

Plean Forbartha Chontae Chill Dara

Kildare County Development Plan
2011–2017

Variation No. 1 To Incorporate Small Town Plans

Kill, Prosperous, Rathangan,
Athgarvan, Derrinturn & Castledermot

29th June 2012



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Section 1

Introduction



Aim: *To provide a coherent planning framework for the development of Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot designated as small towns in the County Settlement Strategy.*

1.1 Background

The Planning and Development (Amendment) Act 2010 enables the planning authority to incorporate Local Area Plans (for towns with a population less than 5,000) within the framework of the County Development Plan (CDP). There is also a statutory obligation on the planning authority to review any LAPs no longer consistent with the Core Strategy. The Core Strategy outlines the preferred development strategy for the county together with future population and housing growth targets over the plan period.

Chapters 2 and 3 of the CDP set out the Core Strategy and the Settlement Strategy for the county for the period 2011–2017. Under the Settlement Strategy Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot are designated as small towns. The towns of Clane and Sallins with recorded populations in the Census of 2006 of 4,968 and 3,806 respectively are also designated as small towns. However, given their existing population levels together with the level of growth experienced within these towns in the intervening period, the two towns will continue to be governed by individual LAPs.

1.2 Role of Small Towns

Small towns have been designated to develop as key local centres for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise. Rates of residential growth for the towns which are the subject of this variation range between 0.5% and 1.3% over the period 2006–2017 (refer table 1.1). Growth in these towns will be controlled to limit pressure on the environment and unsustainable commuting patterns. Within designated small towns local businesses will be promoted, retail will mainly be of a convenience nature to serve the town and its local catchment. The towns will also provide services such as schools, health facilities and recreational facilities. In all cases the level of growth in small towns is to be managed in line with the ability of local services to cater for allocated growth.

1.3 Residential Unit Targets

The settlement strategy for County Kildare as outlined in Table 3.3 of the CDP 2011–2017 *Population and Housing Unit Allocation 2006–2017* must be implemented to ensure compliance with the Core Strategy. Table 1.1 below lists the population and unit targets for the small towns which are subject of this variation. Map 3.1 (Chapter 3 of the CDP) shows the location of the relevant small towns within the county.

Table 1.1: *Settlement Hierarchy – Population and Housing Unit Allocations 2006–2017 for Selected Small Towns – Extract of Table 3.3 CDP 2011–2017¹*

Small Towns and Year of LAP	2006 Pop Census	2017 Pop Target	2006–2017 Housing Units Target¹	Percentage of Allocated Growth 2006 - 2017
Kill 2002	2,510	3,001	351	1.3%
Prosperous 2007	1,936	2,315	274	1.0%
Rathangan 2002	1,718	2,055	244	0.9%
Athgarvan 2008	1,300	1,555	188	0.7%
Derrinturn 2008	1,138	1,362	165	0.6%
Castledermot 2009	887	1,109	131	0.5%

¹ Note: Figures do not include provision of 50% over zoning as provided for in the Development Plan Guidelines published by the DoEHLG.

1.4 Development Strategy for Small Towns

In order to implement the settlement strategy an understanding of the existing development capacity of each small town is required. A full review of all potential residential development sites was conducted and indicative densities applied in accordance with Chapter 4 of the County Development Plan. Cognisance has also been taken of the number of units constructed and permitted over the period 2006–2011.

Table 1.2: Development Capacity of Small Towns

Small Town	Quantum of Undeveloped Zoned Land (Ha)	Potential Units Deliverable	Unit Target to Include 50% over zoning – CDP	Units Constructed 2006–2011	Balance of unit Provision 2012–2017	Permitted Units (not built)	Overzoning unit Provision	Quantum of Land identified as Phase 2 (ha)
Kill	25.4	342	527	193	334	230	+8	-
Prosperous	20.5	402	411	112	299	29	+103	6.9 ²
Rathangan	37.1	665	366	115	251	496	+414	19.24 ³
Athgarvan	15	338	282	19	263	41	+75	5 ⁴
Derrinturn	17.5	229	248	59	189	153	+40	2.2 ⁵
Castledermot	27.3	602	197	107	90	227 ⁶	+512	17.5 ⁷

Note: Level of permitted residential developments not built in Rathangan and Castledermot exceed the remaining unit target figure to 2017.

² 6.8ha New Residential

³ 1.8ha Town Centre, General Development 1.9ha., New Residential 15.54ha.

⁴ 5ha New Residential

⁵ 2.2ha Town Centre.

⁶ This figure includes 52 units granted on lands proposed to be downzoned as a result of the SFRA.

⁷ 14.3ha General Development, 3.2ha New Residential, Permitted unbuilt developments exceeds remaining unit target by 145 units.

1.5 Compliance with Core Strategy

In order to address the level of overprovision of zoned residential lands phasing of lands is proposed and is detailed in the relevant small town plan.

It should be noted that the inclusion of New Residential Phase 2 and General Development Phase 2 lands which is identified for development beyond the period of this Plan will not in any way infer a prior commitment on the part of Kildare County Council regarding their future zoning for residential purposes during the review of the subsequent development plan for the plan period 2018–2024. Any subsequent decision will be considered within the framework of national and regional population targets applicable at that time, the core strategy and the proper planning and sustainable development of the County. The figures contained in this variation vary from the core strategy as a number of plans incorporate the downzoning of lands while more detailed consideration of backland/underutilised sites was considered as part of this variation.

To ensure that the future development of each town is facilitated in accordance with the provisions of the core strategy, appropriate monitoring will be conducted and development management measures applied as appropriate. In this regard;

It is the policy of the Council:

STP 1: To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the core strategy including population targets for each small town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.

The development of the small towns will be governed by the overarching policies and objectives of the CDP together with the relevant development management standards as outlined in Chapter 19 of the Plan.

1.6 Strategic Environmental Assessment

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 and the DoEHLG Circular of 26th July 2011, 'Further Transposition of the EU Directive 2011/42/EC on Strategic Environmental Assessment', a screening assessment was prepared for this variation. This concluded that a Strategic Environmental Assessment would not be required. A screening decision was subsequently prepared and issued to the environmental authorities consulted, in accordance with the European Communities (Environmental Assessment of the Effects of Certain Plans and Programmes) Regulations 2004 as amended by European Communities (Environmental Assessment of the Effects of Certain Plans and Programmes) Regulations 2011. Details of the screening decision are available online at www.kildarecoco.ie.

1.7 Appropriate Assessment

A Stage One Appropriate Assessment was carried out on this variation. It concluded that the variation had been formulated to ensure that uses, developments and effects arising from permissions based upon the variation (either individually or in combination with other plans or projects) would not give rise to significant effects on the integrity of any Natura 2000 site(s). Details of the Appropriate Assessment are available on line at www.kildarecoco.ie.

1.8 Strategic Flood Risk Assessment (SFRA)

The Planning System and Flood Risk Management Guidelines for Planning Authorities published in November 2009 by the DoEHLG introduced a

comprehensive mechanism for the incorporation of flood risk identification, assessment and management into the planning process.

The key outputs from the SFRA process are:

- i. To provide for an improved understanding of flood risk issues within the Development Plan and development management process, and to communicate this to a wide range of stakeholders;
- ii. To produce an assessment of existing flood defence infrastructure and the consequences of failure of that infrastructure and to identify areas of natural floodplain to be safeguarded;
- iii. To produce a suitably detailed flood risk assessment that supports the application of the sequential approach in key areas where there may be tension between development pressures and avoidance of flood risk;
- iv. To inform, where necessary, the application of the Justification Test;
- v. To conclude whether measures to deal with flood risks to the area proposed for development can satisfactorily reduce the risks to an acceptable level while not increasing flood risk elsewhere;
- vi. To produce guidance on mitigation measures, how surface water should be managed and appropriate criteria to be applied.

The Plans for Kill, Prosperous, Athgarvan, Derrinturn and Castledermot all contain lands within the plan area which are to be subject of site specific flood risk assessment appropriate to the type and scale of the development being proposed. Chapter 7 Water, Drainage and Environmental Services of the County Development Plan 2011–2017 should also be referenced for relevant flood risk management policies/objectives.

Of the 6 small towns Castledermot Town Plan has been subject to a stage II strategic flood risk assessment in accordance with the Guidelines. The SFRA identified lands within the Plan area which may be at risk of flooding by reference to existing data sources and recommended detailed Flood Risk

Assessment in regard to these lands. Justification Tests where appropriate were also applied to inform land-use classification decisions. The SFRA includes recommendations in relation to flood risk assessment and/or mitigation measures to accompany development carried out in the Plan area. Details of the SFRA are available on line at www.kildarecoco.ie.

1.9 Small Town Plans

Sections 2–7 contain the individual plans for each Small Town. These plans should be read in conjunction with this Section and Section 8 (Land Use Zoning).

Section 2

Kill Plan





2.1 Introduction

Section 2.1–2.4 comprises the written statement for Kill and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

2.1.1 Location

Kill is located along the N7 National Primary Route, which is one of the most significant national transportation routes in the country. The town is approximately 27km from Dublin and approximately 5km northeast of Naas.

2.1.2 Settlement Form

The area around Kill has been settled from the very earliest times. Evidence of this can be seen on the inscribed stones which have been found in the locality, the rock art on which has been dated back to the Neolithic or Stone Age period. The most famous of these stones (the Kilwarden Stone) is now held in the National Museum.

The ancient annals refer to the burial of nine kings of Leinster in “Cill Corbain”, where their “war-like graves are made”. Local tradition has always held that

this refers to Kill and more specifically, to the moat area to the south east of the town.

The name of the village itself denotes that there must have been a church (cell or cill) here from the earliest Christian period and it is likely that the present St. John’s Church stands on the site of same. The area was taken over by the Normans in the 12th century.

Kill was the scene of much action in the Confederate or Cromwellian Wars, the 1798 Rebellion, and the abortive ‘Robert Emmet’ Rising in 1803. During the 19th century the local landlords were the Bourke family, based in Palmerstown, one of whom (Richard Southwell) became Chief Secretary for Ireland in the 1860s and, ultimately, Viceroy of India. Another famous Kill man was the Fenian John Devoy (1842–1928), who played a crucial role in advancing the Irish cause in America.

2.1.3 Function

Given the extent of residential development in the town since the 1960’s, Kill has largely evolved into a commuter centre for workers travelling to Dublin and Naas, who can utilise the excellent links provided by the N7 National Primary Route. The town also serves as a significant rural based hinterland, upon which it continues to depend commercially.

Kill also has strong equestrian and bloodstock links with the local and wider economy, benefiting from Goffs Bloodstock and Kill International Equestrian Centre.

2.1.4 Population

The population of Kill has risen steadily over the past decade. In 2002 the population of the town was 2,246, increasing by 12% to 2,510 persons in 2006. Kill is located within the Electoral Division of Kill, which recorded a population of 3,734 in the 2006 Census. On the basis of the 2011 Census of Population preliminary results, the population of the ED has increased to 4,448 (+19.1%). The Core Strategy of the CDP estimates a population target of 3,001 persons for the town by 2017.

2.1.5 Socio – Economic Profile

An analysis of the Census 2006⁸ data provides the following summary of the socio economic profile of the town:

- Average household size in the town is 2.9 persons per household.
- Over 50% of the population over 15 years old is employed.
- Agricultural employment is low (0.9%), while the highest employment figures are in sales, professional, administrative and government (a total of 46%).
- Long distance commuting out of the town on a daily basis is high, with 40% of persons aged 5 years and over travelling 15km or more to work, school or college.
- Information and communications technology is available to over half of the households in the town.

2.2 Principles Governing Future Development of the Town

The following principles will govern the future development of the town:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the town centre to the edge of the development boundary.
- Supporting local employment opportunities, while also supporting social inclusion and the development of community facilities and infrastructure to cater for the residents of the town and surrounding hinterland.
- Recognising the role and economic benefit of equestrian and bloodstock development in the area, along with that of the rural countryside surrounding the area, in supporting the local and wider economy.

- Facilitating development in Kill in line with the ability of local services to cater for growth.
- Supporting the development of renewable energy within and serving the town.
- Protecting and preserving the quality of the natural and built environment of the town, including architectural, archaeological, cultural and natural heritage.

2.3 Objectives

2.3.1 Housing

Housing in the town comprises a broad mix of low to medium density residential developments, one off dwellings and to a lesser extent, apartments/town houses. Housing occupies a significant land bank within the town boundary, with much of the housing located either within or in close proximity to the town centre.

The settlement strategy for County Kildare allocates a housing unit target of 351 units for Kill between 2006 and 2017. 193 units have been constructed in Kill since 2006. Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DoEHLG, and existing valid permissions for development (230), it is estimated that the level of potential development on zoned lands exceeds the unit target by approximately +8 units (See Table 1.2 Development Capacity of Small Towns). It can therefore be concluded that additional zonings are not required to comply with the Core Strategy in Chapter 2.

It is an objective of the Council:

KL 1: To facilitate the development of multiple residential developments for the lifetime of this Plan, largely within the town centre zone, areas designated as existing residential/infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

8 Source: CSO Small Area Population Statistics 2006

KL 2: To apply residential densities appropriate to the character and location of sites within the town generally as follows:

- Centrally located 30–40 units/ha
- Edge of centre 20–35 units/ha
- Edge of town 15–20 units/ha

Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

2.3.2 Economic Development

Kill is identified as a Local Employment Centre in the County Development Plan, providing employment opportunities for the local hinterland. Employment is provided by Goffs Bloodstock Sales, Kill International Equestrian Centre, BAM Contractors and Motor Distributors Ltd. The primary school and a small number of retail/commercial businesses also provide employment.

The Council is committed to ensuring that Kill continues to develop a strong employment base, in an effort to reduce long distance commuting patterns and to cater for some of the employment needs of the resident population.

It is an objective of the Council:

KL 3: To facilitate and encourage the expansion of the established enterprises operating in Kill and to ensure that future development is compatible with the character and scale of the town.

KL 4: To encourage the development of tourism and economic activity based on the existing high quality bloodstock and equestrian industry/amenities in the area.

2.3.3 Town Centre

The attractive town centre area comprises a small compact core area with a mix of retail, commercial, residential, ecclesiastical and educational premises, which all contribute to the character of the area. The

town provides a wide range of services to the local community including a supermarket, launderette, pharmacy, health centre, hair and beauty salon, public houses and a bookmakers.

It is an objective of the Council:

KL 5: To encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, and which enhances the built environment and delivers a high quality public realm.

KL 6: To identify and prepare detailed design briefs for under utilised site(s) in the town centre.

KL 7: To encourage premises in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock, while also maintaining an active residential presence within the town.

KL 8: To promote the creation of an interesting streetscape and ensure that new development is consistent in form and scale with the existing older/traditional buildings in the town.

KL 9: To seek to ensure that existing overhead lines and cables are placed under ground where possible.

2.3.4 Movement and Transport

HGVs have recently been prohibited from the town centre area, this in addition to speed restrictions and improved traffic calming in recent years, has greatly improved the overall safety and environment of the town.

The central aim of transportation policy is to ensure that the majority of short journeys within the town are carried out by sustainable modes. To this end, priority will be given to the needs of pedestrians, cyclists, public transport and car users.

In the longer term, the objective of the Council’s transportation policy, in addition to the foregoing, is to reduce traffic congestion in the town centre by providing relief streets.

It is an objective of the Council:

KL 10: To maintain and improve as required the local road (streets) network to ensure a high standard of road quality and safety in the town.

KL 11: To improve the quality, aesthetics and width, where appropriate, of all footpaths in the town and improve access for people with disabilities.

