

**KILDARE COUNTY COUNCIL**

**DROICHEAD NUA  
(NEWBRIDGE)**

**DEVELOPMENT PLAN**

**PLANNING DEPARTMENT  
KILDARE COUNTY COUNCIL  
MARCH 1996**

# TABLE OF CONTENTS

<b>INTRODUCTION AND POLICY</b> .....	4
<b>1.1 THE PLANNING AREA</b> .....	5
<b>1.2 PERIOD OF THE PLAN</b> .....	5
<b>1.3 THE PLAN</b> .....	5
<b>1.4 PLAN AIMS</b> .....	5
<b>1.5 STATUS, CONTEXT AND CHARACTER</b> .....	5
<b>1.6 POPULATION</b> .....	6
<b>1.7 REGIONAL CONTEXT</b> .....	6
<b>1.8 UTILITY SERVICES</b> .....	6
1.8.1 SEWERAGE.....	7
1.8.2 WATER SUPPLY.....	7
<b>1.9 ELECTRICITY</b> .....	7
<b>1.10 TELECOMMUNICATIONS AND POSTAL SERVICES</b> .....	7
1.10.1 TELECOMMUNICATIONS.....	7
1.10.2 POSTAL SERVICES.....	8
<b>1.11 REFUSE COLLECTION</b> .....	8
<b>1.12 TRANSPORTATION</b> .....	8
1.12.1 ROADS AND TRAFFIC.....	8
1.12.2 RAIL.....	8
1.12.3 BUS SERVICE.....	9
<b>1.13 HOUSING</b> .....	9
1.13.1 SOCIAL / PUBLIC HOUSING.....	9
<b>1.14 INDUSTRY AND EMPLOYMENT</b> .....	10
1.14.1 MANUFACTURING INDUSTRY.....	10
1.14.2 SERVICE EMPLOYMENT.....	11
<b>1.15 COMMUNITY FACILITIES</b> .....	11
1.15.1 EDUCATION.....	11
1.15.2 PLACES OF WORSHIP.....	12
1.15.3 LIBRARY SERVICES.....	12
1.15.4 GARDA.....	12
1.15.5 EASTERN HEALTH BOARD.....	13
1.15.6 AMENITY / RECREATIONAL FACILITIES.....	13
<b>1.16 SHOPPING FACILITIES</b> .....	14
1.16.1 COMMERCIAL TOWN CENTRE.....	14
<b>1.17 TOURISM</b> .....	15
<b>1.18 OBSOLETE AREAS/ URBAN RENEWAL</b> .....	15
<b>1.19 GAMING / AMUSEMENT ARCADES</b> .....	16
<b>1.20 HOT FOOD TAKE AWAYS</b> .....	16
<b>1.21 ARCHITECTURAL CHARACTER</b> .....	16
<b>1.22 ARCHAEOLOGICAL HERITAGE</b> .....	16

---

1.22 TRAVELLERS HALTING SITE .....	16
1.23 INFILL DEVELOPMENT.....	17
1.24 CONTRIBUTIONS .....	17
1.25 FINANCIAL LIMITATIONS.....	17
1.26 RESOURCES AND ORGANISATION .....	17
2.1 DEFINITIONS OF BOUNDARIES.....	19
2.2 ZONING.....	19
2.3 USE ZONING OBJECTIVES .....	20
2.4 APPLICATION OF ZONING POLICY .....	22
2.4.1 OPEN FOR CONSIDERATION.....	22
2.4.2 TRANSITIONAL ZONE AREAS.....	22
2.5 NON CONFORMING USES .....	24
2.5.1 USES NOT SPECIFICALLY INDICATED IN THE MATRIX TABLE .....	24
2.6 SPECIFIC OBJECTIVES.....	25
2.7 HOUSING .....	25
2.8 RETAIL/COMMERCIAL.....	25
2.9 COMMUNITY/EDUCATION.....	26
2.10 INDUSTRY.....	26
2.11 AMENITY/RECREATION .....	26
2.12 UTILITY SERVICES.....	27
2.13 AGRICULTURE .....	28
2.14 TRAFFIC/TRANSPORTATION.....	28
2.15 TOWN CENTRE.....	29
2.16 ITEMS FOR PRESERVATION .....	29
2.17 OBSOLETE AREAS / RENEWAL.....	32
2.18 ELECTRICITY /TELECOMMUNICATIONS /GAS.....	32
3.1 GENERAL.....	34
3.2 DEVELOPMENT STANDARDS.....	34
3.2.1 ZONING .....	34
3.2.2 SITE COVERAGE.....	34
3.2.3 PLOT RATIO.....	35
3.2.4 PARKING.....	35
3.2.5 BUILDING LINES.....	37

3.2.6 PETROL FILLING STATIONS .....	37
3.2.7 HEAVY VEHICLE PARKING IN RESIDENTIAL AREAS .....	38
3.2.8 RETAIL DEVELOPMENT .....	38
3.2.9 SHOPPING CENTRES - DESIGN CONSIDERATIONS .....	38
3.2.10 BUILDING HEIGHT CONTROL .....	38
3.2.11 CARE FOR PEOPLE WITH DISABILITIES .....	39
3.2.12 TOURIST CARAVAN PARKS .....	40
3.2.13 GAMING AND AMUSEMENT ARCADES .....	40
3.2.14 HOT FOOD TAKE-AWAYS .....	40
3.2.15 ENVIRONMENTAL IMPACT ASSESSMENT .....	40
<b>3.3 RESIDENTIAL DESIGN STANDARDS.....</b>	<b>41</b>
3.3.1 GENERAL .....	41
3.3.2 RESIDENTIAL DENSITY .....	41
3.3.3 MINIMUM REAR GARDEN SIZE .....	41
3.3.4 APARTMENTS .....	42
3.3.5 ROAD LAYOUT .....	42
3.3.6 HOUSE TYPES .....	43
3.3.7 BOUNDARIES .....	43
3.3.8 SERVICES .....	44
3.3.9 STREET LIGHTING .....	44
3.3.10 ROAD NAMES .....	44
3.3.11 STANDARD OF CONSTRUCTION .....	44
3.3.12 OPEN SPACE AND LANDSCAPING .....	44
3.3.13 BONDING TO SECURE COMPLETION OF DEVELOPMENTS .....	45
3.3.14 CONTRIBUTIONS .....	45
<b>3.4 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS.....</b>	<b>45</b>
3.4.1 GENERAL .....	45
3.4.2 SHOP-FRONTS .....	46
3.4.3 SHOP-FRONT ADVERTISING .....	47
3.4.4 CANOPIES .....	48
3.4.5 ROLLER SHUTTERS .....	48
3.4.6 BRAND AND CORPORATE ADVERTISING .....	48
3.4.7 OUTDOOR ADVERTISING STRUCTURES .....	49
<b>3.5 AGRICULTURAL DEVELOPMENT .....</b>	<b>49</b>
3.5.1 GENERAL .....	49
3.5.2 POLLUTION CONTROL .....	50
3.5.3 DESIGN .....	50
3.5.4 TREE PLANTING/HEDGEROWS .....	50
3.5.5 AGRICULTURAL-RELATED INDUSTRY .....	50
3.5.6 HOUSING IN THE AGRICULTURAL ZONE .....	50
3.5.7 DRAINAGE AND INDIVIDUAL HOUSES .....	51
<b>3.6 PLANNING ADVICE AND GUIDANCE.....</b>	<b>51</b>
3.6.1 PLANNING CLINICS .....	51
3.6.2 PUBLICATION OF GUIDANCE .....	51
3.6.3 CO-OPERATION WITH VOLUNTARY BODIES .....	51

**SECTION 1**

**INTRODUCTION AND POLICY**

## **INTRODUCTION AND POLICY**

### **1.1 THE PLANNING AREA**

The legally defined boundary of Droichead Nua town is that of the town Commissioners as shown by the heavy dotted line on the zoning map.

This is a revised boundary for the town which was extended by the Minister for the Environment in 1989. This Development Plan covers a larger area as indicated on the "Use Zoning Objectives" map

### **1.2 PERIOD OF THE PLAN.**

The period of the plan should be taken as five years from the date of its adoption or until it is reviewed or a new plan is made.

### **1.3 THE PLAN.**

The plan for Droichead Nua consists of this written statement and associated maps illustrating zoning objectives, specific objectives for the town as a whole and for its commercial centre.

### **1.4 PLAN AIMS.**

The basic aim of the plan is to set out a framework for the physical development of Droichead Nua so that growth may take place in an orderly and co-ordinated manner. The plan therefore sets out basic policies and objectives, the implementation of which will contribute to the achievement of this basic aim. The plan in conjunction with the policies and objectives of the county development plan, where appropriate, will be used as a guide for the future development of the town in the control of development.

### **1.5 STATUS ,CONTEXT AND CHARACTER**

Droichead Nua was established as a 19th century garrison town beside the cavalry barracks, built from 1816 onwards. A description of the town in 1837 said "it consists only of one street on the western bank of the river. The barracks are spacious and handsome, consisting of two parallel ranges of buildings, connected by a central range at right angles, and are capable of accommodating two regiments, with apartments for their officers and a hospital for 100 patients." With the departure of the British garrison the great barrack was used during the civil war as an internment centre. The barrack was demolished during the 1970s. In later years the town became a centre for Industry.

