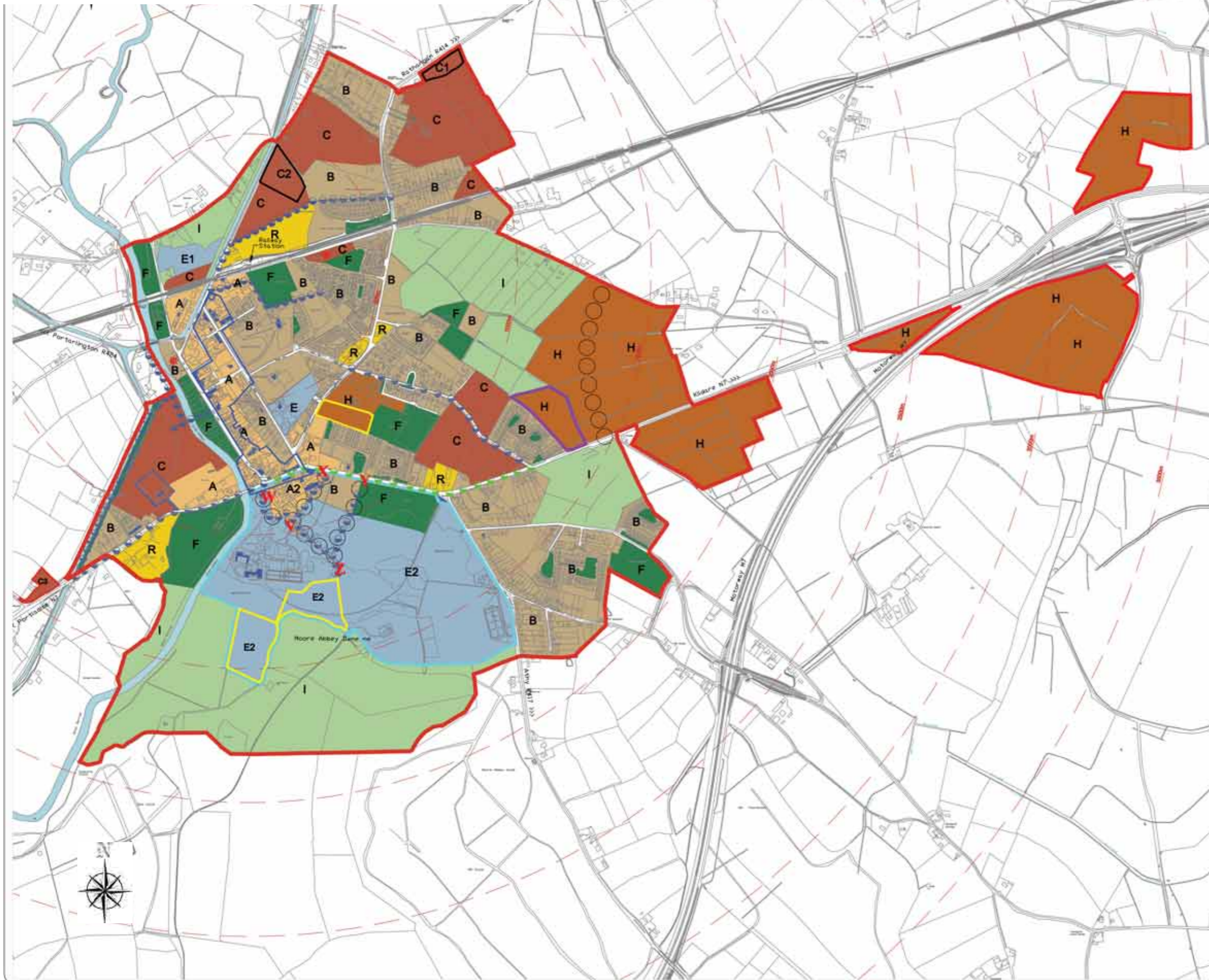


Kildare County Council
 Planning Department
 Áras Chill Dara, Devoy Park
 Naas Co. Kildare

Monasterevin Local Area Plan 2008

Legend

- A: Town Centre
 - B: Existing / Permitted Residential
 - C: New Residential
 - E: Community & Educational
 - F: Open Space & Amenity
 - H: Industrial & Warehousing
 - I: Agricultural
 - R: Commercial/Retail
 - Local Area Plan Boundary 2008
 - Distance from Railway Station (at 500m intervals)
 - Architectural Conservation Area
 - Built Heritage Items
 - Master Plan Objective (Moore Abbey Demesne)
 - New Roads Objectives - Indicative only
 - Footpath and Cycle Track Objectives - Indicative only
 - Cycle Track Objective - Indicative only
 - Playground
 - V, W, X, Y, Z** Refer to section 8.1 of text (Part B)
 - Grand Canal and River Barrow
- For lands outlined in either purple or yellow please see table 13 under the appropriate land use zoning



Land Use Zoning Map

(As amended on 30-03-09)

Scale: N.T.S.	Map Ref: 3
Date: March 30th 2009	Drawing No: 200/07/206
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This drawing is to be read in conjunction with the written statement