Traffic and Parking

It is an objective of the Council:

KL 12: To encourage shared parking for local land uses.

KL 13: To provide suitable road markings to designate appropriate vehicular parking spaces.

KL 14: To provide disabled car parking spaces at appropriate locations throughout the town and ensure that all new development has adequate provision for disabled parking.

KL 15: To protect routes of future roads (refer to Map 2.2) listed hereunder from development:

- Proposed Kill- Johnstown road (A) to the Hartwell Rd (B) (This road is intended as the primary relief road to take industrial and commercial traffic from the Hartwell Road to the N7).
- Main St adjoining the site of the former Ambassador Hotel (C) to the proposed Kill- Johnstown Rd (A).

Walking and Cycling

It is an objective of the Council:

KL 16: To facilitate the provision of linked pedestrian routes around the town.

KL 17: To provide a high quality cycle network in the town. In particular linking the following areas:

- (a) from the GAA Club to Scoil Bhríde.
- (b) From the Kill International Equestrian Centre to the Main St./town centre.
- (c) From Scoil Bhríde to the Main St./Town Centre.
- (d) Along Hartwell Road to the Main Street.

KL 18: To reduce the proliferation of pedestrian barriers in the interests of public safety.

KL 19: To prepare a preliminary design of a cycle and pedestrian facilities network in the town.

Public Transport

It is an objective of the Council:

KL 20: To support Bus Eireann and private bus operators in enhancing bus links from Kill to Dublin, Naas, and Newbridge.

KL 21: To ensure that bus stops at locations in close proximity to shops, services and schools are safe, well lit and appropriately sheltered.

KL 22: To provide high quality sustainable transport links between leisure and recreation facilities and the town centre.

2.3.5 Water, Drainage and Environmental Services

Water Supply

Water in Kill is primarily supplied from the Ballymore Eustace Regional Water supply. Key water supply projects underway in order to facilitate the future development of the county include the Barrow Abstraction Scheme and the Ballymore Eustace Water Treatment Plant Upgrade.

The level of growth in Kill will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

KL 23: To improve and expand the water supply to Kill in accordance with the Water Strategy and the Water Services Investment Programme for Co. Kildare, subject to the availability of funding.



Wastewater

Kill is served by the Upper Liffey Valley Regional Sewerage Scheme and potential future development may be impacted by limitations in the existing sewerage system. The Osberstown wastewater treatment plant (WWTP) has an existing capacity of 80,000 population equivalent (P.E.) and is subject to an EPA wastewater discharge licence. The Council is seeking to address the capacity constraints at Osberstown WWTP as a priority to facilitate development in the catchment area.

The level of growth in Kill will be managed in line with the ability of local services to cater for future growth. No development shall be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

KL 24: To ensure that the public sewerage system and network is extended to service the development needs of the town.

KL 25: To ensure the changeover from septic tanks to mains connections in all cases where feasible and that all new developments utilise and connect to the existing wastewater infrastructure.

KL 26: To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.

Surface Water/Flooding

A Strategic Flood Risk Assessment of the town has identified lands which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on Map 2.1.

In order to reduce surface water run-off and to minimise the risk of flooding, lands will be required to be developed in accordance with Sustainable Drainage System (SuDS) principles and in compliance with the 'Greater Dublin Strategic Drainage Study', as identified at Section 7.3.4 and 7.3.5 of the CDP.

It is an objective of the Council:

KL 27: To facilitate an upgrade of surface water drains in the town where required, subject to the availability of finance.

KL 28: To ensure that development proposals for the lands identified on Map 2.1 are subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The catchment of the River Liffey falls within the Eastern River Basin District.

Kill is situated in the Liffey Water Management Unit of the Eastern River Basin District and within the Kill and Painestown water bodies of this Water Management Unit. The overall status of surface water in these water bodies is “Poor to Moderate” and the objective is to restore them to “Good Status” by 2021. Kildare County Council and the Environmental Protection Agency carry out water quality monitoring in the water bodies for the purpose of the Water Framework Directive. The overall status of groundwater in the area is “Good” and the objective is to “Protect” this status into the future.

It is an objective of the Council:

KL 29: To improve water quality in Kill in accordance with European and National legislation.

Environmental Services

Household refuse collection in County Kildare has been outsourced to a private licensed waste operator. There are two Bring Bank recycling facilities in Kill, which are both well maintained and utilised.

It is an objective of the Council:

KL 30: To support the Tidy Towns Committee and community groups and associations in reducing litter, while maintaining and improving the overall environment of the town.

2.3.6 Energy and Communications

In line with the policies and objectives outlined in Chapter 8 of the County Development Plan, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

2.3.7 Retail and Commercial Development

Kill is identified in the Kildare County Retail Hierarchy as a hinterland area Tier 1 Level 4 Small Town Centre. Kill offers a wide range of retail options and services, including a supermarket, launderette,

public houses, pharmacies and various retail services. Residents of the town and the hinterland area have to travel to higher order centres (e.g. Naas) to meet much of their shopping needs.

It is an objective of the Council:

KL 31: To actively encourage the provision of shops and services to consolidate and strengthen the role of Kill in meeting the needs of its population and its hinterland.

KL 32: To encourage the use of vacant, underutilised and/or redundant buildings throughout the town for retail/commercial use.

KL 33: To ensure that the design of shop fronts, advertisements and signs conform with the overall form and structure of the buildings to which they are attached.

2.3.8 Architectural, Archaeological and Natural Heritage

Architectural Heritage

Kill possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the historic, social, economic and cultural development of the town and which contribute to its intrinsic character.

There are currently 8 structures within the town that are listed on the Council’s Record of Protected Structures (RPS) (see Table 2.1 Extract from the RPS and Map 2.2). The policies and objectives for architectural heritage are set out in Chapter 12 of the County Development Plan.

It is an objective of the Council:

KL 34: To preserve and protect the structures and items listed in the Record of Protected Structures (RPS) identified in the County Development Plan, as may be amended during the lifetime of the Plan.

Table 2.1: Extract of Record of Protected Structures (RPS)⁹

RPS Ref	NIAH Ref	Description	Address
B19-16	11815022	House	Kill Hill
B19-17	11815017	House	Kill West
B19-28	11815011	Marsville House	Kill West
B19-40	11815002	St. Brigid's Catholic Church	Kill East
B19-40A	11815012	St. Brigid's Catholic Church Gates, Walls, Railings	Kill East
B19-41	11815003	St. Brigid's National School (former)	Kill East
B19-43	11815019	St. John's Church of Ireland Church	Kill East
B19-44	11815020	Bridge	Kill Hill

Archaeological Heritage

The Record of Monuments and Places (RMP) is the official record of archaeological sites and monuments. It provides the State with a record of known monuments protected under Section 12 of the National Monuments (Amendment) Act 1994. The record is updated on a constant basis. Table 2.2 and Map 2.2 of this Plan indicate all sites within or in close proximity to the development boundary of Kill which are on the RMP.

There is also a Zone of Archaeological Potential (ZAP) in Kill (See Map 2.2). This ZAP was designated following the Urban Archaeological Survey of Kildare in 1986. This zone includes known archaeological sites where there is the possibility of further archaeological remains. In advance of any new development on a site of archaeological significance or within the ZAP, there is a requirement for consultation with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht (DoAHG).

An Archaeological Complex in the townland of Kill Hill, comprising 4 recorded monuments, has been the subject of a Preservation Order pursuant to the National Monuments Acts 1930-2004. The Preservation Order

Boundary is identified on Map 2.2 Land use zonings in this Plan have been reviewed in light of this fact. A number of sites have been rezoned from Residential and Educational use to Agricultural use. Developers shall have regard to the recommendations and requirements of the Department of Arts, Heritage and the Gaeltacht.

Policies and objectives governing archaeological heritage are contained in Chapter 12 of the County Development Plan.

It is an objective of the Council:

KL 35: To have regard to the Zone of Archaeological Potential in Kill when dealing with planning applications for development or consents/ consultations for public sector developments.

KL 36: To protect the integrity of archaeological sites and monuments in the town listed in the Record of Monuments and Places (RMP), as identified in the County Development Plan and as may be amended during the lifetime of the Plan.

⁹ Note: This List is not exhaustive- structures may be added or deleted from the Record of Protected Structure during the lifetime of the Plan.

Table 2.2: Extract of Record of Monuments and Places (RMP)

Ref. No	Address	Item
KD019-007	Greenhills	Ringfort-Rath
KD019-010	Kill Hill	Enclosure
KD019-044	Kill West	Mound
KD019-045	Kill West	Earthwork
KD019-056	Kill Hill	Fulacht Fiadh
KD019-057	Kill Hill	Enclosure
KD019-059	Kill West	Standing stone
KD0019-008001	Kill West	Settlement deserted – medieval
KD19-008002	Kill West	Ecclesiastical site early Christian, possible
KD19-008004	Kill West	Motte and Bailey
KD019-015002	Hartwell	Bawn
KD020-002	Kill Hill	Enclosure
KD020-004	Hartwell	Ritual site – holy well
KD020-010	Hartwell	Burial
KD020-011	Hartwell	Burial(s)

Natural Heritage

The most important habitats in the County are afforded protection under European and/or National legislation by way of designations such as Natural Heritage Areas (NHA) and candidate Special Areas of Conservation (cSAC). There are no such designated sites in the vicinity of Kill.

An Appropriate Assessment screening report for Kill has been prepared and accompanies this Plan. It identifies a total of 9 Natura 2000 Sites within 15km of the town plan boundary, the nearest being Red Bog cSAC located 6.1km away. The report examines the likely impacts that will arise from the implementation of the plan and examines them in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. None of the sites within the 15km of the town plan boundary area will be adversely affected. A ‘Finding of No Significant Effects Report Matrix’ has been completed and is presented in the screening report. Aside from this, it should be noted that policies and objectives governing designated sites are contained in Section 13.8 of the County Development Plan.

It is an objective of the Council:

- KL 37: To seek to protect trees of special amenity value at the following locations:
- In the grounds of St. John’s Church
 - In the grounds of the park adjacent to St. Brigid’s Church
 - Along the Main Street
 - Adjacent to the Kill River
 - In the grounds of Corain Mhuire, Kill East.

2.3.9 Recreation, Amenity and Open Space

Residents of Kill have access to a range of recreational and amenity assets, both within and outside the town boundary. These assets include active recreational areas such as the GAA grounds, and a variety of Equestrian Schools and Centres, as well as numerous golf courses in the wider area. Kill Soccer Club currently leases agricultural land on the Straffan Road to the north of the N7. Permanent grounds are currently being sought by the soccer club within the town.

In terms of passive recreational areas the town is highly attractive and well presented with a series of open spaces and areas to enjoy. The banks of the Kill River are well maintained and provide a pleasant passive recreation area, along with the recently developed woodland walk.

It is intended that the links between Kill and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

The Council's Open Space Strategy 2008 identified that open space should be developed in the south western area of the town, in order to serve the existing and future residents of the town with space allocated for both passive and active recreation. The provision of such a facility will depend on the availability of appropriate site(s) and on necessary funding.

It is an objective of the Council:

KL 38: To develop a playground in Kill subject to the availability of an appropriate site and funding.

KL 39: To develop the river-side in conjunction with all relevant statutory and non-statutory bodies.

KL 40: To encourage the provision of a permanent site for Kill Soccer Club.

KL 41: To improve existing open space areas in housing developments which have been taken in-charge by the Council.

KL 42: To work with and support recreational groups within the town in an effort to enhance the recreational amenity of the town and its wider area.

2.3.10 Social, Community and Cultural Development

Kill has a very strong sense of community, which is evident in the existence of strong local groups such as the Tidy Towns and Parish Committees. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer

Club, Kill International Equestrian Centre, Kill Musical and Dramatic Society and Kill History Group. The Council also operates a mobile library service which serves the town on a weekly basis.

It is an objective of the Council:

KL 43: To support the development of zoned open space and amenity lands for the provision of appropriate facilities for local groups and clubs.

2.3.11 Education, Childcare, Community Services etc.

A 960 pupil primary school has recently been completed and opened at Killhill to the east of the town.

The town is served by the Kill Health Centre which is operated by the HSE. There are also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

It is an objective of the Council:

KL 44: To encourage the shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote the sustainable use of such infrastructure.

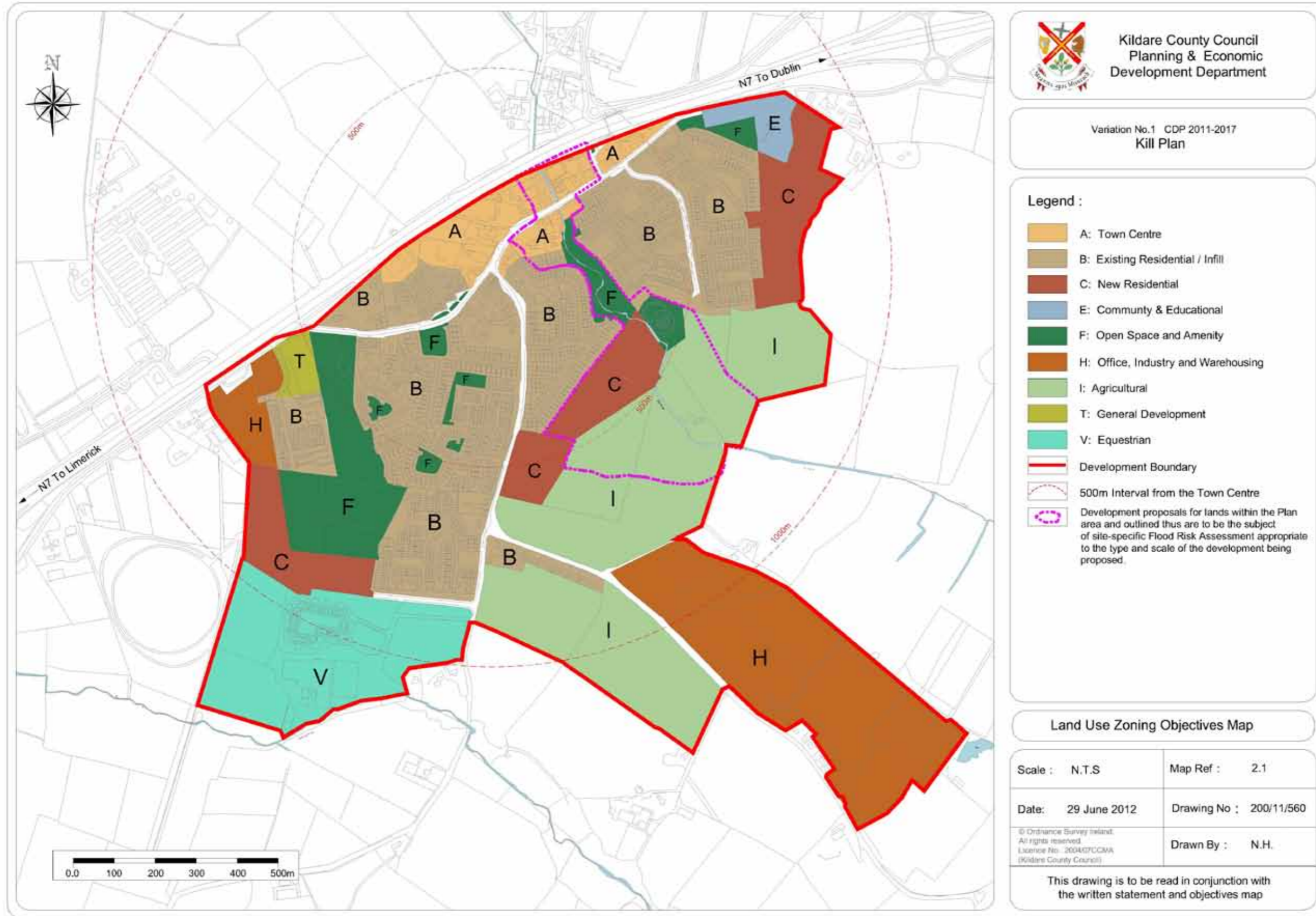
KL 45: To facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

KL 46: To encourage the appropriate re-use of the former primary school, provided such a re-use does not adversely impact on its intrinsic character and the character of the surrounding area.