Droichead Nua is now an important industrial and service centre twenty five miles from Dublin, situated on the river Liffey in the centre of the county Kildare. It has experienced sizeable growth since the 1930s, particularly between 1966 and 1971 when the population growth was 21.9% - the highest in the county. Between 1971 and 1991 the population of Droichead Nua and its environs grew significantly, by some 82%, although the rate of increase slowed considerably between 1986 and 1991.

In the context of the Dublin region, the Naas/ Droichead Nua/ Kilcullen area was identified as a major development centre by the Myles Wright report of 1967. However in the most recent strategy

the Eastern Region settlement strategy 2001(1988) the Naas/ Droichead Nua/ Kilcullen area was omitted as a growth centre.

## 1.6 POPULATION

The population of Droichead Nua in 1981 was 10,716 persons. while in 1986 it was 11,384 an increase of 668 persons over the 1981 figure.(a 6.2% increase in 5 years) The 1991 census figure for Droichead Nua is 11,778 persons giving an increase of 394 over the 1986 figure.(A 3.4% increase in 5 years)

The planning department has carried out two projections based on past trends from 1981 to 1986 and from 1986 to 1991. The result of these projections is as follows.

TABLE I POPULATION

DROICHEAD NUA 1981 - 1997			
1981	1986	1991	1997
10,716	11,384	11,905	12,326**12,985*

\* high estimate of population

\*\* low estimate of population

Therefore over the next five years a maximum of 1080 persons need to be accommodated. and the figure could be as low as 421 persons.

At present planning permission exists for 227 houses. On completion of these Droichead Nua could have a population of 12,886 based on an average of four persons per house ( i.e. an increase of 981 persons over the 1991 figure).

In addition to these committed lands there were a further 283 acres zoned for residential and general development in the 1985 plan. These. on the same basis could accommodate an additional population of 6,792.

## 1.7 REGIONAL CONTEXT

County Kildare is located in the Mid-East region for planning purposes. The region consists of counties Kildare. Meath and Wicklow.

Within the region. proximity to Dublin presents a variety of problems and opportunities. Problems occur from pressures exerted on the environment in terms of the uninvited overspill from city living. leisure and travelling. The proximity of Dublin also provides opportunities. It presents the region with access to a variety of third level educational institutions. higher order business services. research capability. as well as an international airport. and ferry-port facilities. The Capital also presents a considerable market for goods produced in the region. Droichead Nua has strong transportation links by road and rail with Dublin. which further assists this process.

It will be the policy of Kildare County Council to promote Naas/ Droichead Nua/ Kilcullen as a growth centre within the region.

## 1.8 UTILITY SERVICES

### **1.8.1 Sewerage**

Droichead Nua is serviced by the Upper Liffey Valley sewerage scheme. The scheme also serves Naas, Clane, Sallins, and Prosperous. The treatment plant at Osberstown has a capacity of 40,000 population equivalent. A second phase of the scheme will increase the capacity of the treatment plant to 80,000 population equivalent. Consultants have been appointed for the second phase and it is expected that stage two will be commenced within the plan period.

Sewage from Droichead Nua is pumped to Osberstown by a pumping station at Tankardsgarden which has a capacity of 20,000 population equivalent. This gives sufficient capacity for the development of Droichead Nua for the foreseeable future.

The area north of the railway line is not at present served by a sewer. It is the policy of the Council to seek the provision of services north of the railway line in the Milltown area as funds permit.

It is the policy of the Council to :-

- a) provide the necessary drainage facilities to serve the needs of all development within the town and to prevent pollution.
- b) separate the disposal of foul and surface effluents through the provision of separate sewerage networks.
- c) seek the provision of sewerage facilities north of the railway in the Milltown area as funds permit.

### **1.8.2 Water Supply**

Water supply for Droichead Nua is generally adequate. Servicing of new in-depth development in the north eastern part of the town in the Roseberry area is posing a problem at present. A connection will be needed to the existing water-main on the Milltown road in order to provide an adequate supply for this area.

It is the policy of the Council to provide water in sufficient quantity and quality to serve the needs of existing consumers and the projected population increase, and to facilitate future industrial and commercial development.

It will be the policy of the Council to extend water sewerage and refuse services to meet the needs of the expanding town within the limits of cost effectiveness and availability of finance, and subject to proper planning constraints.

## **1.9 ELECTRICITY**

At present demand in the Droichead Nua area is of the order of 20 MVA. The present capacity is 30 MVA. There are at present three stations, two in Droichead Nua and one in Kildare.

Demand is estimated to grow at between 5% and 10 % per year. A further station will be required to accommodate this demand.

## **1.10 TELECOMMUNICATIONS AND POSTAL SERVICES**

### **1.10.1 Telecommunications**

The Droichead Nua area is served by two exchanges located beside the post office on the Main street. The total capacity of lines provided is 5864 with a total of 4043 working lines. Further extensions are planned for 1994, 1995 and 1997. The town has an adequate line supply and it is proposed by Telecom Eireann to provide extra kiosks at various locations on the main street over the period of this plan.

It will be the policy of Kildare Co. Co. to co - operate with Telecom Eireann in the provision of telecommunications for the town of Droichead Nua.

### **1.10.2 Postal Services**

An Post provide the statutory postal services for Droichead Nua. A general post office is located on the Main street close to the junction with Charlotte street. It is considered that an additional sub post office should be provided in the south western area of the town.

## **1.11 REFUSE COLLECTION**

Droichead Nua has a once weekly domestic collection service run on a contract a basis. Refuse is disposed of in the councils central landfill site at Silliot Hill Kilcullen.

## **1.12 TRANSPORTATION**

### **1.12.1 Roads and Traffic**

The National Primary route N7 (Dublin- Cork -Limerick) passes through the centre of Droichead Nua forming the main shopping street and local distributor. In the 1985 Droichead Nua plan the Councils objective was to complete the design and commence construction of the Droichead Nua by-pass.

The by-pass is now open for traffic and a considerable amount of through traffic has been removed from the main street. The opening of the by-pass has provided an opportunity to initiate traffic management measures which will be of considerable benefit to the town.

It will be the policy of the Council to :-

- a) prepare a traffic management plan for Droichead Nua dealing with car parking, traffic circulation (both vehicular and pedestrian) and pedestrianisation as well as traffic calming measures.
- b) provide Droichead Nua with a safe and convenient road system within the town to cater for the circulation of traffic for commercial recreational and domestic purposes.
- c) provide off-street parking and to carry out such improvements at dangerous bends and junctions as are financially feasible, subject to planning and design constraints.

### **1.12.2 Rail**

Droichead Nua is located on the mainline rail network leading to Heuston station Dublin. Iarnrod Eireann has recently announced an upgrading of the rail service on the line serving Droichead Nua (The South Western Commuter Rail project). The project will involve the opening of stations at Sallins and Hazelhatch and the improvement of the rail service from Kildare town and Droichead Nua. The new service is scheduled to commence in early 1994.

It is considered that additional carparking will be required in order to facilitate the expansion of this service.

It will be the policy of the Council to co operate with Iarnrod Eireann in order to facilitate the up grading of the rail service from Droichead Nua to Dublin in accordance with the South Western Commuter Rail Project.

### **1.12.3 Bus Service**

Bus Eireann provides the following bus service -

Droichead Nua - Dublin 19 departures daily.

Dublin - Droichead Nua 22 departures daily, 14 travelling on to Kildare and five to other destinations countrywide.

A more limited service is provided on Sundays with 6 departures from Dublin and 6 from Droichead Nua. The existing provincial bus service to and from Droichead Nua is adequate to meet the present known demands.

## **1.13 HOUSING**

### **1.13.1 Social / Public housing**

Since the adoption of the 1985 County Development plan a total of 127 houses has been constructed by the Local Authority.

At Lakeside Park and Dara Park there are 40 new houses proposed which will be constructed during the period of the plan. It is intended to construct a further eight houses at Lakeside Park. The council has a total of just over five acres of land available for housing in Droichead Nua. The majority of this is available as a green field site at Morrinstownbiller.

Land has also become available in the centre of Droichead Nua at the Red house/ Liffey terrace and it is intended to utilise this area for infill housing.

### **1.13.2 Private Sector housing.**

During the period of the last plan the deficiency in sanitary services within the existing town area has been rectified and there is at present ample capacity to deal with demand for housing for the foreseeable future.

Private housing schemes are under construction at present at Old Connell and at the former Newbridge College recreation grounds. In addition outline permission exists for 93 houses at the Station Road.

It is be the policy of the Council :

- i) to provide and facilitate the provision of housing to meet existing and future needs in both private and social housing sectors.
- ii) that all major new housing areas be developed as residential environmental areas.
- iii) that a high standard of design be incorporated in the structure and layout of residential areas.

- iv) that there be a variety in the density of development and in the form, size and type of dwellings within residential areas and that density should be appropriate to the type of development.
- v) to provide local authority dwellings, private sites, and joint venture housing, and to facilitate local housing co-operatives to provide subsidised housing as the need arises.
- vi) to facilitate the development of private housing to meet the housing needs for the town and its environs.
- vii) to provide and facilitate the provision of infill housing units and apartment development in the town centre area so as to encourage urban renewal.
- viii) to purchase lands for housing in all sectors of the town in order to promote social integration.

## 1.14 INDUSTRY AND EMPLOYMENT

### 1.14.1 Manufacturing industry

Droichead Nua has traditionally had a stronger industrial base than most other provincial towns in the Region. In 1990 the total employment in manufacturing industry was circa 990, distributed among forty one firms, the majority of which are located in the Council's industrial estate. The largest employers in the town in 1991 were Irish Ropes, Oral B, Newbridge Foods Ltd and Eatwell.

A major boost to the town has been the location of the Wyeth facility in the former Polaroid plant. It is expected that 350 people will be employed when the factory is in full production.

The Council's industrial landbank in Droichead Nua is almost exhausted since the recent provision of land for Newbridge Foods. A small area of land remains of approximately five acres which because of its configuration and site boundaries would not be suitable as one large site but could be broken into a number of smaller units.

The I.D.A. owns some 42 acres of land at Green road. To date one factory for the Oral B company has been constructed leaving a total of 25 acres for manufacturing industry at this location. From an industrial view point the proximity of Dublin and the prospect of good road and rail communications provides many opportunities, giving easy access to third level educational institutions, higher order business services, research capability, as well as an international airport, and ferry port facilities. The Dublin region also presents a considerable market for goods produced in Droichead Nua.

It will be the policy of the council :

(i) to encourage and facilitate the expansion of existing industry and to encourage new industrial development by making adequate serviced land available.

(ii) to continue to co operate with the I.D.A. to attract further industry to the town. Planning applications for industrial development which are not located in the industrial estates will be treated on their merits. In assessing applications regard will be had existing adjacent developments and zoning in the area. Developers will also be required to take cognisance of existing developments and to ensure the protection of amenities.

(iii) to ensure that industrial estates have good and safe access to the town distributor roads and national routes avoiding residential and town centre areas

(iv) to encourage the development of spin off manufacturing and service industries in the town

Most of the new industry coming into Droichead Nua has been located in industrial estates within the town. It is important that these estates look attractive and function efficiently, not only from the viewpoint of providing an attractive working environment for the people of the town and environs but

also to ensure that a good impression is created for visiting industrialists surveying the possibility of setting up operations in the town. Substantial industrial growth will be required within the plan period in order to alleviate the current high levels of unemployment.

### **1.14.2 Service employment**

The most up to date figures for employment in the service sector are from 1988, when the last census of services was undertaken. The total number of people engaged in service employment in 1988 in Droichead Nua was 1433.\*

Since then there has been some expansion in terms of additional floor space provided for existing and new premises which would indicate an increase in employment in this sector. In the absence of a comprehensive listing or registration of local business premises it is not possible to give an accurate figure for service employment in Droichead Nua.

\* This figure did not include public sector or semi-state companies nor the banking and insurance sectors, except insurance brokers.

## **1.15 COMMUNITY FACILITIES.**

### **1.15.1 Education.**

#### **Primary education**

There are four primary schools in the town.

- (1) St. Conleths boys school (Patrician brs.) - 350 pupils (Chapel Lane.)
- (2) St. Conleths and Marys boys and girls school - 317 pupils (Naas Road.) St. Conleths infants school - 333 pupils (Naas road)
- (3) St. Patricks - 71 pupils (Morrinstownbillier)
- (4) Scoil Mhuire (mixed) - 505 junior. 549 senior pupils (Standhouse rd.)

Scoil Mhuire senior school, St Conleths infants school, along with St Conleth and Marys boys and girls school have pre-fabs for use as class rooms in addition to their permanent structures.

#### **Second level education**

Second level education is provided by three secondary schools and a vocational school. These are at the following locations:

- (1) Patrician Brothers - 536 pupils Naas rd.
- (2) Newbridge College - 489 pupils (110 boarding) Roseberry
- (3) Holy Family - 743 pupils Naas rd.
- (4) Vocational school - 415 pupils Station rd.

The Holy Family school has at present three pre-fabs which are in need of replacement. Due to expansion in the curriculum additional specialist rooms for science and technology are also required. The school has at present an application with the Dept. of Education for an extension of three classrooms.

The Vocational school is at present at the limit of its capacity. Further expansion of pupil numbers and courses will require additional classroom accommodation.

The Patrician brothers have three prefabs in use for classroom accommodation. Pupil numbers are increasing in the school and additional accommodation is needed.

Newbridge College have plans to augment its facilities by the provision of a gymnasium, technology block, art and craft room, and biology laboratory. It is expected that these facilities will be provided within the period of the plan.

### **Special KARE Schools**

The special KARE schools in Droichead Nua cater for County Kildare and parts of County Wicklow. These schools are at the following locations:

- (1) St Marks Piercetown (Station rd)
- (2) St Annes special school(Ballymany Cross)
- (3) St Annes special care(Ballymany Cross)

The existing schools in the town, both primary and secondary, have a varied range of recreational activities most of which are available for community use after normal school hours.

It is the policy of the Council to provide for and facilitate the expansion and development of existing establishments to meet the needs generated by the population. It is further Council policy that such facilities should be provided in permanent as opposed to temporary accommodation.

#### **1.15.2 Places of worship**

There are four churches in the town. St Conleths (Roman Catholic) on the Naas rd with a seating capacity of 800. St Patricks church Moorefield (Church of Ireland) with a seating capacity of 150. St Eustace's church in the grounds of Newbridge College(Roman Catholic), which is part of the Dominican complex, and Cill Mhuire (Catholic) at Ballymany off the Standhouse road with a seating capacity of 800. In addition there are other denominational churches in the area.

#### **1.15.3 Library services**

Droichead Nua is the location of the headquarters of the County Library service. It is located in the former vocational school premises and a newer addition which was constructed in 1978. Facilities include adult and children's resources, ENFO data base, business information and exhibition facilities. The present library headquarters at Athgarvan road are inadequate and impede administrative functions. It is proposed to refurbish part of the existing accommodation and convert it to a heritage, genealogical and tourism centre for the town.

#### **1.15.4 Garda**

The present operational accommodation for Gardai in Droichead Nua is not adequate. To overcome this shortfall it is proposed to convert two existing houses adjacent to the Garda station in order to expand operational accommodation.

It will be the policy of the Council to co - operate with the Office of Public Works in the provision of new facilities for the Gardai.

### 1.15.5 Eastern Health Board

The Droichead Nua health centre is located at the Courthouse off Eyre street. The centre is open 5 days a week, morning and afternoon. It provides a variety of services, including dentist, development clinic, immunisation clinic and chiropodist. The accommodation is inadequate for the level of service provided and the Health Board currently has premises rented in the centre of the town to alleviate the shortage of accommodation.

It is the policy of the Council to provide for and encourage the development of health and other community facilities in conjunction with the Eastern Health Board and other voluntary agencies.

### 1.15.6 Amenity / Recreational facilities

The council intends to continue the development and maintenance of the riverside park system on the western bank of the Liffey. It will be the policy of the Council to investigate the provision of further access along the remaining banks of the river.

The wide Main Street presents an opportunity to provide an extensive level of tree planting and seating to give an attractive passive recreation resource for the town centre. It will be the policy of the Council to protect and augment the system of planting along the Main street.

Since the adoption of the 1985 plan progress has been made in the provision of recreational facilities in the town. The sports complex on Charlotte st. was completed in 1986. This contains facilities for badminton, basketball, indoor tennis, indoor football and keepfit among its activities. There are also facilities for a committee room, a function room and a viewing area. During 1991 an average of 700 people a week used the sports centre. The facilities are used extensively by local clubs and community groups. The buildings can be further extended to allow for squash courts etc., when finances permit.

During the course of the last plan a new parish centre has also been provided on Charlotte st. It provides modern facilities for meeting rooms, an information centre and a play school.

The Council owns 27 acres of recreational land at Piercetown, north of the railway line. An action plan was prepared for this site and has been partially implemented during the period of the plan.

Private clubs such as Irish Ropes and the G.A.A. have their own social and sporting facilities. The G.A.A. county ground and headquarters are located off the Main street, and two local G.A.A. clubs have grounds locally, the Sarsfields club having a pitch at Piercetown and Moorfield G.A.A. club having a pitch at Pollardstown. The local soccer club has developed a facility at Piercetown.

For spectator sports, Droichead Nua has many facilities within reasonable distance of the town. The major one is the Curragh with its race course, golfing clubs and vast commonage. Close to the Curragh is Pollardstown Fen, an area of scientific interest of international importance. On the Milltown road there is a greyhound racing stadium.

The Council intends to facilitate the provision of improved and more varied social and sporting facilities. It will be the policy of the Council to co - operate with local groups and encourage the provision of new recreational and social facilities as these are required.

Droichead Nua has at present an adequate provision of open space for active and passive recreation for the town as a whole. However this may mask local deficiencies within the town as the facilities are not evenly distributed throughout the urban area.

At present there is no indoor public swimming pool in Droichead Nua. The nearest such facility is located in Naas.

It is Council policy to:-

- a) encourage the provision of improved and more varied social, cultural and sporting facilities to serve the needs of the town.
- b) co-operate with local groups and encourage the provision of new recreational and social facilities, as and when required.
- c) provide for and encourage the development of health and other community facilities in conjunction with the relevant statutory and voluntary agencies.
- d) provide sufficient open space for both passive and active recreation to serve the needs of the town's existing and future population and located so as to be convenient to residential areas and readily accessible from them.
- e) investigate the provision of an indoor swimming pool for the town.

## **1.16 SHOPPING FACILITIES**

A legacy left to the town of Droichead Nua has been the lack of commercial development on the southern side of the Main street. This was due to the historic development of the town as a military encampment and the establishment of the military camp on the southern side of the Main street. The opening of major supermarket outlets at the western end of Edward street in the last two decades has had a detrimental effect on retailing in the centre of Droichead Nua. In the more recent past some redevelopment has begun to take place in the established shopping streets of the town such as Georges street and Henry street, and the conversion of part of the Irish ropes premises at Edward street.