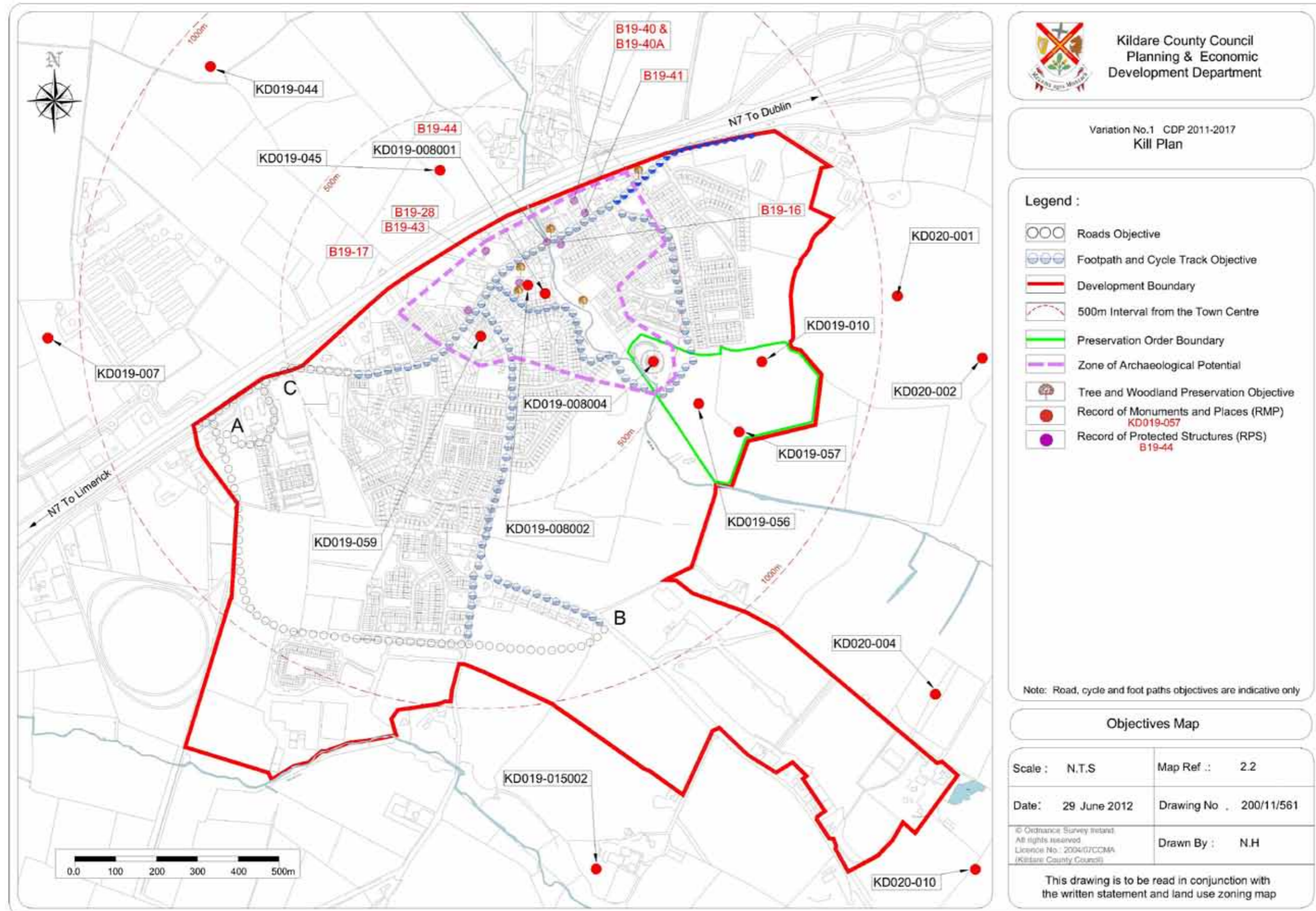
2.4 Zoning Requirements

Land within Kill is zoned for various land uses. The provisions of Part V of the Planning and Development Acts 2000–2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 2.1: Land Use Zoning Objectives

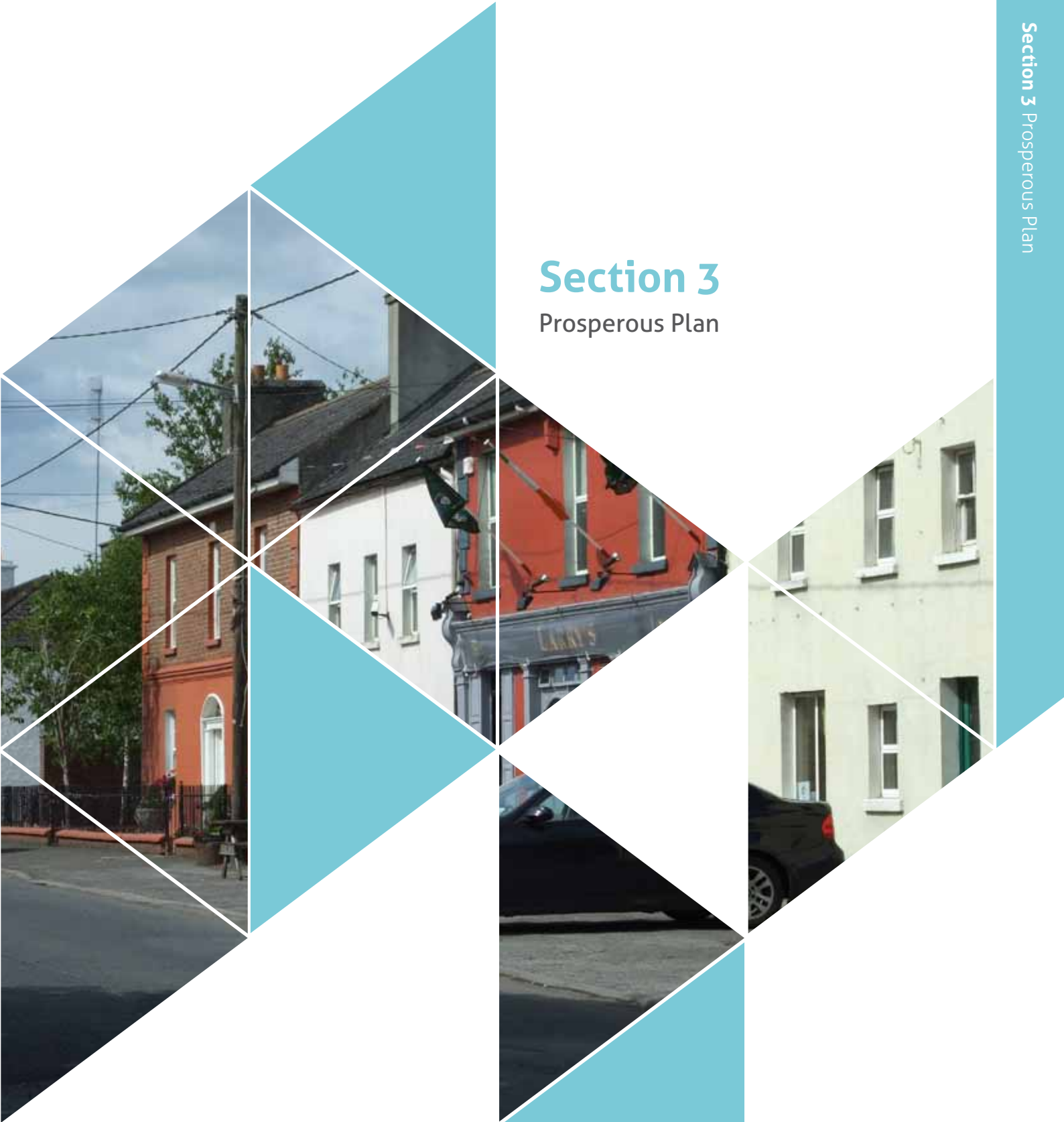


Map 2.2: Objectives Map



Section 3

Prosperous Plan





3.1 Introduction

Section 3.1–3.4 comprises the written statement for Prosperous and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

3.1.1 Location

Prosperous is located in north Kildare, c. 4km west of Clane and 10km north of the County Town of Naas. The town is located along the R403 Lucan to Carbury Regional Road between Clane and Allenwood.

3.1.2 Settlement Form

The town of Prosperous owes its origin to Robert Brooke who, in 1780 established a factory for the production of cotton. Brooke also provided dwellings for his employees and produced cotton in the town until 1786, when the industry declined. Although none of the original industrial buildings survive from the cotton production era, a number of late 18th Century houses in the centre of the town still exist and contribute to the special character of the town. Since then, the town has continued to develop and expand, with much development having taken place along the

R403, forming a “New Main Street”. Over the past decade, new residential development schemes have been built in the town, catering for the demands for housing from within and outside the town.

3.1.3 Function

Prosperous functions as an important service centre for the local population, particularly in relation to commercial, social and educational activity. The town contains a wide range of commercial uses and a primary and secondary school.

Given the extent of recent residential development within the town, Prosperous has evolved largely into a commuter town, though it also serves a significant rural based hinterland upon which it continues to depend commercially.

3.1.4 Population

The population of the Prosperous area has steadily increased over the past decade. In 2002, the population of the town was 1,528 persons, increasing by 27% to 1,939 persons in 2006. Prosperous is located within the Electoral Division of Downings which recorded a population of 2,573 in the 2006 Census. The Population of Downings ED has increased to 2,798 (+8.7%) as recorded in the preliminary results of the 2011 Census of Population. The Core Strategy of the CDP estimates a population target of 2,315 persons for Prosperous town by 2017.

3.1.5 Socio – Economic Profile

From an analysis of the Census 2006¹⁰ the following detail can be noted for the town:

- Average household size in the town is 3.02 persons.
- Almost 65% of the population over 15 years old is employed.

¹⁰ Source: CSO *Small Area Population Statistics 2006 and Information Society Statistics 2008*

- Agricultural employment is low (1%) as is building/construction (9%).
- Car usage and long distance commuting out of the town on a daily basis is high, with 29% of the population aged 5+ travelling more than 25km to their destination.
- Information and communications technology is available to over half of the households in the town.

3.2 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the town centre.
- Preserving the architectural heritage quality of the town.
- Supporting local employment opportunities while also supporting social inclusion and community development within the town.
- Facilitating development in line with the ability of local services to cater for growth.
- Recognising the role of the rural countryside surrounding Prosperous in supporting the local economy.
- Supporting development of renewable energy within and to serve the town.
- Protecting and preserving the quality of the landscape in Prosperous, including open space, natural, architectural, archaeological and cultural heritage.

3.3 Objectives

3.3.1 Housing

Housing in the town comprises a broad mix of single dwellings and housing estate developments with some apartment and town house developments. The main housing areas are located to the west of the town, north and south of the R403.

The Council's settlement strategy allocates a housing unit target of 274 units for Prosperous between 2006 and 2017. To date 112 units have been constructed. Taking into account the 50% overprovision as recommended in the Development Plan Guidelines and existing valid permissions for development (29 units) it is estimated that this Plan must provide sufficient zoned land to accommodate 299 units up to 2017. (Refer Table 1.2 Development Capacity of Small Towns).

It is estimated that the potential unit delivery on all zoned lands exceeds the unit target by 103 units. To ensure compliance with the Core Strategy 6.9ha of lands have been identified as Phase 2 lands for potential residential development beyond the period of this Plan.



It is an objective of the Council:

PR 1: To seek the development of lands for residential developments during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential/infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

PR 2: To seek to reserve the development of Phase 2 new residential lands for potential residential development beyond the period of this Plan. Uses other than residential which are permissible/open for consideration within these lands will be considered on their merits in accordance with the principles of proper planning and sustainable development.

PR 3: To apply residential densities appropriate to the character and location of the site within the town generally as follows:

- Centrally located: 30–40 units/ha
- Edge of centre: 20–35 units/ha
- Edge of town: 15–20 units/ha

Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

3.3.2 Economic Development

Prosperous is a local employment centre, providing employment needs for the local hinterland. Employment within the town is provided largely by McCarthy's Hardware and Builders Providers, Little Scholars Childcare Facility, the two schools and a number of retail/commercial businesses. Further employment development will be promoted to reduce commuting and to cater for the employment needs of the resident population.

It is an objective of the Council:

PR 4: To encourage the provision of industry and employment uses which are compatible with the character of the town.

PR 5: To encourage the further development of tourist activity based on the amenity of the Grand Canal and the coarse fishing industry.

3.3.3 Town Centre

Prosperous town centre is located to the north of the R403, with much commercial activity located along Old Main Street. The town centre comprises a mix of commercial and residential premises, which add to the character of the area.

It is an objective of the Council:

PR 6: To encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.

PR 7: To provide for the consolidation of the urban fabric of the town centre through the development of the identified town centre development site. (see Section 3.3.11)

PR 8: To ensure that the historic street pattern on the Old Main Street is retained in terms of both width and alignment.

3.3.4 Movement and Transport

Prosperous is served by the R403 (Lucan-Carbury) and the R408 (Maynooth-Prosperous) Regional roads. A number of local roads also provide links to the town from surrounding towns and villages. The R403 Regional road has played a particularly significant role in Prosperous having influenced the origin and evolution of the New Main Street. However, multiple accesses onto this road and its usage as a distributor road for the town and surrounding hinterland have weakened its strategic importance from a regional perspective. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

It is an objective of the Council:

- PR 9: To maintain and improve, as required, the local road network to ensure a high standard of road quality and safety in the town.
- PR 10: To reserve land for a proposed link road to the north west and north east of the town between the Ballynafagh Road and the R403. Such a link road will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).
- PR 11: To provide a permanent vehicle, cycle and pedestrian access point off Main Street, in conjunction with the development of an identified town centre development site.
- PR 12: To carry out the following road improvements:
- Continue to improve the R403 Regional Road at Prosperous, as part of the overall improvement works from Clane to the junction with the R402.
 - Improve the condition of the R403 Regional Road to accommodate extra traffic generated by the major road scheme on the R402 (Edenderry – Enfield) due for completion in 2014.
 - Continue to improve the R408 Prosperous to Maynooth Road.
 - Improve the road surface on Old Main Street.
 - Improve the road surface between Hatters Cross and the Junction with the R403 at New Main Street.

Traffic and Parking

It is an objective of the Council:

- PR 13: To prepare a traffic management study for the town.
- PR 14: To provide suitable road markings to designate appropriate vehicular parking spaces on Old Main Street.
- PR 15: To extend the 50km/hr speed limit along the approach roads to the town.