From survey work carried out by the Planning Department of Kildare County Council there are 191 retail outlets within Droichead Nua with an estimated floor area of 235,000 sq. ft. Despite an increase in floor space over the period of the plan there are some negative aspects in the form of vacant premises in the central area, particularly on Charlotte street and Eyre street which together have a total of ten vacant retail premises.

### **1.16.1 Commercial Town centre**

The area to the north of the Main street and Edward street which includes Henry street, Eyre street and connecting streets such as Charlotte street and Georges street provide the Main focus for the town's commercial business area. It also includes the area south of the Main st.

It is the policy of the Council to strengthen the function of this central area as that of the main commercial core for Droichead Nua.

It is also the policy of the Council to have a mixture of uses appropriate to the town centre. In this regard it will be the Council's policy to :

- (a) encourage residential development in the form of infill housing.
- (b) encourage the use of upper floors for residential and commercial use.
- (c) encourage the pedestrianisation of certain streets within the town's commercial business area (i.e. the town centre).
- (d) to refuse permission for hot food take away premises / outlets.

(e) encourage the development of shopping arcade type facilities which provide pedestrian routes and connections.

(f) to protect from commercial activities existing residential areas within the town centre.

(g) to refuse permission for gaming and amusement arcades within the towns commercial business area.

It will be the policy of the Council that all new commercial development be integrated sympathetically with the existing town structure.

It will be the policy of the Council to prohibit the development of large scale shopping centres outside the commercial centre of the town as defined in this plan since such development would adversely affect the viability of the existing shopping and commercial activities of the town centre.

## **1.17 TOURISM**

The Council recognises the growing importance of tourism. It is the policy of the Council to co-operate with the Midland East Regional Tourism Organisation and other agencies in promoting tourism and tourist orientated developments in the town.

## **1.18 OBSOLETE AREAS/URBAN RENEWAL**

A survey of obsolete areas for Droichead Nua has been carried out. There is a concentration of obsolete areas between Main street and Eyre street within the town. The obsolete areas are seen as areas which, in the opinion of the Planning Authority, are badly laid out or the development of which has become obsolete.

The Planning Authority identified an area in the town centre, centred on the Eyre Street/Main Street area, and based on this survey of obsolete areas, as an area for urban renewal. This area had a particular concentration of obsolete areas, derelict buildings and derelict sites. The Minister for the Environment has designated this area, together with some additional areas on the south side of Main Street, as an Urban Renewal Area under the Urban Renewal Act, 1986, as amended. The extent of this latter area is shown on the town centre map as part of this Plan.

The Planning Authority prepared an Action Area Plan for the Urban Renewal area defined by the Minister, which was adopted in November 1994, and which indicates the development objectives and incentives which the Council intends to apply to this area, so as to supplement the financial incentives set out in the Urban Renewal Act designation.

It is the policy of the Planning Authority to implement the objectives and policies, as set out in the Action Area Plan, within the urban renewal area indicated on the town centre map.

It is the policy of the Council to :-

(a) facilitate development proposals considered to be in accordance with the proper planning and development of the area by a relaxation in development control standards as outlined in Section 3 of this plan.

### **1.19 GAMING / AMUSEMENT ARCADES.**

It is the policy of the Council to refuse applications for gaming/amusement arcades as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of the town centre.

### **1.20 HOT FOOD TAKE AWAYS.**

It will be the policy of the Council to refuse applications for hot food take aways as they are considered to be detrimental to the business and commercial environment of the town centre.

### **1.21 ARCHITECTURAL CHARACTER**

Droichead Nua is not noted (with some individual exceptions) for the architectural character of its individual buildings. In the recent past the streetscape has been marred by an over-use of unsympathetic plastic signs, advertisements and a proliferation of overhead wires.

Traditionally, Droichead Nua was developed with the barracks on the southern side and commercial development on the northern side of the Main Street. With the demise of the barrack function, large institutional and industrial uses such as Bord na Mona, Newbridge Cutlery, Irish Ropes and the G.A.A moved in and continued this trend. In recent years there has been a trend towards commercial oriented development on the southern side of the Main street.

It will be the policy of the Council to :-

- a) protect the existing architectural character of the town centre area and its pattern of two storey buildings with pitched slated roofs.
- b) preserve items of artistic, architectural, historic or townscape interest and their environs.
- c) protect the existing street pattern off the Main Street by maintaining the existing street lines and sense of enclosure, particularly with regard to buildings at street corners;
- d) prevent development, and in particular forms of advertising, which would be injurious to the town's historic and architectural heritage.
- e) improve the existing townscape through the provision of pedestrianised areas, tree planting, landscaping and the undergrounding of overhead wires.

### **1.22 ARCHAEOLOGICAL HERITAGE**

From the point of view of archaeology, Droichead Nua is not included in the Urban Archaeological Survey for County Kildare. There is one site within the boundary of the town.

It is the policy of the Council to ensure proper archaeological investigation of this area. The Council will ensure by planning condition that an opportunity is provided for archaeological investigations prior to any developments which if permitted, would damage or disturb any archaeological deposits. It is the policy of the Council that such investigations should be at the cost of the developer.

### **1.23 TRAVELLERS HALTING SITE**

It is the policy of the Council to provide a halting site as an alternative to the existing site at Tankardsgarden.

## **1.24 INFILL DEVELOPMENT.**

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

## **1.25 CONTRIBUTIONS**

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate proposed developments, will require contributions towards the provision of such services as are provided for in respect of development levies. These contributions will be adjusted on an annual basis having regard to rises in the building cost index or in the consumer price index.

## **1.26 FINANCIAL LIMITATIONS**

The policy, objectives and proposals, as set out in this Development Plan, are subject to the limitations imposed by the availability of resources, including Government grants and the approval where required, of appropriate Government Departments.

## **1.27 RESOURCES and ORGANISATION**

(i) In principle, as and when land comes on the market, consideration shall be given to its purchase in order to facilitate the proper development of the town in particular its housing and industrial need and the provision of amenities.

(ii) It will be the policy of the Council, where agreement cannot be reached for the purchase of such lands or buildings as may be required to carry out its statutory powers and functions, that such land and buildings will be acquired by compulsory purchase.

**SECTION TWO**

**OBJECTIVES**

## **2.1 DEFINITIONS OF BOUNDARIES**

For the purpose of its development plan as required under the Local Government (Planning and Development) Acts 1963/1993, the boundary of Droichead Nua is that shown on the zoning map.

In considering the zoning for the town, the following elements have been taken into consideration:

- (1) The location and size of Droichead Nua in relation to the Dublin region and the Naas/ Droichead Nua/ Kilcullen complex.
- (2) The present and future situation regarding the provision of essential services i.e. water and sewerage.
- (3) The existing boundaries of the Curragh to the west of the town.
- (4) The railway line to the north-west of the town.
- (5) Existing stud farms to the east, west and south-east of the town
- (6) The line of the Droichead Nua by-pass.
- (7) The present development area under the 1985 plan and the amount of committed and uncommitted land within the existing development area.
- (8) The suitability of the existing county road network to cater for development.
- (9) Physical features and amenities of the town.
- (10) The Pollardstown fen to the west of the town.
- (11) The extension of the town boundary granted by the Department of the Environment in 1989.
- (12) General planning principles.

## **2.2 ZONING**

It will be an objective of the Planning Authority to ensure that all developments during the period of the plan will be in accordance with the land use zoning objectives indicated on the land use zoning map.

The purpose of land use zoning is to indicate the planning control objectives of the council for all lands in its administrative area. Eight such zones are indicated in this plan. The land use zones used and the various objectives for these areas are detailed below.

The 1985 development area had as yet approximately 367 acres of undeveloped land remaining, divided as follows:

**TABLE II**

General development	143 acres
Residential development	140 acres
Industrial development	40 acres
Agriculture	45 acres

## 2.3 USE ZONING OBJECTIVES

The zoning strategy evolved has provided for eight land use zoning categories providing flexibility for a variety in the types of uses to be promoted. The zoning objectives for the town of Droichead Nua are as follows:

- A To preserve existing residential uses and provide for infill residential development (To protect and improve residential amenity).
- B To provide for new Residential communities and for local shopping and residential services. (In accordance with approved action area plans)
- C To protect and enhance the special physical and social character of the town centre.
- D To preserve, improve and provide for recreational public and private open space.
- E To provide for and improve community and educational facilities.
- F To provide for and improve industrial/ warehousing development.
- G To provide for transportation uses.
- H To provide for general development.
- I To provide for continued agricultural development and associated uses.

The zoning indicates the uses of the land primarily for particular purposes. It is intended to continue the review of the basic structure of the expanded town in order to sub - divide it into identifiable environmental areas. Each environmental area is based on a residential district developed on a pedestrian scale with a grouping of social facilities, e.g. convenience shopping, a primary school, public open space and other local facilities which will in the future be considered necessary. This will be achieved by action area plans to be prepared during the period of this plan.

### (A) RESIDENTIAL ZONE

The purpose of the residential zone is to protect and improve residential areas and to provide for facilities and amenities incidental to the residential areas. Some of these uses are either permitted in the residential zone or left open for consideration. Uses which would be detrimental to residential amenity will not be permitted.

### (B) NEW RESIDENTIAL ZONE

The purpose of this zone is to provide for new residential areas and for associated local shopping and other residential services. Housing is the primary use but recreation, education, crèche/play-school, clinic/surgery uses and small corner shops would also be envisaged.