PR 16: To provide gateway speed deterrent signage at the following locations:

- On approach from Clane (R403)
- On approach from Allenwood (R403)

Sustainable Transport

It is an objective of the Council:

- PR 17: To provide a cycle network in the town.
- PR 18: To provide for linked pedestrian routes around the town, through the provision of new footpaths where currently absent.
- PR 19: To complete footpaths at the following locations:
- The full length of Buttermilk Lane (between GAA grounds and Hatters Cross).
 - From McCormacks garage to Little Scholars Creche.
- PR 20: To refurbish the following footpaths:
- New Main Street
 - Old Main Street
- PR 21: To provide street lighting at the following locations:
- R408 Maynooth Road.
 - Between Goretti Terrace and Hatters Cross.
 - Between Killybegs Manor and Downings Cross.
 - Between Blackstick Crossroads and Downings Cross.

3.3.5 Water, Drainage and Environmental Services

Water Supply

Water in Prosperous is primarily supplied from the Ballymore Eustace Regional Water supply. Key water supply projects underway in order to facilitate the future development of the county include the Barrow Abstraction Scheme and the Ballymore Eustace Water Treatment Plant Upgrade.



The level of growth in Prosperous will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

PR 22: To improve and expand the water supply to Prosperous in accordance with the Water Strategy and the Water Services Investment Programme for Co. Kildare, subject to the availability of finance.

Wastewater

Prosperous is served by the Upper Liffey Valley Regional Sewerage Scheme and potential future development may be impacted by the limitations of the existing plant and sewerage network. A phased upgrade of the plant is due to be completed in 2013 and 2014. The level of growth in Prosperous will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

PR 23: To ensure that the public sewerage network is extended to service the development needs of the town.

PR 24: To connect where feasible individual one off dwellings serviced by individual waste water treatment plants to the public network.

Surface Water/Flooding

Surface water drainage in Prosperous is problematic in places, particularly during periods of heavy rainfall. Surface water run off is to the River Slate. In order to reduce surface water run-off and to minimise the risk of flooding, land in Prosperous will be required to be developed in accordance with Sustainable Drainage System (SuDS) principles in compliance with the 'Greater Dublin Strategic Drainage Study' as identified at Section 7.3.4 and 7.3.5 of the CDP.

A Strategic Flood Risk Assessment of the town has identified lands within the development boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map 3.1).

It is an objective of the Council:

- PR 25: To undertake a study of surface water drainage in the town and to seek an upgrade of drains as appropriate, subject to the availability of finance.
- PR 26: To ensure that development proposals for lands identified by the dashed pink line on Map 3.1 are subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The River Slate falls within the South Eastern River Basin District. Drinking water is monitored by the HSE on behalf of the Council with the results recorded by the Council on a monthly basis. Prosperous features periodically as a location from which water quality is tested.

It is an objective of the Council:

- PR 27: To improve water quality in Prosperous in accordance with European and National legislation.

Environmental Services

Household refuse collection in Co. Kildare has been outsourced to a private licensed waste operator. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A “Bring Bank” recycling facility is provided by the Council to the rear of Larry’s Bar, Old Main Street, for recycling beverage cans, glass bottles, jars and textiles. Both schools in Prosperous are actively involved in the Green Flag recycling environmental programme. The Council will continue to support community groups and associations in reducing litter and improving the overall environment of the town.

It is an objective of the Council:

- PR 28: To provide for new and improved domestic recycling facilities in the town, subject to the availability of finance.

3.3.6 Energy and Communications

In line with the policies and objectives contained in Chapter 8 of the CDP, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

3.3.7 Retail and Commercial Development

Prosperous is identified in the Kildare County Retail Hierarchy as a Tier 1 Level 4 Small Town Centre. The Draft Kildare County Retail Strategy 2009 identified Prosperous as having the following net floorspace:

Table 3.1: Retail Floorspace

Convenience	879 sq m
Comparison	323 sq m
Retail Warehousing	0 sq m
Total	1202 sq m

Kildare County Retail Strategy Review 2009

A key feature of recent retail provision in Prosperous is the c. 5,000 sq m floorspace occupied by McCarthy’s Homevalue Hardware at the western edge of the development boundary, providing extensive comparison floorspace within the town.

Vacancy levels in the town remain relatively low. A key finding of the Strategy Review is that shops are dispersed around the town centre and that the provision of new floorspace has not kept pace with population growth. The Council will thus seek to consolidate the town centre through the re-use and regeneration of lands and buildings within the town and will seek to accommodate proposals to enhance the retail offer of the town.

It is an objective of the Council:

- PR 29: To increase the retail/commercial offer in Prosperous by seeking development of redundant, vacant and/or underutilised town centre sites.

3.3.8 Architectural and Archaeological Heritage

Architectural Heritage

Prosperous possesses a rich architectural heritage. There are a number of buildings, structures and features of historical, architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. There are currently 11 no. structures within the town that are listed in the Record of Protected Structures (RPS).

The Council has also designated the Old Main Street of Prosperous as an Architectural Conservation Area. Policies and objectives regarding the protection of architectural heritage are contained in Chapter 12 of the CDP.

It is an objective of the Council:

PR 30: To prepare a character appraisal and area specific policy for the Prosperous ACA to preserve, protect and enhance the historic streetscape and character of the old village area.

Table 3.2: Record of Protected Structures (RPS)

RPS ref	NIAH		Address
B13-06		Ringfort	Downings North
B13-07		Ringfort	Curryhills
B13-22	11807001	House	Main Street
B13-24	11807009	The Villa,	Curryhills
B13-36	11807002	House	Main Street
B13-37	11807004	House	Main Street,
B13-38	11807005	House	Main Street
B13-39	11807006	Prosperous Textile Factory (former),	Main Street
B13-40	11807008	House	Main Street
B13-41	11807011	Catholic Church of Our Lady & St. Joseph,	Curryhills
B13-41A	11807010	Prosperous National School (former),	Curryhills

Archaeological Heritage

There are 4 archaeologically significant items within the town listed on the Record of Monuments and Places (RMP). The policies and objectives for Archaeological Heritage are listed in Chapter 12 of the CDP.

Table 3.3: Record of Monuments and Places (RMP)

Ref	Location	Item
KD013-013	Curryhills	Ringfort
KD013-014	Curryhills	Stone Baptismal Vessel
KD013-010001	Downings North	Ringfort
KD013-010002	Downings North	Enclosure

3.3.9 Recreation, Amenity and Open Space

Prosperous has links to a wide range of recreational and amenity assets, both within and outside the town boundary. Natural heritage assets in close proximity to the town include Donadea Forest Park, Hodgestown Bog and The Grand Canal, each of which is a designated Natural Heritage Area (NHA). There are two candidate Special Areas of Conservation (cSAC), Ballynafagh Lake and Ballynafagh Bog located outside the development boundary to the north of the town. The Council will have regard to its responsibilities in relation to the requirements of the Habitats Directive 92/43/EEC. Any development proposal within the vicinity of or potentially having an effect on a designated site (e.g. Ballynafagh Lake SAC or Ballynafagh Bog SAC) will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS). Policies and objectives regarding designated sites are contained in Chapter 12 of the CDP. In addition Chapter 14 of the CDP identifies Scenic Routes including No. 40 – Views of Ballynafagh Lake. The scenic route is located to the north of the town.

The Slate River which flows to the north of the town is a tributary of the Figile River which in turn is a tributary of the River Barrow, a cSAC. The Slate River is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river.

The Council's Open Space Strategy 2008 identified that Prosperous could benefit from a 2 ha local park. The provision of such a facility will depend on the availability of appropriate site(s) and the necessary funding. The town could also benefit from a children's playground, either in conjunction with a 2ha park or on its own in a smaller scale development.

It is an objective of the Council:

- PR 31: To maintain a minimum buffer of 10m from either side of the Slate River measured from the top of the river bank to mitigate against pollution risks and maintain habitats.
- PR 32: To maximise the potential of the River Slate for tourism and recreational purposes by improving public access to the River, including the provision of a linear park (in conjunction with the relevant statutory authorities).
- PR 33: To provide for the creation of a public park and children's playground within Prosperous in line with the Council's Open Space Strategy 2008 subject to the availability of appropriate sites and funding. (See Zoning Map 3.1).





PR 34: To seek the protection of the following trees identified for their amenity value:

- Line of trees along the avenue from Old Main Street to “The Villa”.
- Group/Line of trees along Old Main Street.

PR 35: To work with local groups to identify natural heritage such as key hedgerows for protection and maintenance.

3.3.10 Social, Educational, Community and Cultural Development

Prosperous has a strong sense of community, which is evidenced by the existence of local groups such as the Tidy Towns, Parish Committee, Prosperous ICA, Dramatic Society etc. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer, Tennis and Pitch and Putt clubs.

There are two schools in Prosperous, the National School, Scoil an Linbh Iosa and St. Farnan’s Post Primary School. The Roman Catholic Church of Our Lady and St. Joseph also serves the local community.

The town is served by the HSE at Clane Health Centre and by Naas Fire Station. There are also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

The Council’s Mobile library visits Prosperous once every three weeks from September to June.

It is an objective of the Council :

PR 36: To support the provision of a civic centre within the town, to be provided at the identified town centre development site.

PR 37: To make provision for all weather sports facilities on zoned open space and amenity land.

PR 38: To facilitate the provision of new and/or expanded educational and other community facilities within the town through the reservation of land for such uses (See Zoning Map 3.1).

PR 39: To facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

3.3.11 Development Site Objective

The Study Area

This prominent site c. 1.3ha in area, is bounded to the north by the R403, Prosperous Road, to the east by Reilly’s Shopping Complex and Curryhills Park, to the south by St. Farnan’s Secondary School and to the west by the local secondary road, to Hatters Crossroads. See Map 3.2 Site A*.

Key Design Issues

An opportunity exists to create a physical and commercial synergy between the Old Main Street and the New Main Street, through the development of the infill site which occurs adjacent to the crossroads in the centre of the town. The development of this key site is essential to ensure the consolidation of existing urban fabric of the town and which will improve the legibility, function and image of Prosperous. The site in its current state results in a town centre which is disjointed and incoherent and which in turn detracts from the character of Prosperous.

Any future development of these lands will be encouraged to provide fine grained active frontage in the form of a perimeter block. This will create strong street edges, similar to that found in the historic heart of the town along Old Main Street. The development of the site should not detract from the intrinsic character of Prosperous therefore, due regard should be paid to its environment and local heritage. New development should therefore respect, learn from and interpret the existing architectural heritage of Prosperous.

The site provides an opportunity to promote the development of community facilities as well as commercial buildings and new homes. Previous studies and public consultations have revealed the need to provide Prosperous with a civic space as well as a public park/playground.

Design Objectives (See Figure 3.1)

The future development of the site should provide for civic/community purposes, including the provision of a children's playground, expansion of the retail and commercial uses within the town and provide a safe vehicular access from R403.

It is envisaged that a landmark building providing for community use with a possible element within to reflect the character and history of the town, would be located to the east of the lands, adjacent to Curryhills Park and Reilly's shopping complex. This new community building should be set back in line with Reilly's shopping

complex in order to provide a new civic space fronting onto the R403. A quality public realm could be achieved using a high standard of finishes and materials.

Development along New Main Street should complement and add to the existing town centre. It is envisaged that the lands east and south of Christy's Pub could be redeveloped to provide for new structures with a strong building line and active frontages. It is envisaged that retail and commercial uses will occur on the ground floor with offices/residential on the upper floors. This strong urban street edge will also have a much needed traffic calming effect particularly along the R403. Access will be addressed by incorporating on-street parking and careful hard and soft landscaping.

A new street will link the R403 with the Primary School along the Local Secondary Road and will provide safe access to both the Primary and Secondary Schools and also provide access to a pocket park which will incorporate a playground.

It is an objective of the Council:

- PR 40: To actively seek the redevelopment of the identified town centre development site for community/civic use.
- PR 41: To ensure that new development has a strong building line and incorporates active frontages thereby improving the legibility, function and image of Prosperous.
- PR 42: To ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.
- PR 43: To provide an attractive streetscape along the R403 Regional Road and the Local Secondary Road by calming traffic flow, providing on street parking and using high quality materials to create a quality public realm.

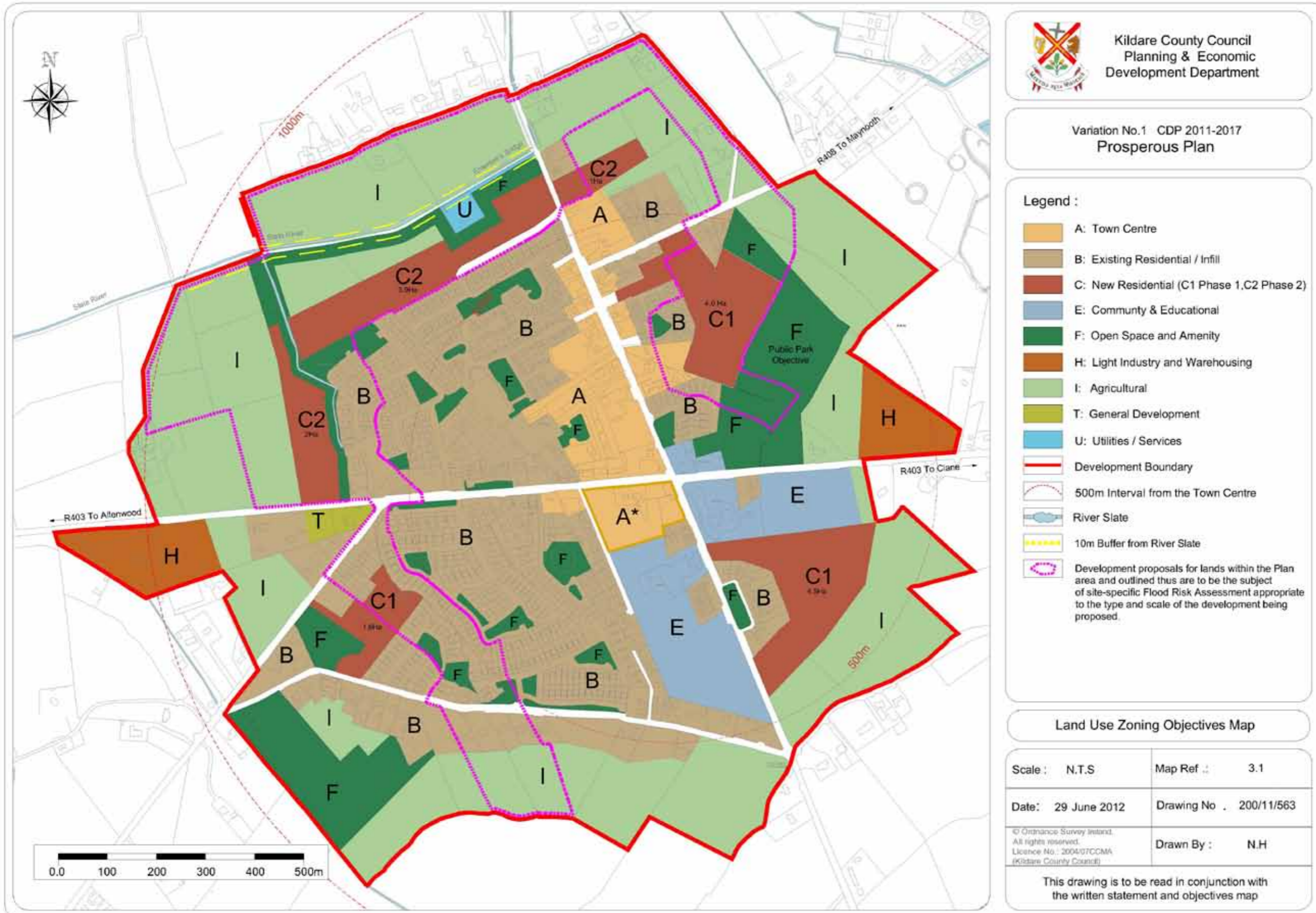
Figure 3.1: Development Site



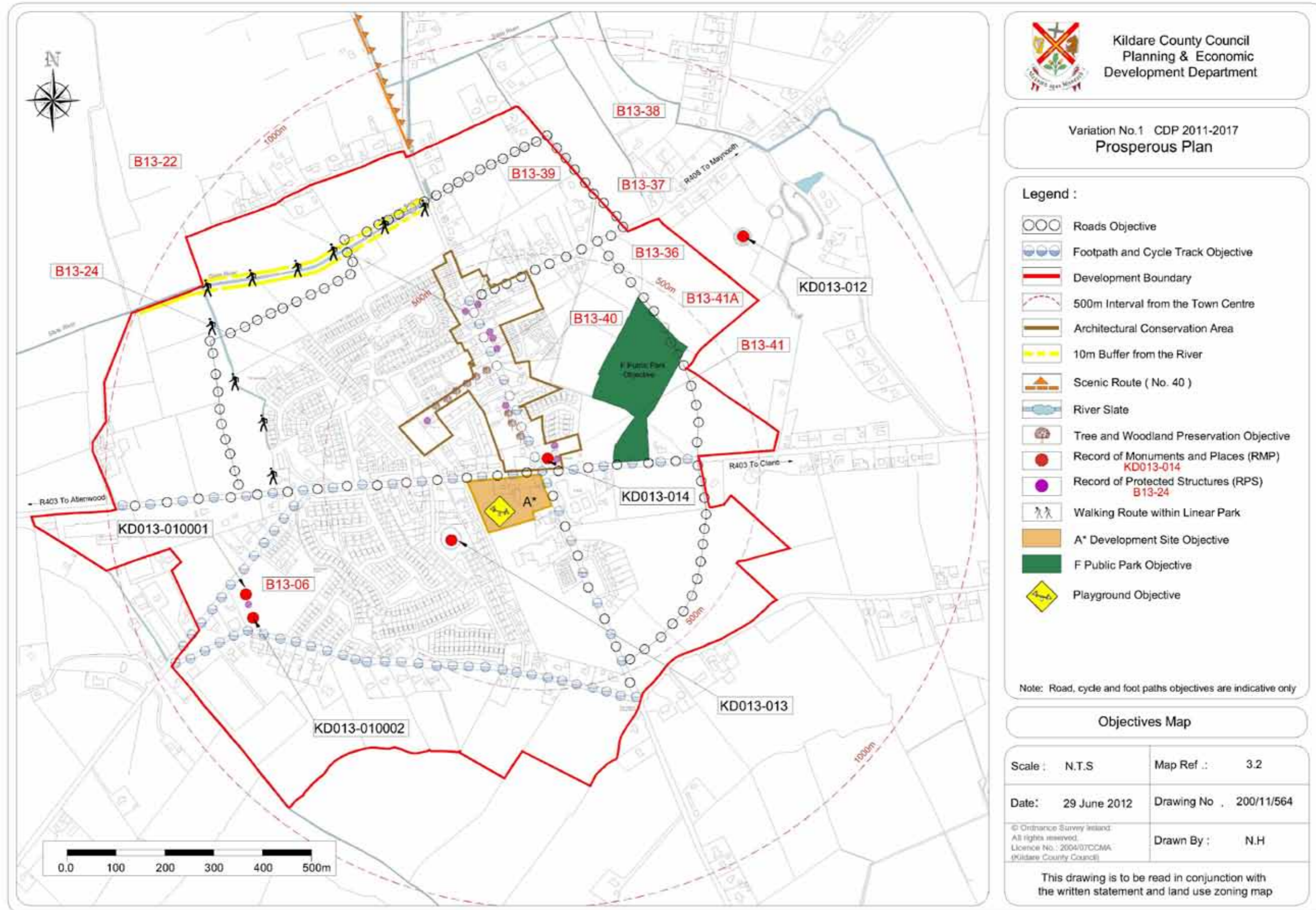
3.4 Zoning Requirements

Lands within Prosperous are zoned for various land uses. The provisions of Part V of the Planning and Development Acts 2000 to 2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 3.1: Land Use Zoning Objectives Map

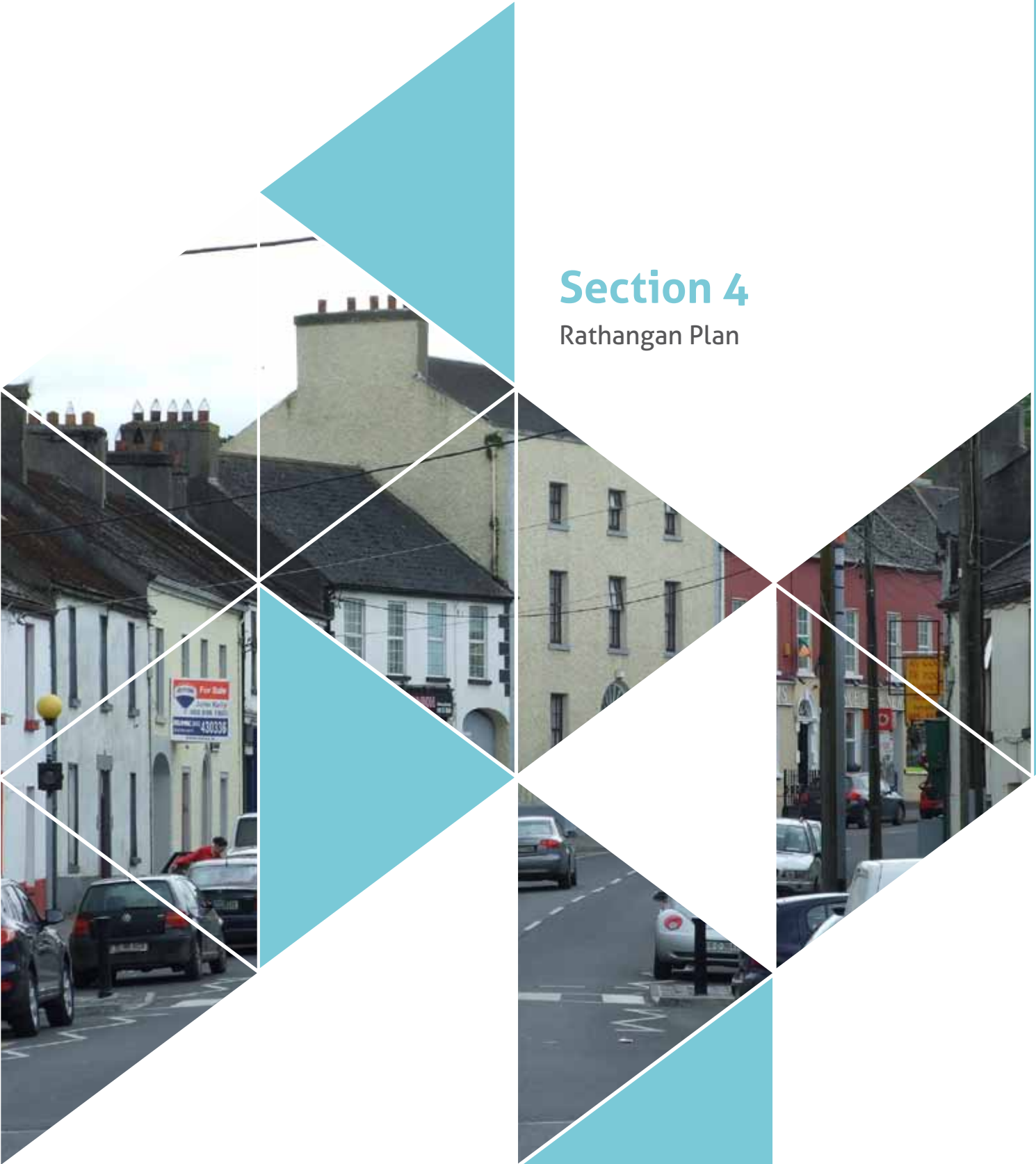


Map 3.2: Objectives Map



Section 4

Rathangan Plan





4.1 Introduction

Section 4.1–4.5 comprises the written statement for Rathangan and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

4.1.1 Location

Rathangan is located on the Grand Canal/Slate River, 56km from Dublin and 8km from Kildare town. The town lies 10km north of the M7 and 30km south of the M4. The R401 from Kildare to Edenderry and the R414 Monastervin to Allenwood are the major regional routes passing through the town.

4.1.2 Settlement Form

Rathangan derives its name from Rath Iomgháin, the iron age rath which can still be seen adjoining the Church of Ireland. The town prospered in the 19th century with the opening of the Grand Canal. Much of the present Main Street dates from this era. As the importance of the canal declined with the development of the railway the town stagnated with relatively little new development in the latter part the

19th & 20th centuries. Over the past decade, new residential development schemes have been built in the town, catering for the demands for housing from within and outside the town. The town's street pattern reflects its historical development and the natural constraints imposed by the River Slate and Grand Canal to the south.

4.1.3 Function

Rathangan is primarily a service centre for north-west Kildare and east Offaly. The services provided include convenience shops, pubs, pharmacies, takeaways, hairdressers, churches and education facilities. The recent downturn in the national economy has brought about the closure of many retail units in the town centre, while others have relocated to the outskirts of the town. Improving the vitality and vibrancy of the town centre by attracting and sustaining local services is of paramount importance for the future development of the town.

4.1.4 Population

The population of Rathangan has increased significantly since the late 1990s. The greatest rate of population change took place between 1996 and 2002 with an increase in population from 1,190 to 1,811. Between 2002 and 2006 the population declined marginally to 1,718. This trend has been reversed as evident from the preliminary Census results for 2011 at electoral division level. Rathangan is located within the Electoral Divisions of Killinthomas and Rathangan. The population within the electoral division (ED) of Killinthomas decreased from 337 persons in 2006 to 321 in 2011 while the population in Rathangan ED increased from 1,594 to 2,276. This increase coincides with significant in-migration arising from the development of new housing schemes e.g. Doorley Park, Doorley Court, Pomeroy in the east of the town and Woodview, Yellow Lough Park, Ballyderry and Preston Brook in the west of the town. The Core Strategy of the County Development Plan (CDP) estimates a population target of 2,055 persons for Rathangan by 2017.

4.1.5 Socio-Economic Profile

From an analysis of the Census 2006 results, the following details can be noted for the electoral divisions of Killinthomas and Rathangan:

- Average household size in the two EDs is 3.1 persons.
- Almost 41% of the population over 15 years old is employed.
- Manufacturing jobs account for a high proportion of employment at 17% while just under 1% are employed in fulltime agricultural employment.
- Car usage and long distance commuting on a daily basis is high with 29% of persons aged 5 years and over travelling more than 15km to work, school or college.
- Information and communications technology is available to less than half of households in the two ED's.

4.2 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the centre to the edge of the development boundary.
- Preserving the architectural heritage quality of the town.
- Supporting employment opportunities while also supporting social inclusion and community development within the town.
- Facilitating the provision of adequate recreational and community facilities.
- Facilitating development in line with the ability of local services to cater for growth.
- Supporting development of renewable energy within and to serve the town.
- Supporting the development of the town's waterways as a means of transportation and tourism potential in the development of walking and cycling routes.

- Protecting and preserving the quality of the landscape in Rathangan, including open space, natural, architectural, archaeological and cultural heritage.

4.3 Objectives

4.3.1 Housing

Housing in the town comprises a mix of housing estate developments, one off dwellings, and limited apartment development. The main housing areas are located to the south east of the town on the R401 and to the north west of the town. Approximately 46 housing units were found to be unoccupied in housing developments such as Preston Brook, Yellow Lough and Templemills.

The settlement strategy for County Kildare allocates a housing unit target of 244 residential units to Rathangan between 2006 and 2017. To date 115 units have been constructed. Taking into account the 50% overprovision as recommended in the Development Plan Guidelines issued by the DoEHLG and existing valid permissions for development (496 units) it is estimated that this Plan must provide sufficient zoned land to accommodate 251 units up to 2017. (Refer to Table 1.2 Development Capacity of Small Towns). The level of zoned land in the current Rathangan Plan 2002 significantly exceeds demands as provided for in the Core Strategy.

In order to address the overprovision a number of sites within the development boundary have been identified as Phase 2 New Residential lands for potential residential development beyond the period of this Plan. All Phase 2 New Residential lands will not be eligible for development until such time as 20ha (i.e 90%) of Phase 1 lands are developed appropriately or until the review of the said plan through the statutory process of the County Development Plan 2011–2017. Phasing of lands together with the implementation of a detailed monitoring mechanism as provided for in STPI (Section 1.5 compliance with Core Strategy) will ensure that the future development of Rathangan is in accordance with the Core Strategy of the CDP.

Notwithstanding the phasing of lands within the development boundary, a small area (0.2ha) of land has been rezoned from I: Agricultural to C: New Residential in the south east of the town to facilitate the regeneration of St. Patrick's Park.

It is an objective of the Council:

- RN 1: To encourage the development of residential schemes over the lifetime of this Plan largely within the Town Centre (A), and New Residential Zones (C & C1) in accordance with the principles of proper planning and sustainable development.
- RN 2: To consider expansion of land uses within the Phase 2 General Development Lands (T2) and Town Centre (A1) Lands on a case by case basis having regard to the potential impacts on the strategic nature of Phase 2(A1) &(T2) lands and general planning considerations. Limited residential development may be considered on a case by case basis on these lands where the level of residential development is ancillary to other appropriate uses and where it can be demonstrated that residential development is necessary to ensure the vibrancy and vitality of the overall scheme. Uses other than residential which are permissible/open for consideration within these lands will be considered on their merits in accordance with the principles of proper planning and sustainable development.
- RN 3: To restrict residential development on Phase 2 New Residential lands until such time as 20ha of Phase 1 lands are developed appropriately or pending the review of the County Development Plan 2011–2017.
- RN 4: To facilitate the expansion of the town centre in a coordinated and comprehensive manner, providing greater connectivity between the town centre and the town centre zoned lands.

RN 5: To facilitate the regeneration of St Patrick's Park over the period of the plan.

RN 6: To apply residential densities appropriate to the character and location of sites within the town generally as follows:

- Centrally located: 30–40 units/ha
- Edge of centre: 20–35 units/ha
- Edge of town: 15–20 units/ha

Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

RN 7: To seek the satisfactory completion of unfinished housing schemes within the town during the lifetime of the plan, in the interest of visual and social amenity.

4.3.2 Economic Development

Rathangan is a Local Employment Centre in the Economic Development Hierarchy for County Kildare. Employment centres in the town include Noone Engineering, Michael Pitt Motor Trade and Factors, Dara Core Concrete drilling and Sawing Specialists, Rathangan Tyres and Autos, Merrimack Transformers, Conlans Garage, Cribbin Meats, the primary and secondary schools and a number of convenience stores. A number of these businesses are located in the two industrial estates to the south of the town. Agricultural involvement in the wider Rathangan area is also an important contributor to the local economy.

It is an objective of the Council:

RN 8: To promote Rathangan as a local employment centre where investment can be focused on creating additional employment opportunities that will sustain the town and its local hinterland and assist in reducing long distance commuting patterns.

- RN 9: To facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.
- RN 10: To facilitate the development of an appropriate level of commercial, office, light industrial and warehousing development.
- RN 11: To accommodate a compatible mix of employment uses within the town centre.
- RN 12: To support the Area Implementation Team (AIT) in the promotion of commercial, innovative and sustainable employment in Rathangan.