The area zoned for this purpose is 342 acres, which comprises 226 acres at a maximum density of 32 bed spaces per acre, 88 acres at a low density of 12 bed spaces per acre, and a holding of 28 acres has been zoned for the maximum of 44 houses.

### (C) TOWN CENTRE

The purpose of this zone will be to enhance the particular character that is unique to Droichead Nua. In the pursuit of this the major consideration will be the protection of the amenities of the existing town centre. The town centre includes many land uses. These range from houses, shops, offices to public open spaces, and some industry.

A feature of Droichead Nua town centre over the years has been the location of industries such as Irish Ropes, Bord na Mona, and Newbridge Cutlery within it. Industrial uses such as these are best located outside the town centre but it is recognised that this will be a long term objective.

#### **(D) RECREATIONAL/ OPEN SPACE/ AMENITY ZONE**

The purpose of the recreational/ open space/ amenity zone is to protect open space and to provide for recreational and amenity purposes.

The major areas covered by this zone are the area of the new park adjacent to Highfield estate, the Irish Ropes sports complex at Ryston, St. Conleth's G.A.A park, the parkland development on the west bank of the river Liffey, and the large area of 11 hectares (27 acres) owned by the Council at Piercetown for active recreational purposes.

#### **(E) COMMUNITY FACILITIES/ EDUCATION ZONE**

The purpose of the community facilities zone is to protect existing and to provide for the future development of community facilities and educational facilities. School sites and church sites have been included in this zone.

#### **(F) INDUSTRY/ WAREHOUSING**

The purpose of the industrial zone is to provide for industrial development for new and existing firms seeking sites. It will also be the policy to encourage industrial and warehousing uses which are still located in the town centre to relocate out to more suitable and better serviced sites zoned for such uses. There are three locations within Droichead Nua for industry. These are the County Council's industrial estate to the south of the Main Street off the Athgarvan road, the I.D.A. lands on the Green road and the former Polaroid factory (now Wyeth) on the Naas road and lands in private ownership to the south of this. Lands owned by the County Council and zoned industrial are now approximately five acres in extent.

165 acres of land have been zoned for additional industrial use (in addition to existing lands used for industrial purposes).

#### **(G) TRANSPORT**

Public transport from Droichead Nua is in the form of rail and bus services. Iarnrod Eireann services operate from the Railway station located at the North western side of the town. The Bus Eireann service operates from the Main street near its junction with Charlotte street. This zoning class also reflects current uses as a petrol or service station.

#### **(H) GENERAL DEVELOPMENT**

The area zoned general development is that area which while considered suitable for development, does not fall within the other specific predominant use categories stated above. Any proposed development in this zone will require special consideration in order to ensure the proper planning and development of the area.

43 acres have been zoned for this purpose in the Plan.

## **(I) AGRICULTURE**

The purpose of the agricultural zone is to provide for the development of agricultural activities. 37 acres have been zoned for this purpose in the Plan.

## **2.4 APPLICATION OF ZONING POLICY**

It is an objective of the Council to carry out its development control function in accordance with the matrix table for each zone. However, it should not be assumed that if a proposed development complies with the matrix table, it will not necessarily be accepted. Factors such as density, height, traffic generation design criteria and physical environmental factors are also of importance in establishing whether or not a development proposal conforms to the proper planning and development of the town.

### **2.4.1 Open for consideration**

Uses shown as open for consideration are not acceptable in principle and it is important to note that these uses will not normally be permitted. It is only in particular cases where the planning authority is satisfied that the uses would not conflict with the general objectives for the zone and would be permitted without undesirable consequences for the permitted uses that they can be allowed.

### **2.4.2 Transitional zone areas**

The maps with the plan show the boundaries between zones. While the zoning objectives and control standards indicate the different uses and maximum densities etc., permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance in zones abutting "residential" type zones or abutting residential development within mixed use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

**DROICHEAD NUA MATRIX TABLE**

	A	B	C	D	E	F	G	H	I
House	I	I	I	X	X	X	X	O	O
Flat	I	I	I	X	X	X	X	O	X
Guesthouse/hotel	O	X	I	X	X	X	O	O	X
Restaurant	O	X	I	X	X	X	O	O	X
Public house	O	X	I	X	X	X	X	O	X
Retail shop(convenience)	O	O	I	X	X	X	O	O	X
Retail shop(general)	X	X	I	X	X	X	X	O	X
School	O	O	O	X	X	X	X	O	X
Medical and related consultant	O	X	I	X	X	X	X	O	X
Health centre clinic	O	X	I	X	O	X	X	O	X
Sheltered Housing	O	I	O	X	O	X	X	O	X
Hospital	O	O	O	O	X	X	X	O	O
Nursing home	O	O	O	X	X	X	X	O	X
Community halls	O	O	O	O	I	X	X	O	O
Offices	O	X	I	X	O	O	X	O	X
Motor sales outlet	X	X	X	X	X	I	I	O	X
Car park	O	O	I	X	I	O	O	O	O
Commercial vehicle parks	X	X	X	X	X	I	X	O	X
Cinema / Dance hall /Disco	X	X	I	X	X	O	X	O	X
Wholesale outlets	X	X	O	X	X	I	X	O	X
Warehouses	X	X	O	X	X	I	X	O	X
General industry	X	X	X	X	X	I	X	O	X
Light industry	X	X	O	X	X	I	X	O	X
Special industry	X	X	X	X	X	I	X	X	X
Workshops	X	X	O	X	X	I	X	O	X
Major playing fields	O	O	X	I	O	O	X	O	O
Place of worship	O	O	O	X	I	X	X	O	X
Park / Playground	O	O	O	I	O	O	X	O	O
Camping site	X	X	X	O	X	X	X	O	O
Tourist caravan park	X	X	X	X	X	X	X	O	O
Travellers Halting Site	X	O	X	X	X	X	X	X	I
Cattle shed	X	X	X	X	X	X	X	X	I
Broiler house	X	X	X	X	X	X	X	X	I
Utility structures	O	O	O	O	O	O	O	O	O
Amusement centre / arcade	X	X	X	X	X	X	X	X	X
Play-school / Crèche	I	I	I	X	O	X	X	O	O

USE ZONING OBJECTIVES	SYMBOLS USED
A : EXISTING RESIDENTIAL /INFILL	I = NORMALLY PERMITTED
B : NEW RESIDENTIAL	O = NOT NORMALLY PERMITTED BUT OPEN FOR CONSIDERATION
C : TOWN CENTRE	X = NOT PERMITTED
D : AMENITY / OPEN SPACE	
E : COMMUNITY / EDUCATION	
F : INDUSTRIAL / WAREHOUSING	
G : TRANSPORT	
H : GENERAL DEVELOPMENT	
I : AGRICULTURE	

## **2.5 NON CONFORMING USES**

It is not intended that existing uses within the zones outlined in this plan which appear to be inconsistent with the primary use zoning objective should be curtailed. All such cases, where legally established by continued use for the same purpose prior to October 1st, 1964 or by a planning permission, shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to, or improvements of premises accommodating these uses are proposed, each shall be considered on its merits.

### **2.5.1 Uses not specifically indicated in the matrix table**

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

## **2.6 SPECIFIC OBJECTIVES**

This section of the plan sets out the specific objectives of the Council in respect of works which the council itself intends to carry out and in respect of the implementation of development by the private sector during the period of this development plan. Achievement of these objectives will, in many cases, be dependent upon adequate finance being made available to the Council from Central Government and other sources.

## **2.7 HOUSING**

It is an objective of the Council to :-

H1. develop further houses at Lakeside park and Dara park as required and provide land for public housing in other parts of the town.

H2 continue to provide land for private sites and joint venture housing schemes where feasible.

H3. co - ordinate the provision of roads and services to new housing developments in the town.

H4. ensure a high standard of layout provision of open space and landscaping in future private housing developments.

H5. develop housing estates using the principle of short culs - de - sac, courts or open squares accessed from local distributor roads to ensure safety and privacy and providing for designs which will facilitate pedestrian movement and restrict or control vehicular traffic;

H6. preserve, where possible, hedgerows in the area which act as natural boundaries between housing areas and which form visually pleasing features;

H7. preserve and improve the amenities of existing residential areas;

H8. ensure that infill housing is in keeping with the existing area in terms of scale, density and design;

H9. ensure a high standard of design layout and variation in any new infill scheme;

H10. identify suitable sites within the town for infill housing, especially for elderly people and carry out such schemes where appropriate;

H11. co - operate with the Eastern Health Board and voluntary bodies in the provision of sheltered housing;

H12 protect the residential amenities of housing areas within the town centre from the pressures of encroaching commercial development.

## **2.8 RETAIL/COMMERCIAL**

It is an objective of the Council to :-

RC1. encourage and facilitate the location of large scale retailing outlets within the town centre area, where necessary;

RC2. encourage the use of upper floors both on and off the Main street for residential and or commercial use:

RC3. encourage appropriately located corner shops to serve existing and future housing areas.

RC4. prohibit large scale retail/commercial uses outside the "town centre."

## **2.9 COMMUNITY/EDUCATION**

It is an objective of the Council to :-

CE1. provide a heritage, tourism and genealogical centre at the County library headquarters in Main street.