4.3.3 Town Centre

Rathangan town centre comprises a mix of commercial and residential developments and is located to the north and south of the River Slate. Commercial activity is located particularly along Market Square, Chapel Street and Bridge Street. Given the population growth in Rathangan further expansion within the town centre is deemed appropriate.

It is an objective of the Council:

- RN 13: To preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.
- RN 14: To promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.
- RN 15: To encourage active retail uses in ground floors in the town centre.
- RN 16: To seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.
- RN 17: To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.

4.3.4 Movement and Transport

Rathangan is served by the R401 from Kildare to Edenderry, the R414 from Monasterevin to Allenwood and the R419 from Portarlinton to Rathangan Regional roads. A number of local roads also provide links to the town from surrounding towns and villages. Access to Rathangan is provided by bridge crossings at Rathangan Bridge and Spencer Bridge. Bridges on some of the key access routes into Rathangan are problematic for H.G.V.s. Traffic congestion in the town centre is also a major problem. Public transport into and out of Rathangan is inadequate to serve its population.

General Transport

It is an objective of the Council:

- RN 18: To prepare a Local Traffic Plan for the town that will identify the requirements for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities. It is also an objective to promote as part of the Local Traffic Plan a network of cycle infrastructure in accordance with the NTA National Cycle Manual.
- RN 19: To monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.
- RN 20: To investigate the role and use of a lower speed limit within the town centre area to improve safety for pedestrians and cyclists.
- RN 21: To provide and upgrade public lighting throughout the town as the need arises.

Sustainable Transport

It is an objective of the Council:

RN 22: To provide a high quality footpath network throughout the town by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as necessary on the following routes:

- i) Along the R401 regional road between the development boundaries of the town, including the town centre along Bridge Street, Market Square and Main Street.
- ii) Along the R414 regional road from Market Square to the development boundary.
- iii) Along the R419 regional road from Main Street to the development boundary.
- iv) Along the R414 regional road from Rathangan Bridge to the development boundary.
- v) Along the L7003 local road from its junction with the R414 regional road to its junction with the R401 regional road, including improved pedestrian facilities across Spencer Bridge, the crossing of the Slate River and the junction with the R419 regional road.

RN 23: To provide amenity pedestrian and cycle infrastructure along both sides of the Slate River and the Grand Canal.

RN 24: To promote and secure the provision of cycle parking facilities within the town and at all public facilities.

RN 25: To co-operate with public transport service providers to ensure that adequate public transport services are provided for the town.

RN 26: To promote and secure the provision of bus stops and shelters at appropriate locations in the town.

Roads and Streets

It is an objective of the Council:

RN 27: To seek the completion of the link road between the R419 regional road (a) and the R401 regional road at Bog Cross Roads (b) and to seek to have this link opened to the public.

RN 28: To seek the construction and/or completion of the following transport links/ and to preserve these routes free from development:

- i) From the R419 to R401 link road to Yellow Lough Cross Roads. (c-d)
- ii) From the R401 regional road at Yellow Lough Cross Roads to the R414 regional road. (d-e)
- iii) From the R414 regional road at the end of New Street to the R401 regional road including new crossings of the Slate River and the Grand Canal. (f-g)

RN 29: To realign the L7003 local road from the Slate River to the R414 regional road (i), including the upgrading of Spencer Bridge and improvements to the junction with the R414 regional road. (h-i)

RN 30: To close the junction between the L7003 local road and the R419 regional road upon the opening of the new links between the R419 and R401 regional roads.

Parking

It is an objective of the Council:

RN 31: To examine the feasibility of providing additional off street public car parking within close proximity to the town centre.

RN 32: To provide accessible car parking spaces at appropriate locations throughout the town.

RN 33: To ensure that all new development contains an adequate level of parking provision with regard to the policies outlined in the CDP, and to the standards set out in Chapter 19 of the CDP 2011–2017.

4.3.5 Water, Drainage and Environmental Services

Water Supply

Water supply in Rathangan is a blended supply i.e. consists of a combination of water from the Ballymore Reservoir and water from the local wellfields. The water supply is adequate to meet the present and future needs of the town.

It is an objective of the Council:

RN 34: To improve and expand the water supply to Rathangan in accordance with the Water Strategy and the Water Services Investment Programme for Co. Kildare, subject to the availability of finance.

Wastewater

Rathangan is served by its own wastewater treatment plant. The waste water treatment plant has an existing design capacity of 4,000 population equivalent (P.E.) which is more than adequate to serve the development demands over the period of this Plan.

It is an objective of the Council:

RN 35: To ensure that the public sewerage network is extended to service the development needs of the town and to investigate the feasibility of upgrading the waste water treatment network in the Newtown area of the town.

RN 36: To promote and facilitate the changeover from septic tanks to mains connections in all cases where this is feasible.

Surface Water/Flood Protection and Management

In order to reduce surface water run-off and to minimise the risk of flooding, the development of lands in Rathangan should be in accordance with Sustainable Drainage System (SuDS) principles in compliance with the 'Greater Dublin Strategic Drainage Study'. Refer to Section 7.3.6 of the County Development Plan 2011–2017.

A Strategic Flood Risk Assessment of the town has identified lands within the town boundary which will be the subject of site specific Flood Risk Assessments appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map 4.1).

It is an objective of the Council:

RN 37: To require separate foul and surface water systems for all future developments.

RN 38: To ensure that development proposals for lands identified by the dashed Pink line on Map 4.1 shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

Rathangan lies within the South Eastern River Basin District and a River Basin Management Plan 2009–2015 has been prepared. The Slate River which flows through the town is a tributary of the Figile River, which is a tributary of the River Barrow. The Slate River waterbody is located within the Figile Water Management Unit Action Area. The Figile River has been classified as having 'Bad' Status, based on bad fish status and the Slate River has been classified as having 'Poor' status. Policies in relation to the maintenance and improvement of water quality are set out at Section 7.6.2 of the CDP 2011–2017.

It is an objective of the Council:

RN 39: To improve water quality in Rathangan in accordance with European and National legislation.

Environmental Services

Household refuse collection in County Kildare has been outsourced to a private licensed waste operator. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A "Bring Bank" recycling facility is provided by the Council in Toughers Filling Station on the Kildare Road for the recycling of beverage cans, glass bottles,

jars and textiles. Both primary schools in Rathangan are actively involved in the Green Flag recycling environmental programme. This programme encourages pupils to improve the local environment in terms of litter, recycling, energy and water conservation.

It is an objective of the Council:

RN 40: To provide for new and improved recycling facilities in the town, subject to the availability of finance.

4.3.6 Energy and Communications

In line with the policies and objectives outlined at Chapter 8 of the County Development Plan, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

It is an objective of the Council:

RN 41: To liaise with the ESB to investigate and encourage where possible the ducting and underground re-routing of overhead powerlines in Rathangan in tandem with other work programmes such as road re-surfacing and footpath construction works.

RN 42: To promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.

4.3.7 Retail and Commercial Development

Rathangan is identified as a Tier 1 Level 4 small town centre in the Kildare County Retail Hierarchy. The Draft Kildare County Retail Strategy 2009 identified Rathangan as having the following net floorspace.

Table 4.1: Retail Floorspace

Convenience	Comparison	Retail Warehousing	Total
400m ²	352m ²	0m ²	752m ²

Draft Kildare County Retail Strategy 2009

The town has limited retail with the main convenience store located on Chapel Street. The smaller independent businesses are located along the Main Street and Bridge Street. Other services include grocer shops, butchers, florists, hot food take aways, bookmakers and public houses. As a result, the residents of the town and its surrounding area have to travel to higher order centres to meet the majority of their shopping needs. The Draft Kildare County Retail Strategy identified that the vacant retail floor space is very high for a centre of its size. The development of the proposed new river crossing would help reduce traffic flows through the town centre, improve the amenity of the town centre and encourage the expansion of the retail offer in the town.

It is an objective of the Council:

RN 43: To actively encourage the provision of shops and services to consolidate and strengthen the role of Rathangan town centre in meeting the needs of its population and of the hinterland that it serves.

4.3.8 Architectural and Archaeological Heritage

Architectural

Rathangan possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. The current Record of Protected (RPS) Structures identifies 29 structures within the development boundary of Rathangan.

Table 4.2: Protected Structures in Rathangan – Extract from Record of Protected Structures (RPS)

RPS Ref	Niah	Address	Description
B17-12	11810037	Rathangan Lodge, (Bracknagh Rd.) Portarlinton Rd.	House
B17-13	11810036	Oakley House, Portarlinton Rd.	House
B17-14	11810035	Portarlinton Rd.	House
B17-18	11810001	D & T Dillon, Market Square, Chapel Street, Rathangan	Public House
B17-19	11810002	D & T Dillon, Market Square, Rathangan, Co. Kildare	Public House
B17-20	11810003	Rathangan, Co. Kildare	Bridge
B17-21	11810006	Rathangan Parochial Hall, Chapel Street, Rathangan	Parish Hall
B17-22	11810007	Leinster Street, Rathangan, Co. Kildare	House
B17-23	11810010	Main Street, Rathangan, Co. Kildare	House
B17-24	11810012	Presbytery, Main Street, Rathangan, Co. Kildare	House
B17-25	11810014	Leinster Street, Rathangan, Co. Kildare	House
B17-26	11810015	Rathangan Bridge, Grand Canal Barrow Line	Canal Bridge
B17-27	11810017	Spencer Bridge, Grand Canal Barrow Line	Rathangan
B17-28	11810019	New Street, Rathangan, Co. Kildare	Foot Bridge
B17-29	11810022	Leinster Street, Rathangan, Co. Kildare	House
B17-30	11810023	Leinster Street, Rathangan, Co. Kildare	House
B17-31	11810024	Leinster Street, Rathangan, Co. Kildare	House
B17-32	11810027	Rathangan Garda Síochána Station, Leinster St.,	Garda Station
B17-33	11810028	Leinster Street, Rathangan, Co. Kildare	House
B17-34	11810032	Rathangan Church, Leinster Street (off), Rathangan	Church
B17-35	11810034	Portarlinton Rd., Rathangan, Co. Kildare	House
B17-36	11810038	Bridge Street, Rathangan, Co. Kildare	Warehouse
B17-37	11810039	St. John's Convent (former), New Street, Rathangan	Convent (former)
B17-38	11810044	Leinster Street, Rathangan, Co. Kildare	House
B17-39	11810045	Leinster Street, Rathangan, Co. Kildare	House
B17-40	11810047	Portarlinton Road, Rathangan, Co. Kildare	House
B17-41	11810048	Sally Corn Mill (former), New Street (off), Rathangan	Corn Mill (former)
B17-42	11810049	Sally Corn Mill (former), New Street (off), Rathangan	House
B17-43	11810051	Bridge Street (off), Rathangan, Co. Kildare	Warehouse

Please note the list is not exhaustive – structures may be added or deleted from the Record of Protected Structures during the lifetime of the Plan.

An Architectural Conservation Area has also been designated in the town centre of Rathangan. This relates to the historic core of the town. New development in the ACA will only be permitted if it can be demonstrated that it will not harm the character or appearance of the area. This Plan, together with Chapter 12 Architectural and Archaeological Heritage of the County Development Plan, will continue to ensure the protection, conservation and management of the architectural and archaeological heritage of the town and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.

Archaeological

The ringfort adjacent the Church of Ireland, KD017-011001 is on the Record of Monuments and Places. This has been subject to a Preservation Order pursuant to the National Monuments Acts 1930-2004. Rathangan was also designated a Zone of Archaeological Potential in the Urban Archaeological Survey of Kildare (1986). Policies and objectives for Archaeological Heritage are contained in Section 12.8 of the County Development Plan.

It is an objective of the Council:

RN 44: To protect and enhance the character of the Architectural Conservation Area delineated on Map 4.2. The repair and refurbishment of existing buildings will be favoured over demolition and new build.

RN 45: To produce detailed guidance notes and advice to owners, developers, public bodies, groups and associations with regard to Protected Structures, the ACA, and architectural heritage in general.

RN 46: To protect the town's archaeological heritage within the Zone of Archaeological Potential and in the vicinity of sites listed on the Sites and Monuments Record.

Natural Heritage

Rathangan is located on the Grand Canal and the River Slate. The Grand Canal is designated as a proposed

Natural Heritage Area (NHA). The protection and conservation of these areas is important from a local and international perspective. The Slate River is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river. A mature stand of mixed trees including conifers, poplars and whitethorn, lines the southern bank of the River Slate. These trees screen the Drummonds mill site from the town and constitute an important visual and ecological amenity feature. New development will not be permitted within a minimum of 10m from either side of the watercourse measured from the top of the river bank.

Any development proposal within the vicinity of or potentially having an effect on a designated site (eg, the Slate River is a tributary of the River Barrow and River Nore SAC) will be subject to the requirements of the Habitat Regulations in consultation with the National Parks and Wildlife Service (NPWS).

It is an objective of the Council:

RN 47: To preserve views and prospects to and from the River Slate and the Grand Canal and to ensure that further development along the water system does not affect the quality of either the scenic viewpoint or the amenity of the waterways. New development adjacent to the riverside and canal amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available.

RN 48: To identify trees which are worthy of protection and seek their retention.

RN 49: To retain the established tree line along the River Slate except where the removal of same is necessary for the purpose of achieving greater permeability between the town centre and the mill site.

RN 50: To protect views of the Canal, River Slate and surrounding countryside from R414 regional road from Monastervin to Allenwood in Rathangan. (See Map 4.2)

RN 51: To protect views to and from Rathangan Bridge. (See Map 4.2)

4.3.9 Recreation, Amenity and Open Space

Rathangan has a wide variety of sporting and social clubs throughout the town. It also possesses a wide range of amenity assets, both within and outside the town boundary. Some of these include Killinthomas Wood and Lullymore Heritage Park. It is intended to create a walking route from Rathangan town centre to Killinthomas wood.

The banks of the Grand Canal and the River Slate offer potential for developing passive recreational areas. The Council's Open Space Strategy 2008 identified that Rathangan needs a further 6 ha open space provision in the town. The provision of such a facility will depend on the availability of appropriate site(s) and the necessary funding. The Strategy highlighted an absence of open spaces serving the new residential areas in the southern part of the town. However given the lack of a suitable location in this part of town, an area of 8.4ha located north of the rath has been zoned F: Open Space and Amenity to meet the requirement identified in the Open Space Strategy. Lands serving Rathangan AFC have been rezoned from H: Light Industry and Warehousing to F: Open Space and Amenity to enable the further expansion of the soccer club. The provision of a children's playground was also recommended in the Open Space Strategy as a requirement for the area. It is proposed to develop this in the Tannery Park open space area adjacent to the Canal. This will be subject to the availability of funding etc.

It is an objective of the Council:

- RN 52: To provide for the creation of a public park in Rathangan in line with the Council's Open Space Strategy 2008.
- RN 53: To provide for the creation of a children's playground in the Tannery Park/Memorial Garden area and to investigate the potential of providing car parking at the community centre as part of the proposed playground. (See Site indicated on Objectives Map 4.2).
- RN 54: To work with and support recreational groups within the town in an effort to enhance the recreational amenity of the town and its wider area.

RN 55: To develop a walking link from the town centre to Killinthomas woodlands.

RN 56: To protect the Grand Canal and the Slate River as the town's major amenities and encourage this area to develop as a major recreational resource.

4.3.10 Social, Community and Cultural Development

Rathangan has a strong sense of community, which is evidenced by the existence of local groups such as the Rathangan Community Association, the Tidy Towns, the Parish Welfare association and the Development Association. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer Club and the Tennis Club.