CE2. co - operate with the Eastern Health Board and other statutory and voluntary agencies in the provision of health and community social facilities:

CE3. co - operate with the Department of Education .the Vocational Educational Committee for County Kildare and school Management boards in the provision of school places and to promote the provision of a third level college/institution in this area of Co. Kildare.

## **2.10 INDUSTRY.**

It is an objective of the Council to:-

I1. investigate the acquisition of additional lands for industrial purposes for the provision of serviced industrial sites for in the town.

I2. encourage the expansion of existing industry and the development of new industry in the town.

I3. Co - operate with the I.D.A. and other national bodies in the development of their lands at Green road.

I4. encourage the relocation of those industries situated in the town centre out to lands zoned for industrial purposes where this is more suitable for their expansion:

I5. facilitate the development of warehousing and distribution uses within the town:

I6. co - ordinate the provision of roads and services to industrial sites.

## **2.11 AMENITY/RECREATION**

It is an objective of the Council to :-

AR1. provide additional open space facilities.

AR2. protect views along the river particularly from the bridge and from the Athgarvan rd. Canning place and Rowan terrace.

AR3. restrict development in the vicinity of the Liffey which would conflict with its very high amenity and special character.

AR4. complete the development of the Highfield recreational/ amenity area.

AR5. survey and investigate the trees along the river and in the town and its environs and make tree preservation orders where appropriate.

AR6. provide for the development of additional recreational facilities at Piercetown as the need arises.

AR7. investigate the provision of open space in the Green road area to facilitate the existing housing areas in the vicinity.

AR8. preserve significant trees and groups of trees which are of special amenity value through the use of tree preservation orders and other measures at the following locations:-

- 1) Trees in convent ground on the Dublin road.
- 2) Trees in the grounds of Old Connell stud farm opposite Wyeth on the Dublin road.
- 3) A copper beech tree in the grounds of the catholic church.
- 4) Main street all trees here due to the lack of trees on same.
- 5) Trees in the grounds of the Sundai school on green road.
- 6) Two trees on the eastern side of Green rd beside an existing red bricked dwelling with mansard type roof.
- 7) Trees in the grounds of Lumville house.
- 8) Trees along the southern side of the N7 between the town boundary and the Ballymany interchange.
- 9) Trees on the road boundary opposite St. Patricks school
- 10) Trees in the grounds of the house immediately to the north of St. Patricks school.
- 11) Fourteen trees in the grounds of the second house immediately to the north of St. Patricks school.
- 12) Trees in the grounds of Morrinstownbiller house.
- 13) Trees in the grounds of the dwelling house immediately to the south of St. Patricks.
- 14) Eight no. trees in the open area beside Quinnsworth and Moorefield park.
- 15) Trees on the open space area behind the health centre fronting College park.
- 16) Trees in the grounds of "The Grange" housing estate.
- 17) Trees in the grounds of Newbridge College.

AR9. continue the development of river side and other walking routes in conjunction with the relevant statutory and voluntary bodies.

AR10. ensure the provision of small playlots in new housing schemes:

AR11. ensure a high standard of open space provision in new housing schemes in terms of size, location and landscaping:

AR12. improve existing open space areas in housing which has been taken in charge by the Council.

AR13. investigate the provision of an indoor swimming pool for the town.

## **2.12 UTILITY SERVICES**

It is an objective of the Council to:-

US1. increase the capacity of the Upper Liffey Valley sewerage system from its present capacity of 40,000 population equivalent to 80,000 during the period of the plan.

US2. expand the level of water service to the Roseberry area of Droichead Nua to cater for expected development in the Roseberry area.

US3. provide subject to finances becoming available an adequate piped effluent disposal system in the Hawkfield/Milltown area north of the railway line to cater for the existing development there which is inadequately serviced at present.

## **2.13 AGRICULTURE**

It is an objective of the Council to :-

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

## **2.14 TRAFFIC/TRANSPORTATION**

It is an objective of the Council to :

TR1. complete the construction of the Droichead Nua by-pass - Kilcullen link during the plan period.

TR2. investigate the acquisition of land and the provision of off street car parking at strategic locations throughout the town.

TR3. carry out a traffic management study for the town and to implement its recommendations.

TR4. carry out improvement works to roads to the town in conjunction with the Droichead Nua bypass - Kilcullen link during the plan period.

TR5. provide for a new link road from Green road to the Kilbelin road and maintain its reservation free from development and to encourage the provision of a carpark to serve the cemetery at the Kilbelin road.

TR6. realign sections of the Morristown road from the road crossing to the railway bridge.

TR7. realign the section of road between Newbridge college and the entrance to Mount Carmel Lawns and improve Roseberry Commons / Sex's road junction.

TR8. realign the section of road prior to Liffey View on Roseberry Commons.

TR9. realign the section of road between Moorfield Cross roads and Moorefield Crescent.

TR10. realign Athgarvan road between Ryston Avenue and the tennis ground.

TR11. improve and widen the Athgarvan road between the tennis ground and St. Conleths cemetery.

TR12. realign Green road between Langton Park and Treacy Meadows.

TR13. widen and provide footpaths for Blackberry lane.

TR14. widen Sex's road from the railway bridge to the junction with the Milltown road.

TR15. widen Morristown road from the Railway bridge to its junction with Blackerry lane.

TR16. improve the junction at the Athgarvan road and the ring road.

TR17. improve the junction between the Ring road and Kildare road.

TR18. improve the junction at Morrinstownbiller Cross Roads.

TR19. improve the junction between the Standhouse road and Blackberry lane.

TR20. provide footpath and public lighting at the west side of Green road between Langton park and the development.

TR21. provide a footpath and public lighting at the west side of Athgarvan road between Newbridge Upholstery and the development boundary.

TR22. provide a footpath and public lighting at the east side of Dawson street.

TR23. provide a footpath between :- the oak estate and Morrinstownbiller cross roads, Morrinstownbiller cross roads and Scoil Mhuire on the Standhouse road, the east side of Morrinstownbiller cross roads and the existing footpath at St. Patricks national school, the east side of Roseberry commons and the existing footpath, the west side of Roseberry commons and the existing footpath.

TR24. provide public lighting at:- Johns street, Francis street, Thomas street, and between Buckleys cross and Baroda court.

TR25. ensure the provision of a macadam surface to all private car parks.

TR26. to co - operate with Iarnrod Eireann in the upgrading of the rail service on the line serving Droichead Nua (The south western commuter rail project).

## **2.15 TOWN CENTRE**

It is the objective of an Council to :-

TC1. encourage the removal of overhead wires and cables within the town centre in conjunction with the various utility companies.

TC2. strictly control advertising and seek the removal of existing established signage which is visually obtrusive or out of scale and sympathy with the character of the town centre. In particular prohibit neon and plastic signs.

TC3. pedestrianise streets within the town centre between Main street and Eyre street and provide suitable street furniture, bollards and focal attractions.

TC4. encourage more intensive use of the existing public car parking facilities on the south side of the Main street at the G.A.A. grounds.

TC5. implement the objectives and policies set out in the Action Area Plan for the urban renewal area indicated on the town centre map.

## **2.16 ITEMS FOR PRESERVATION**

It is an objective of the Council to protect and preserve all items of architectural, historical, archaeological, scientific, amenity and townscape interest.

The Council will, accordingly, in its development control function have regard to this objective. Any proposal to demolish or alter these items in any way will require prior planning permission and the effect of this objective is to remove any such development from the "exempted development" provisions of the planning acts and regulations.

The listing of these items for preservation denotes their inherent value to the community. This value is recognised by the Council, and to this end the Council in its tourism role will draw attention to the heritage that they represent. It will be an objective of the Council to assist owners of such properties in their maintenance and repair through free advice, and through advocacy with central Government and the relevant bodies such as the National Heritage Council for the provision of financial incentives for their upkeep.

The Council recognises the need for continued maintenance and upkeep of these items of historic, archaeological and /or townscape interest. The Council may, therefore, favourably consider proposals for their re-use or change of use to higher value economic uses, which will not involve the material alteration or the destruction of their character irrespective of the zoning objectives.

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

TABLE IV ITEMS FOR PRESERVATION

<i>ITEM</i>	<i>MAP ref.</i>	<i>RATING</i>
Catholic Church Naas rd.	IP1	L
Church of Ireland Church	IP2	R
Courthouse Eyre st.	IP3	R
Mc Elwain terrace Nos. 1 to 6	IP4	R
The Rockingham hotel Edward st.	IP5	L
The Barracks Chapel Main st.	IP6	L
Ryston corner Barrack wall and arch (Aithgarvan rd)	IP7	R
Convent building Nuns house Naas rd	IP8	L
Pair of single storey semi detached houses at the corner of Eyre st. and Canning place.	IP9	L
Bank of Ireland building at Main st.	IP10	R
Red bricked house on Georges st dated 1879	IP11	L
Two storey house converted to offices at the corner of Charlotte and Eyre st.	IP12	L
McCabes shop front Edward st.	IP13	L
Annefield Terrace Henry st. (all houses in the terrace)	IP14	L
Artillery place Standhouse rd. (all houses in the terrace)	IP15	L
Railway station buildings	IP16	L
Bord na Mona offices Main st.	IP17	L
Ives shop front Main st	IP18	L
Moorfield cottage Edward st.	IP19	L
Moorfield Villa Edward st.	IP20	L
Newbridge College administration block.	IP21	L
Newbridge College Senior block.	IP22	L
Newbridge College School block.	IP23	L
No. 4 Georges St. at the corner of Georges St. and Georges lane	IP24	L
"P. Flanagan" public house Eyre St.	IP25	L
Two storey house of yellow brick with red brick surrounds to windows and doors . Eyre St.	IP26	L
Red brick building Charlotte St. (beside the Bank of Ireland)	IP27	L
Royal Liver Assurance building Charlotte St.	IP28	L
House and shop front at the corner of Eyre St. and John St	IP29	L
Nos. 8 and 9 Eyre St (north side of the street)	IP30	L

L = local importance R = regional importance

## **2.17 OBSOLETE AREAS / RENEWAL**

It is an objective of the Council:

OB1. to implement the provisions of the Derelict sites Act 1990 and other suitable legislation in order to eradicate existing derelict sites within the town.