The local community hall situated in the town centre provides a central meeting point for many local community groups. Proposals are currently under consideration for the upgrading of this facility. The plan also includes for the provision of a nursing home and associated facilities on lands zoned E3(5.6ha) along the Kildare Road. (Refer to Zoning objectives Map 4.1).

It is an objective of the Council:

- RN 57: To facilitate and promote the upgrading and enhancement of the community centre in the town.

4.3.11 Education/childcare/community services etc.

There are three schools in Rathangan, two primary schools (Bunscoil Naoimh Bhríde and St. Patrick's Boys School) and a Secondary School (Ard Scoil Ratha Iomgháin). The number of pupils attending each of the named schools are 342, 173 and 628 respectively. The town is also served by the HSE by a health centre on the Portarlinton road. There are also a number of privately operated childcare facilities within the town catering for the childcare needs of residents.

Rathangan is serviced by a graveyard located outside the development boundary of the town. An extension

of the graveyard together with car-parking may be required over the life of this Plan. In this regard, policy BG2 of the County Development Plan 2011–2017 should be noted, which states that it is the policy of the Council to provide or assist in the provision of burial grounds and extensions to existing burial grounds at appropriate locations throughout the county.

The Council library operates from the Canal Court development on the south bank of the canal.

It is an objective of the Council:

RN 58: To facilitate the use of appropriate sites/buildings within the town for the provision of care services for children and/or the elderly.

4.4 Development Site Objectives

4.4.1 Development Site Objective 1

The Study Area

The site lies to the south of the R401 from Kildare to Edenderry to the rear of a row of detached storey and a half dwellings (C*1 on Map 6.2). The site is bounded on three sides for the most part, by housing that backs onto the subject site. The views of the woodlands to the south provide a scenic backdrop. Access to the site from the main road (R401) Kildare to Edenderry Road is limited with the only potential location for access through the existing undeveloped plot of land north of the subject site.

Key Design Issues

An opportunity exists to develop the site for residential use and public open space. Given the site's location between St Patrick's Park and the Meadows and Beechgrove housing estates, development of this site would allow for increased permeability and linkages to and from the neighbouring housing estates. The development of the site provides an opportunity for housing to back onto existing housing developments, thereby increasing the security for existing residents.

Any future development of these lands should create a permeable layout that is clear and legible with a hierarchy of street and building blocks. The dwellings should be designed to present continuous street frontages and passive surveillance onto streets and the public realm.

It is an objective of the Council:

RN 59: To actively seek the development of C. 1 for residential and public open space purposes in accordance with Kildare County Development Plan standards.

RN 60: To create a high quality design of built form and the public realm to include a hierarchy of streets with tree lined avenues, primary and secondary residential streets incorporating cycle lane, shared streets and homezones.

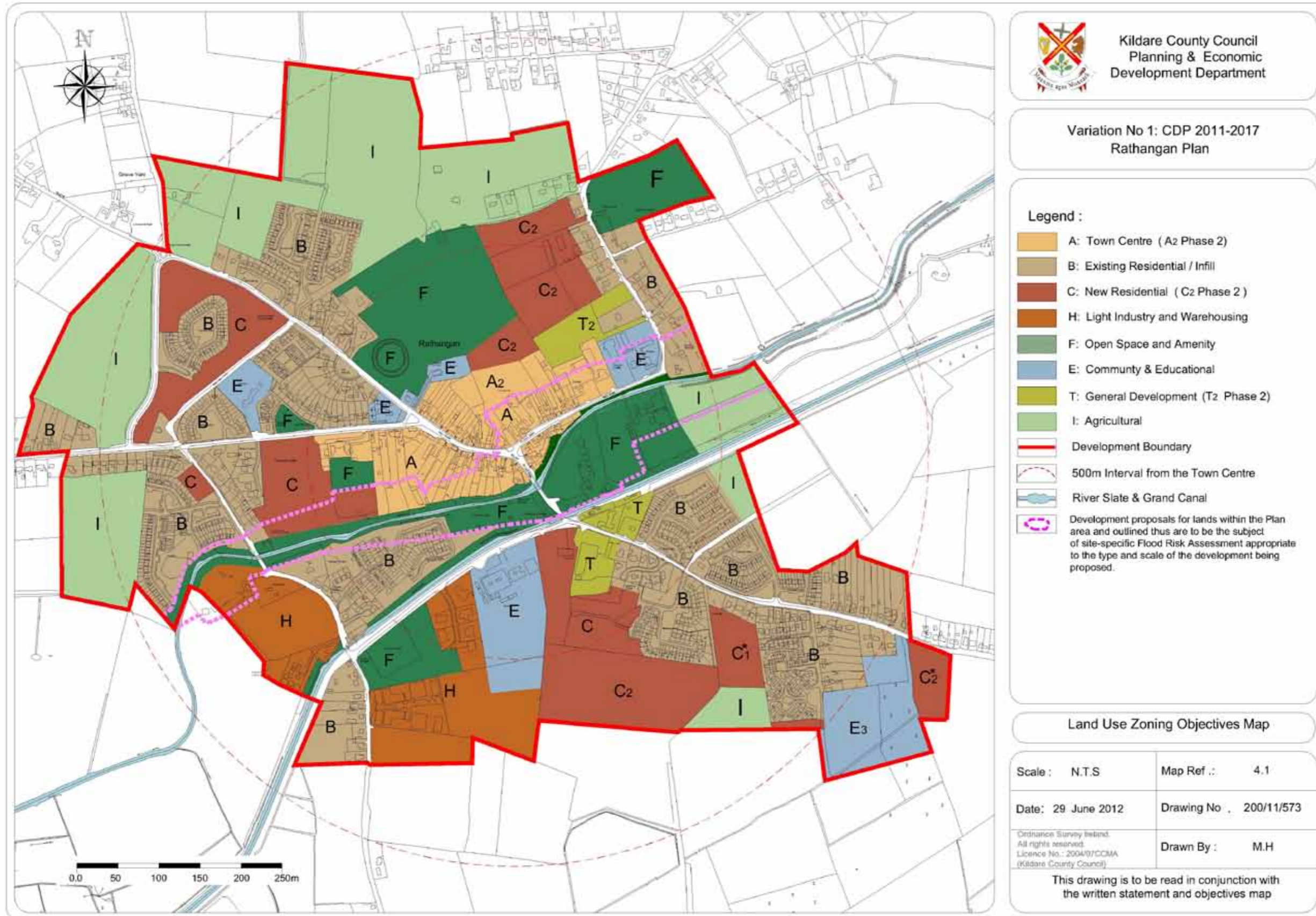
RN 61: To create a network of green spaces enabling permeability between neighbouring estates, linking landscaped shared streets/homezones and open spaces.

RN 62: To create a child friendly safe living environment with the provision of open spaces and play areas designed to cater for all ages.

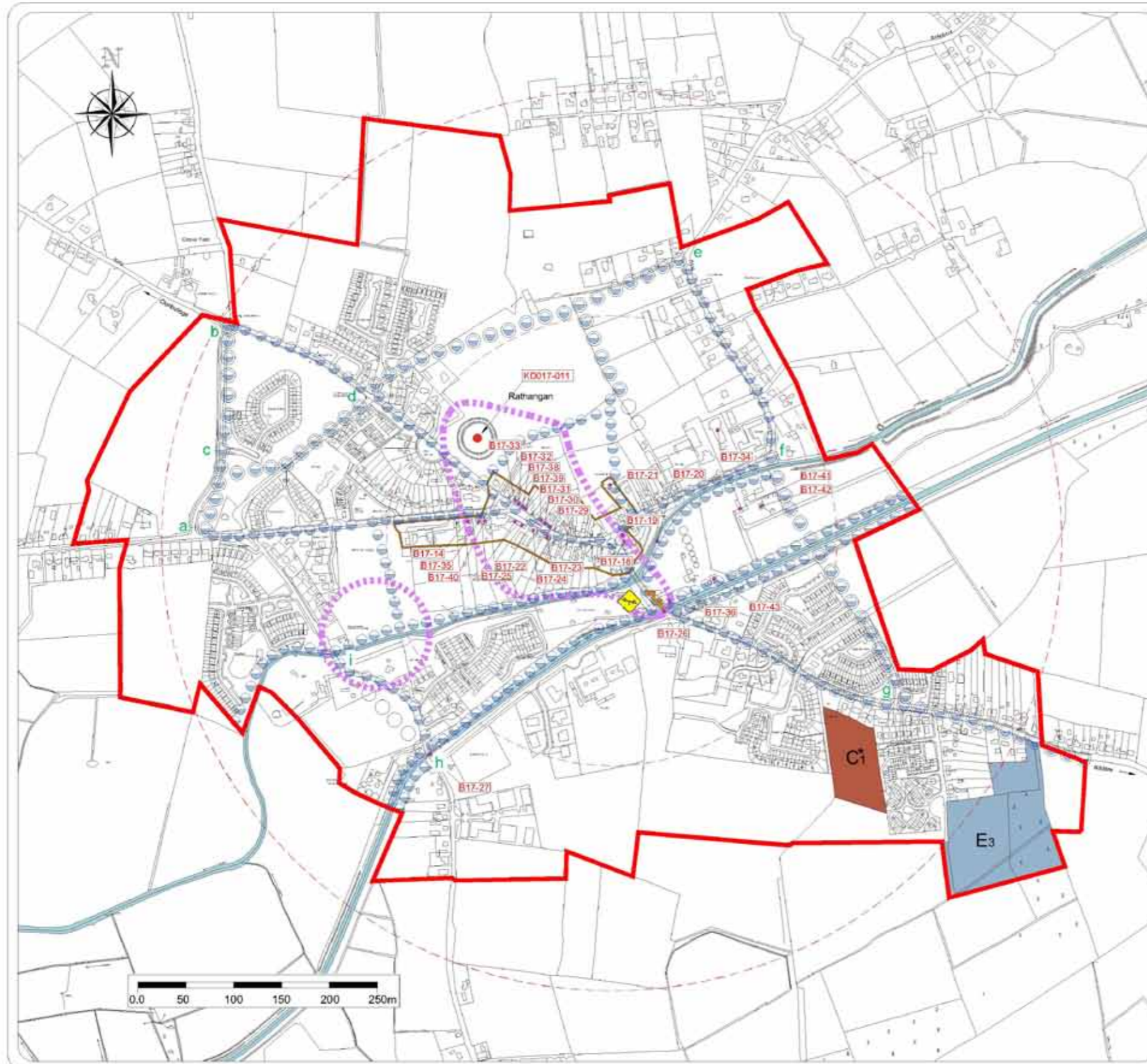
4.5 Zoning Requirements


Lands within Rathangan are zoned for various landuses. The provisions of Part V of the Planning and Development Acts 2000–2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 4.1: Land Use Zoning Objectives Map



Map 4.2: Objectives Map
















Kildare County Council
Planning & Economic
Development Department

Variation No.1 CDP 2011-2017
Rathangan Plan

Legend :

-  Roads Objective
-  Cycle Track and Footpath Objective
-  Development Boundary
-  500m Interval from the Town Centre
-  Zone of Archaeological Potential
-  Record of Monuments and Places (RMP)
KDD017-011
-  Record of Protected Structure (RPS)
B17-14
-  Architectural Conservation Area Objective
-  Scenic Routes and Viewpoints (19,GC24)
-  River Slate & Grand Canal
-  C₁ Key Development Site Objective
-  E₃ Community Objective
-  Playground Objective

Note: Road, cycle and foot path objectives are indicative only

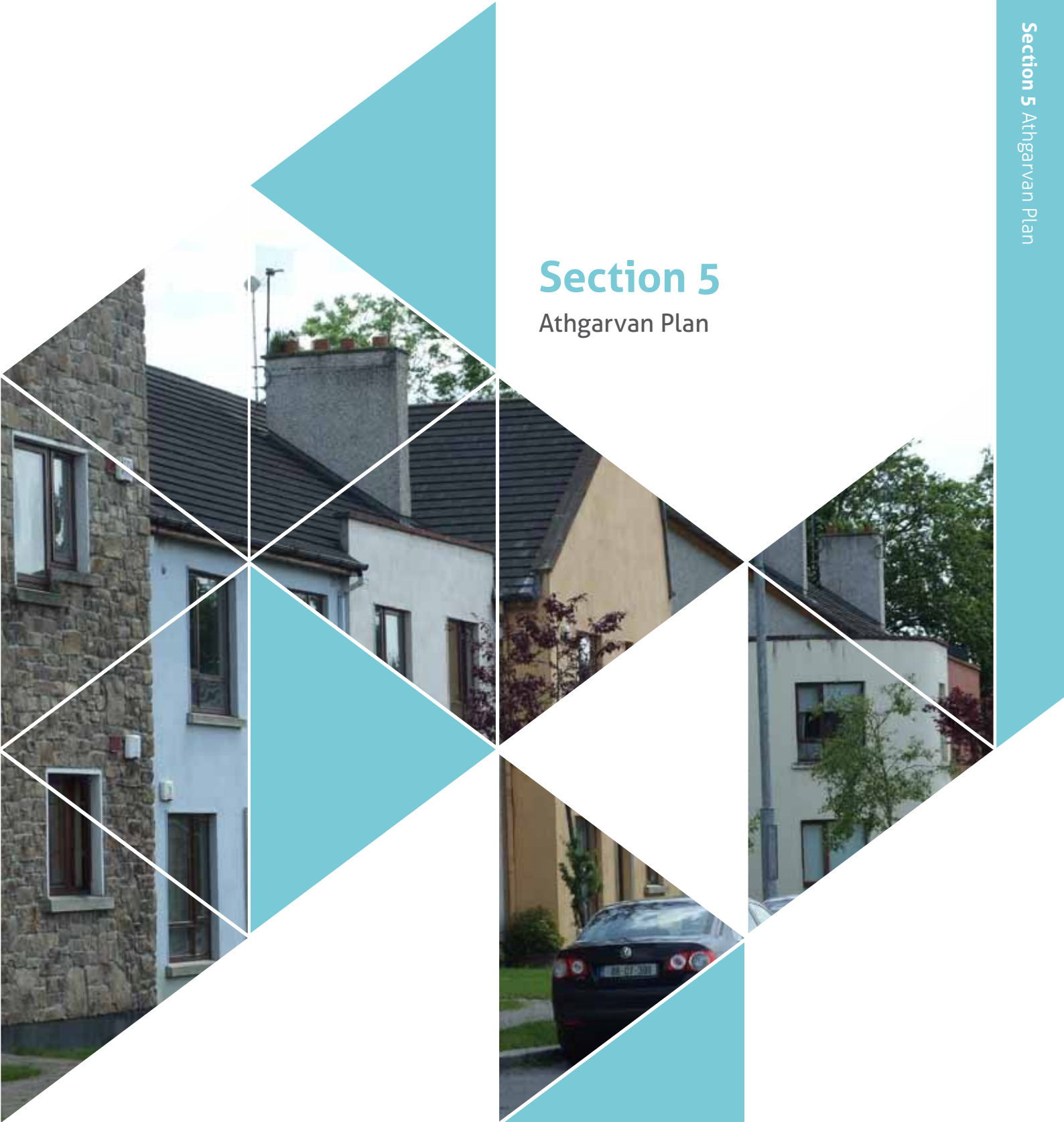
Objectives Map

Scale : N.T.S	Map Ref : 4.2
Date: 29 June 2012	Drawing No: 200/11/553
Ordnance Survey Ireland All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : M.H

This drawing is to be read in conjunction with
the written statement and land use zoning map

Section 5

Athgarvan Plan





5.1 Introduction

Section 5.1–5.4 comprises the written statement for Athgarvan and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

5.1.1 Location

Athgarvan is located in central Kildare c. 3km south of Newbridge Town Centre and c. 4km north west of Kilcullen. The town is located along the R416 Regional Road between Newbridge and Kilcullen.