OB2. to continue to survey blighted areas and to update the existing survey of derelict sites.

OB3. to prepare a derelict sites register for the town in accordance with the provisions of the Derelict sites Act 1990.

OB4. to prepare a detailed action area plan for the rehabilitation / renewal of such areas.

## **2.18 ELECTRICITY /TELECOMMUNICATIONS /GAS**

ETG1. co - operate with the E.S.B. in the provision of an additional electricity substation for Droichead Nua.

ETG2. co - operate with Bord Gais in the provision of natural gas for the town of Droichead Nua.

ETG3. co - operate with Telecom Eireann in the provision of in the provision of telecommunication services in the town of Droichead Nua.

**SECTION THREE**

**DEVELOPMENT CONTROL**

### **3.1 GENERAL.**

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

Development Control will be exercised by the Council in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Acts, and with regard being had to the proper planning and development of the town, its amenities and the Council's policy objectives for the town. The requirements and standards set out herein should be seen in this light.

### **3.2 DEVELOPMENT STANDARDS**

#### **3.2.1 ZONING**

The Council will seek to secure the development of lands and properties in accordance with the Zoning Objectives set out in Section 2 of this Plan.

#### **3.2.2 SITE COVERAGE**

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

The following site coverage standards will apply:-

**TABLE V.**

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

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

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

In the urban renewal area defined in Part 2 of this plan, these standards may be reduced to facilitate development.

### 3.2.3 PLOT RATIO

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

The following plot ratio standards will apply:-

TABLE VI

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

The following equation provides the plot ratio figure:-

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

In the urban renewal area defined in part 2 of this plan these standards may be reduced to facilitate development.

### 3.2.4 PARKING

Each development must provide car-parking spaces as set out in table VII.

In implementing these standards, however, the Council will reserve the right to alter the requirements having regard to each particular development. In the urban renewal area defined in Part 2 of this plan, these standards may be reduced to facilitate development.

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

Where the provision of car-parking is required by this Plan in relation to a development, such provision may be met by providing the required spaces within the development or, where the Council requires, by a contribution in accordance with the powers contained in the Local Government (Planning and Development) Acts, 1963 to 1992.

Each development must provide the following car-parking space:-

TABLE VII.

<i>LAND USE</i>	<i>UNIT</i>	<i>PARKING SPACES PER UNIT</i>
Auditorium, Theatre, Cinema, Stadium	Seat	0.33
Church	Seat	0.33
Bank/Financial Institution	100 sq m gross floor area	7.00
Library	100 sq m gross floor area	3.00
Offices	100 sq m gross floor area	5.00
Offices (above Ground Floor)	100 sq m gross floor area	4.00
Shopping Centre, Retail Store less than 250 sq m	100 sq m gross floor area	4.00
251 sq m - 1,000 sq.m	100 sq m gross floor area	6.00
greater than 1,000 sq.m	100 sq m gross floor area	8.00
College, Vocational Schools	Student Seats	0.50
Schools	Per Classroom	1.00
Dwelling-house	Dwelling	1.00/2.00
Flat	Dwelling	1.25
Hospital	Per Bed	1.50
(Hotel, Motel, Motor Inn, etc. excluding function room)	Bedroom	1.00
Manufacturing	100 sq m gross floor area	3.00
Warehousing	100 sq m gross floor area	1.00
Ballroom Private Dance Clubs	10 sq.m dance floor and sitting down space	3.00
Restaurant	10 sq m dining-room	2.00
Bars, Lounges, Function Rooms	8 sq m net public space	3.00

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

TABLE VIII.

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

NOTE: Credit will be given for existing authorised use in calculating the above standards.

### **3.2.5 BUILDING LINES**

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

- a) Urban Roads outside the town centre - 18.5 metres from road fence:
- b) Main Roads - 31 metres from road fence:
- c) National Primary/Secondary Route - 91 metres from road fence.

In the case of the existing town centre, there will be no defined building lines, and the existing grain of the townscape will be the governing factor, subject to the retention of building lines at street corners.

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, then a financial contribution to cover the cost of these facilities will be levied by the County Council. This contribution will be in addition to the other contributions normally levied.

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

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

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

In the Urban Renewal Area, as defined in the Plan, new building lines have been determined so as to facilitate development, allow for the widening of certain lanes and streets to ensure proper traffic access into the core of the area, and to create new urban spaces around which renewal can take place. These new building lines are set out in Map 4 of the Action Area Plan. It will be the policy of the Council to ensure that all developments for which planning permission is sought within this area conform to these new building lines.

### **3.2.6 PETROL FILLING STATIONS**

The following will constitute the Council's policy in regard to Petrol Filling Stations:-

- a) the location must be on the outskirts of the town, but inside the 30 m.p.h. or 40 m.p.h. speed limit. The advantage of this type of location is that it can serve both local and through traffic while traffic congestion will be less than that in the town centre and vehicles will be travelling relatively slowly, thus causing less risk:
- b) the preferred location is the near side of the road on the way out of town, so as to eliminate turns across the traffic;
- c) filling stations will not be allowed in open countryside within the town boundary;
- d) access to/from filling station must be in accordance with the Council's requirements relating to each specific site.

### 3.2.7 HEAVY VEHICLE PARKING IN RESIDENTIAL AREAS

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

### 3.2.8 RETAIL DEVELOPMENT

The town centre will be protected as the principal shopping area and major shopping outside the town centre will not be allowed as it is considered that it would undermine the role of the town centre. However, provision has been made in the zoning objectives for small neighbourhood shops within the Existing Residential/Infill zone. Where such shops are permitted, they shall be limited to 70 square metres in size for any unit. They shall be located away from through routes and shall be within walking distance of the residential area they are intended to serve (i.e., no more than 500 metres). Where possible neighbour shops should be provided in conjunction with other community facilities and neighbourhood services (e.g., doctor's clinics, crèches, etc.).

### 3.2.9 SHOPPING CENTRES - DESIGN CONSIDERATIONS

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

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

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

### 3.2.10 BUILDING HEIGHT CONTROL

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

- a) the degree of overshadowing and consequent loss of light caused to surrounding property;

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

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

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

### **3.2.11 CARE FOR PEOPLE WITH DISABILITIES**

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

In the case of community centres and buildings which are used for social activities, the Council will require that at least one W.C. compartment in the building be designed to meet the needs of the disabled. Access to such provision internally must be such as to enable its use by people with disabilities. The relevant guide-lines are contained in the National Rehabilitation Board's publications.

The needs of people with disabilities must also be taken into account in the design and construction of footpaths and parking areas. All footpaths in private commercial and housing developments must be

dished at junctions. All parking areas must make provision for spaces for drivers with disabilities, and such spaces should be located in the most convenient locations for ease of use.

### **3.2.12 TOURIST CARAVAN PARKS**

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

### **3.2.13 GAMING AND AMUSEMENT ARCADES**

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

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

### **3.2.14 HOT FOOD TAKE-AWAYS**

The Council consider that hot food take-away outlets are an undesirable use, and potentially detrimental to the business, commercial and residential environment of the town centre in view of the number of existing hot food take away outlets existing within the town, the late night opening and resultant litter problem associated with them. Any proposals for hot food take aways will accordingly be refused.

### **3.2.15 ENVIRONMENTAL IMPACT ASSESSMENT**

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

### 3.3 RESIDENTIAL DESIGN STANDARDS.

#### 3.3.1 GENERAL

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

#### 3.3.2 RESIDENTIAL DENSITY

The use of maximum residential development standards has been adopted in this Plan. The average density throughout the town has been set at 79 bed-spaces per hectare (32 bed-spaces per acre). Rooms less than the minimum for one bed-space (studies etc.) which could be converted for use as a bedroom will be counted as one bed-space. However, certain areas have higher or lower densities than the average. In the urban renewal areas defined in Part 2 of this plan higher densities may be allowed so as to encourage development. In certain outlying areas of the town, on the other hand, a lower density than the average has been specified so as to provide for housing choice and an appropriate transition to agricultural areas. Densities where they are other than the average are indicated on the "Use Zoning Objectives" map. Bed space standards will be calculated as per table IX below.

TABLE IX.

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

#### 3.3.3 MINIMUM REAR GARDEN SIZE

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

TABLE X.

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

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

### 3.3.4 APARTMENTS

Apartments will be permitted in appropriate locations, at an overall maximum density of 120 bed-spaces per hectare, calculated as per table IX.

Apartments are defined to exclude terraced-type housing, with individual frontages and accesses. Such development would be classified as dwellings, and would be based on the rear garden size standards set out above.

In the Urban Renewal Area defined in the Plan only "own door" apartments will be allowed and will not be classified as dwellings.

In the case of newly built apartments, in addition to public open space, private or semi-private communal open space shall be provided at the rate of 20 square metres per bed space, exclusive of car parking, and the residents shall have full access to this open space. In the case of a conversion of an existing house into flats or bed - sitting rooms, the existing private open space shall, where feasible, be available to the occupants of the converted house. This requirement is in lieu of the provision of rear gardens not public open space.

In its own housing programme the Council will encourage the provision of a mix of apartments and housing so as to cater for differing household sizes and circumstances.

### 3.3.5 ROAD LAYOUT

Residential estates may be laid out in the traditional "conventional" manner, with roads, culs-de-sac, footpaths and verges - or in more innovative layouts with clustered groups of housing. In all cases within residential estates, the safety of pedestrians will be given precedence over vehicular traffic and the road layout should be designed to reduce traffic speeds through the use of sharp curves, reduced visibility at junctions and other traffic calming measures.

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

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

TABLE XI.

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

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

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

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

A pedestrian system separate from the road layout is considered by the Planning Authority to be desirable, especially if leading through to churches, schools or shopping areas. Pedestrian linkages to adjoining development and its open space should be provided. It is Council policy to encourage the linkage of adjoining housing estates by pedestrian links. Such links will be allowed only through public open space and will not be permitted through the use of narrow alleyways.

Footpaths should be dished at road junctions to allow easy crossing and access for people with disabilities. Where grass verges are provided between the concrete footpath and the road, these shall be bridged by a concrete pathway.

### 3.3.6 HOUSE TYPES

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

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

A distance of at least 3.0 metres shall be provided between dwellings for the full length of the flanks in all developments of detached houses, in all developments of semi-detached dwellings and end houses of terraces. In general, this distance should be equally divided between dwellings so separated. This is to allow for the proper maintenance of dwellings.

### 3.3.7 BOUNDARIES

In general, front boundaries shall be provided, either walls or fences of at least 0.5m high, in keeping with the design of the house in all new housing estates. Vehicular access gateways to residential buildings shall be 3.0m in width. Gateways for pedestrian use shall not exceed 1.5m in width. All gates shall be arranged so that they do not open outwards. The Planning Authority will only accept

open plan front gardens in innovative layouts and where they are satisfied that the layout is one which will result in a high level of safety. Open plan gardens will not be allowed on main access roads in housing estates.

### **3.3.8 SERVICES**

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

### **3.3.9 STREET LIGHTING**

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

### **3.3.10 ROAD NAMES**

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

### **3.3.11 STANDARD OF CONSTRUCTION**

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

### **3.3.12 OPEN SPACE AND LANDSCAPING**

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

A landscaping scheme should be designed as an integral part of the development. Existing trees and hedges should be retained where possible, and such trees should be carefully marked on the site for

preservation before any development commences. Those features should also be indicated on the application for permission.

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

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

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

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

### **3.3.13 BONDING TO SECURE COMPLETION OF DEVELOPMENTS**

The Council will require all developers of housing estates to produce satisfactory bonds for the completion of estates to the standard required by the Council for taking-in-charge. In determining the amount of bond, the previous record of a developer in completing estates satisfactorily will be taken into consideration. Similar bonding will be required in appropriate cases, and private industrial estates, as the Council considers necessary.

### **3.3.14 CONTRIBUTIONS**

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate development, will require contributions towards the provision of such services as are provided for under the terms of the Local Government (Planning and Development) Acts 1963 - 1992. It is Council policy that the rate of contribution in respect of development will be assessed on an individual basis, except where overall contributions are warranted (e.g. for mains water supply over the town area as a whole). It is also Council policy to update on an annual basis the amount of contribution having regard to changes in the building cost index or in the consumer price index, as appropriate.

## **3.4 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS**

### **3.4.1 GENERAL**

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

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

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

### **3.4.2 SHOP-FRONTS**

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

The Council will encourage good shop-front design and the development of fully detailed new shop-fronts of traditional style, using appropriate materials and properly proportioned. The Council will also encourage the preservation of up and down sash windows in period buildings where possible.

New shop-fronts of modern design will be accepted, providing that they are built using traditional materials and are designed to traditional principles of scale, proportion and detailing.

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

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

- a) the appearance and proportions of the original shop-front shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias;
- b) traditional materials shall be used for all visible parts of the work;
- c) the twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shop-front boundary) shall be provided in all cases;
- d) the design must be approached in an integrated way, including advertising, lighting and other features;
- e) colour schemes should co-ordinate with adjoining buildings and shop-fronts, and should be chosen to enhance the proportions and detailing of the whole building;
- f) vertical emphasis and proportions should be kept, and plot divisions should be expressed externally (even if the shop crosses them internally).

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

- a) the removal of features or alterations to existing shop-fronts where they are considered by the Council to be of historical or architectural interest, or of townscape value.
- b) the enlargement, or remodelling to a horizontal emphasis, of existing windows above ground floor level;

- c) the construction of fascias linking two or more buildings/plots which have different architectural identities;
- d) the use of standardised brand names or corporate designs as part of shop-front fascia advertising;
- e) the use of roller shutters and their boxes on the exterior of shop-fronts;
- f) the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- g) the permanent removal of the shop-front and the creation of an opening through which direct trading onto the pavement is carried out.

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

### **3.4.3 SHOP-FRONT ADVERTISING**

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

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

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

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

- a) the provision of plastic, P.V.C., perspex and neon signs or lettering or detailing on any exterior;
- b) the provision of internally illuminated box fascia signs;
- c) the provision of internally illuminated projecting signs, whether fixed or hanging;
- d) the provision of flashing, reflectorised or glitter-type signs or detailing at any location on the exterior of the building, or so located within the exterior as to be intended to be viewed from the exterior;
- e) the provision of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;

f) the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape

g) the use of standardised brand names or corporate designs.

### **3.4.4 CANOPIES**

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

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

### **3.4.5 ROLLER SHUTTERS**

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

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

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

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

Alternatives to roller shutters, such as the use of traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved. Such alternatives require planning permission, but will be favourably considered in place of roller shutters.

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

### **3.4.6 BRAND AND CORPORATE ADVERTISING**

The use of standardised brand or corporate advertising will be discouraged by the Council. It is considered that advertising should relate to the names of local proprietors and their establishments, as this will reinforce a local identity and community. Corporate or brand advertising which relates to a national or international identity is not considered appropriate to the external appearance of

commercial buildings or to the streetscape of Droichead Nua. Internal brand advertising within premises is acceptable provided that it is not so designed as to be viewed from the exterior.

Where corporate advertising is permitted, it will be expected to be in a form and design which is compatible with the elements of the streetscape, and with the requirements of this Development Plan. Compatibility with individual buildings and with the streetscape will be considered to be more important than uniformity between the branches of a company.

The provision of projecting brand signs, of whatever type or design, will not be permitted.

### **3.4.7 OUTDOOR ADVERTISING STRUCTURES**

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

Outdoor advertising structures will not be permitted in the open countryside, or where they would conflict with the visual amenity of residential areas and open spaces, or where they would restrict a view or prospect of special amenity or special interest.

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

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

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

The requirements of this Section of the Plan relating to advertising are set out under the provisions of Section 26(6) of the Local Government (Planning and Development) Act 1963, paragraph 9 of Part IV of the Third Schedule of that Act and paragraph 20 of the fourth schedule of the Local Government (Planning and Development) Act 1990.

## **3.5 AGRICULTURAL DEVELOPMENT**

### **3.5.1 GENERAL**

All agricultural development within the town requires planning permission under the terms of the 1976 Planning Act and Article 10(4) of the Exempted Development Regulations No. 65 of 1977. The Council will operate this legislation in the light of ensuring the continued viability and use of existing farming enterprises, and their development in accordance with environmental criteria. This Section of the Plan outlines the Council's standards in respect of such development, and also explains its policy in respect of the erection of houses within the Agricultural Zone.

### **3.5.2 POLLUTION CONTROL**

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

### **3.5.3 DESIGN**

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

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

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

### **3.5.4 TREE PLANTING/HEDGEROWS**

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

It is Council policy to retain existing stands of trees, individual trees and hedgerows of visual amenity importance. In any proposals for tree-felling, the Council will consider the making of Tree Preservation Orders where appropriate (See also specific objectives in Section 2. of this Plan).

### **3.5.5 AGRICULTURAL-RELATED INDUSTRY**

Agricultural-related industrial development may be permitted within the agricultural zone where it does not conflict with amenity or the viable use of farm holdings for agriculture, forestry, bloodstock, or related industries. Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.

### **3.5.6 HOUSING IN THE AGRICULTURAL ZONE**

Within the agricultural zone, housing will be restricted to members of farmers' families or to others working on the land in agricultural, bloodstock or forestry employment or related industries. The basis for this policy is to preserve the existing agricultural use of the areas zoned for this purpose.

It is not the intention of the Council that all land within the boundaries of the town would be developed for residential or other building purposes in the short to medium term. The mere inclusion within the town boundary confers no additional rights to development.

### **3.5.7 DRAINAGE AND INDIVIDUAL HOUSES**

Sites for houses in rural areas without main drainage shall generally be half an acre, at least, in extent. In all cases, the provision of septic tanks and their associated percolation systems must comply in full with the standards set out in SR6, 1991, as published by EOLAS under the title "Septic Tank Systems - Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House".

## **3.6 PLANNING ADVICE AND GUIDANCE**

### **3.6.1 PLANNING CLINICS**

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

### **3.6.2 PUBLICATION OF GUIDANCE**

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

### **3.6.3 CO-OPERATION WITH VOLUNTARY BODIES**

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