5.1.2 Settlement Form

The town of Athgarvan (*Áth Garbháin – Garvan’s Ford*) historically evolved around the River Liffey. Early Christian settlement in the area is evidenced by the Church (in ruins) and graveyard which overlook the ford at the west and Rosetown Rath which is located on the eastern bank of the river. The construction of the mill at Athgarvan in the 1700s brought industrial development and employment to

the town. The town has evolved since then to become a largely residential area, with much development taking place to the west of the River towards Newbridge to the north and the Curragh to the west.

5.1.3 Function

The town of Athgarvan functions as a small local service centre for the resident population. It contains two shops and a public house in the town centre, with a National School, GAA Club, and Pitch and Putt Club located at the southwestern edge of the town. Over the past decade, new residential development schemes have been built in the town, catering for the demands for housing from within and outside the town. The town has thus evolved largely into a commuter town given its proximity to Droichead Nua (Newbridge), Kilcullen and beyond. The town is also influenced by its proximity to The Curragh and has strong connections to the bloodstock industry, with numerous studs located nearby.

5.1.4 Population

Athgarvan is located within the Electoral Division (ED) of Droichead Nua Rural. There are no Census figures for Athgarvan town as a separate entity. In the 2006 Census of Population, Droichead Nua Rural ED

recorded a population of 1,848 persons. The preliminary results 2011 Census records Droichead Nua Rural ED as having a population of 2,533 persons, an increase of 37% on the 2006 census figure.

The 2007 Athgarvan LAP estimated that the population of the town was c. 1,300 persons. The Core Strategy of the County Development Plan estimates a population target of 1,555 persons for Athgarvan by 2017.

5.1.5 Socio Economic Profile

From an analysis of the Census 2006¹¹ data the following detail can be noted for the Droichead Nua Rural ED:

- Average household size in the ED is 3.01 persons per household.
- Just over 65% of the population over 15 yrs of age is employed.
- Of the persons employed in the ED, agricultural employment is relatively low at 3.7%, with the highest category being commerce and trade at 30.1%.
- Car ownership in the ED is high, with 68.5% of households having 2 or more cars. Almost 7% of the households have no car.
- Commuting either by car or other means is also high within the ED, with almost 25% of the population aged 5+ commuting over 25km to work/school/college.
- Information and communications technology is available to over 77% of the households in the ED.

5.2 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre followed by the sequential development of land/sites in a logical progression from the town centre.

- Supporting employment opportunities while also supporting social inclusion and community development within the town.
- Facilitating development in Athgarvan in line with the ability of local services to cater for growth.
- Recognising the role of the rural countryside surrounding Athgarvan in supporting the local economy.
- Supporting development of renewable energy within and serving the town.
- Protecting and preserving the quality of the landscape in Athgarvan, including open space, natural, architectural, archaeological and cultural heritage.
- Facilitating the development of amenities in the town.

5.3 Objectives

5.3.1 Housing

The predominant land use in the town is residential, with housing provision comprising housing estate developments and to a lesser extent one off houses. Housing takes up a significant area of land within the town and is dispersed in a rather haphazard fashion within the development boundary. Until recently, there was little housing in the town centre, south of the junction of the R416 and the L2032 (Athgarvan Cross). However this has since been rectified with the construction of a number of housing developments close to the centre of the town.

The Council's settlement strategy allocates a housing unit target of 188 units for Athgarvan between 2006 and 2017. To date c. 19 units have been constructed. Taking into account the 50% overprovision as recommended in the Development Plan Guidelines and existing valid permissions for development (41 units) it is estimated that this Plan should provide sufficient zoned land to accommodate 263 units up to 2017. (Refer Table 1.2 Development Capacity of Small Towns).

¹¹ Source: CSO *Small Area Population Statistics 2006 and Information Society Statistics 2008*

It is estimated that the potential unit delivery on all zoned lands exceeds the unit target by 75 units. To ensure compliance with the Core Strategy c. 5ha of lands have been identified as Phase 2 lands for potential residential development beyond the period of this Plan.

It is an objective of the Council:

AT 1: To seek the development of lands for residential development during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential/infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

AT 2: To seek to reserve the development of Phase 2 new residential lands for potential residential development beyond the period of this Plan. Uses other than residential which are permissible/open for consideration within these lands will be considered on their merits in accordance with the principles of proper planning and sustainable development.

AT 3: To apply residential densities appropriate to the character and location of the site within the town generally as follows:

- Centrally located: 30–40 units/ha
- Edge of centre: 20–35 units/ha
- Edge of town: 15–20 units/ha

Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

5.3.2 Economic Development

Athgarvan is identified in the Economic Development Hierarchy of County Kildare as a local employment centre. However, there is a scarcity of local employment facilities in the town, other than the Athgarvan Grain Company Ltd, the school, local shops and public house.

It is an objective of the Council:

AT 4: To encourage the development of industrial and employment uses which are compatible with the character of the town.

AT 5: To encourage the further development of tourist activity based on the amenity of the River Liffey and The Curragh.

5.3.3 Town Centre

Athgarvan has a small compact town centre containing a number of shops and a public house. The predominant land use in the town centre is residential, with a number of new houses at the Whitethorn residential scheme, fronting the R416. The retail/commercial offer in the town is modest given the extensive residential population of the area. However, it is clear that there is a considerable commercial draw from the town to the larger towns of Newbridge, Naas and Kilcullen.

It is an objective of the Council:

AT 6: To provide for the consolidation of the urban fabric of the town centre through the provision of additional retail/commercial floorspace.

AT 7: To promote the identified town centre development site for appropriate town centre uses. (See Section 5.3.11)

AT 8: To prepare an Environmental Improvement Scheme for the Town Centre to visually enhance the streetscape and key town spaces.

AT 9: To provide appropriate street furniture in the town centre.

AT 10: To provide appropriate street lighting throughout the town.

AT 11: To provide for bicycle parking in the town centre.

5.3.4 Movement and Transport

Athgarvan is served by the R416 Regional Road (Newbridge to Kilcullen) and by a number of busy local roads, which serve the surrounding hinterland.

Speed restrictions and traffic calming measures have reduced traffic speeds and improved safety in the town. However further improvements are required.

It is an objective of the Council:

AT 12: To carry out the following road improvements:

- Improve the R416 Regional Road at Athgarvan as part of the overall improvement works from Kinneagh to Newbridge.
- Upgrade and improve the L2032 from Athgarvan Crossroads to Scoil Bhride, National School.

Traffic and Parking

It is an objective of the Council:

AT 13: To prepare a traffic management study for the town.

AT 14: To improve road markings on all approach roads to the town and within the town centre.

AT 15: To designate shared parking for local land uses where appropriate in the town.

AT 16: To provide suitable road markings to designate appropriate vehicular parking spaces in the town.

AT 17: To provide gateway speed deterrent signage at the following locations:

- On approach from Newbridge (R416)
- On approach from Kilcullen (R416)

Sustainable Transport

It is an objective of the Council:

AT 18: To facilitate access for all at each of the traffic signals within the town.

AT 19: To improve the quality, aesthetics, surface and width, where appropriate, of all footpaths in the town for the benefit of all users and mobilities.

AT 20: To provide new footpaths at the following locations:

- Along the Twomilehouse Road from Athgarvan Crossroads to Rosemount Court.
- Full length of the Curragh Road (L2032), to Scoil Bhride National School.
- Along the eastern side of R416, north of Athgarvan Crossroads to beyond Athgarvan Heights.

AT 21: To investigate the feasibility of providing a new footpath along a stretch of the R413 Eyrefield Road.

AT 22: To provide for a cycle network throughout the town.

AT 23: To provide for safe pedestrian access to the school along the L2032 from Athgarvan Crossroads to Scoil Bhride.

Public Transport

It is an objective of the Council:

AT 24: To upgrade the existing bus stops to the north of Athgarvan Crossroads, incorporating appropriate, shelters and pick-up and set-down areas.

5.3.5 Water, Drainage and Environmental Services

Water Supply

Water in Athgarvan is primarily supplied from the Ballymore Eustace Regional Water supply. Key water supply projects underway in order to facilitate the future development of the County include the Barrow Abstraction Scheme and the Ballymore Eustace Water Treatment Plant Upgrade.

The level of growth in Athgarvan will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.



It is an objective of the Council:

AT 25: To improve and expand the water supply to Athgarvan in accordance with the Water Strategy and the Water Services Investment Programme for Co. Kildare, subject to the availability of finance.

Wastewater

Athgarvan is served by Upper Liffey Valley Regional Sewerage Scheme, a communal septic tank and individual treatment systems. Potential future development of the town may be impacted by the limitations of the existing regional plant and sewerage network. A phased upgrade of the regional plant is due to be completed by 2013 and 2014.

The level of growth in Athgarvan will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

AT 26: To ensure that the public sewerage network is extended to service the development needs of the town.

AT 27: To connect where feasible, the communal effluent treatment system and individual one off dwellings serviced by individual waste water treatment plants to the public network.

Surface Water

Surface water drainage in Athgarvan is problematic in places, particularly during periods of heavy rainfall. Surface water run off is to the River Liffey.

In order to reduce surface water run-off and to minimise the risk of flooding, lands in the town will be required to be developed in accordance with Sustainable Urban Drainage System (SuDS) principles in compliance with the 'Greater Dublin Strategic Drainage Study' as identified at Section 7.3.4 and 7.3.5 of the CDP.

A Strategic Flood Risk Assessment of the town has identified lands within the boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map 5.1).

It is an objective of the Council:

AT 28: To undertake a study on surface water drainage in the town.

AT 29: To continue to maintain and upgrade, where necessary (subject to the availability of finance), surface water drains in the town.

AT 30: To ensure that development proposals for lands identified by the dashed pink line on Map 5.1 shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

The maintenance and improvement of water quality is a key objective of the River Basin Management Plans. The catchment of the River Liffey falls within the Eastern River Basin District.

It is an objective of the Council:

AT 31: To improve water quality in Athgarvan in accordance with European and National legislation.

Environmental Services

Household refuse collection in Co. Kildare has been outsourced to a private licensed waste operator. The Council is committed to encouraging, supporting and promoting waste minimisation and recycling.

The local Primary school, Scoil Bhride in Athgarvan is actively involved in the Green Flag recycling environmental programme.

It is an objective of the Council:

AT 32: To provide new domestic recycling facilities in the town at a suitable location(s), subject to the availability of finance.

5.3.6 Energy and Communications

In line with the policies and objectives outlined at Chapter 8 of the CDP, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

5.3.7 Retail and Commercial Development

Athgarvan is identified in the Kildare County Retail Hierarchy as a Tier 2 Level 4 Small Town Centre. The Council will seek to consolidate the town centre through the re-use and regeneration of lands and buildings within the town.

It is an objective of the Council:

AT 33: To increase the retail/commercial offer in Athgarvan, to serve local needs, by seeking development of redundant, vacant and/or underutilised town centre sites.

AT 34: To actively pursue the redevelopment of the identified town centre development site to increase the retail/commercial offer of the town. (See Section 5.3.11)

5.3.8 Architectural and Archaeological Heritage

Architectural Heritage

Athgarvan contains a number of buildings/structures of architectural merit which have been listed on the Record of Protected Structures (RPS). The structures listed below in Table 5.1 all date from the mid 1800s. As set out in Chapter 12, it is Council policy to preserve and protect the structures and items listed in the Record of Protected Structures (RPS) as may be amended during the lifetime of the Plan. The Policies and objectives for Architectural and Archaeological Heritage are listed at Chapter 12 of the Plan.

Table 5.1: Extract from Record of Protected Structures¹²

Ref No/NIAH Ref	Item
B23-26 11902314	Athgarvan Malthouse (Former)
B23-27 11902315	Athgarvan Bridge
B23-28 11902316	Bridge

Archaeological Heritage

There are 3 archaeologically significant items to be found within the town.

Table 5.2: Extract from Record of Monuments and Places

Ref No	Item
KD 023-023	Castle
KD 023-029	Church and Graveyard (Blackrath and Athgarvan)
KD 023-030	Ringfort, Rath/Cashel (Rosetown)

¹² The list is not exhaustive – structures may be added or deleted from the Record of Protected Structures during the lifetime of the Plan.

5.3.9 Recreation, Amenity and Open Space

Potentially residents of Athgarvan have access links to a wide range of recreational and amenity assets, both within and outside the town boundary e.g rugby, GAA, golf, walking, fishing etc.

Natural heritage assets within the town include the River Liffey, which meanders along its route to the east of the town. The Liffey Bank at Athgarvan (Ref 01396) is a designated Natural Heritage Area under the Wildlife (Amendment) Act 2000. In addition, the view of the River Liffey from Athgarvan Bridge is a Protected View (RL10 in Chapter 14 of the CDP).

The town is also located in close proximity to the Curragh (also a designated NHA) which adjoins the development boundary of the town to the west. Views of the Curragh Plains are also protected in the vicinity of the town – Refer to View No. 4 Table 14.2 and Map 14.3 of Chapter 14. Pollardstown Fen and Mouds Bog, both Special Areas of Conservation (cSAC) are located c. 5 to 6km north of the town. The Council will have regard to its responsibilities in relation to the requirements of the Habitats Directive 92/43/EEC. Policies and Objectives regarding designated sites are contained in Chapter 13.

The Council's Open Space Strategy 2008 identified that Athgarvan has no public open spaces of significant size within the town that are easily accessible to the local population. The Strategy also identified that the River Liffey corridor has great potential as an attractive setting for a local linear park. It also suggests that land should be secured to cater for active recreation.

It is intended that the links between Athgarvan and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

It is an objective of the Council:

- AT 35: To maximise the potential of the River Liffey for tourism and recreational purposes by improving public access to the River Liffey (in conjunction with the relevant statutory authorities).
- AT 36: To seek to provide in conjunction with the statutory authorities, a linear park along the River Liffey in accordance with the Kildare Open Space Strategy.
- AT 37: To maintain an 80m buffer zone from the bank of the River Liffey through all undeveloped lands, wherein no development other than parks/playing pitches may be provided. Any planning applications to facilitate development or expansion of existing premises will be treated on their merits in accordance with proper planning and sustainable development.
- AT 38: To provide for the development of a public park and/or children's playground within Athgarvan in line with the Council's Open Space Strategy 2008 subject to the availability of appropriate sites and funding.
- AT 39: To seek the protection of the following trees identified for their amenity value:
- Line of trees between Connolly Villas and Old Mill Race.
 - Adjacent to Old School House.
 - Group of trees at Athgarvan House.

5.3.10 Social, Educational, Community and Cultural Development

Building a strong inclusive community is key to achieving sustainable development.

There is one National School in Athgarvan, Scoil Bhríde, which is located at the south western boundary of the town on the edge of The Curragh. Latest figures indicate an enrolment of 303 pupils. The school operates from a recently extended permanent school building.

A number of preschool facilities are also located within the town boundary, including The Curragh Montessori on the Curragh Road, which is located in the original 1887 Schoolhouse. In addition, there are a number of preschool facilities located within housing developments throughout the town.

Athgarvan historically has had strong community and cultural connections with Newbridge. It is also affiliated to Newbridge Parish. Library facilities are located at Newbridge, Naas and Kilcullen.

The town is served by the HSE at Newbridge and Kilcullen Health Centres and by Newbridge Fire Station.

The town has its own GAA club, established in 1889, adjacent to the National School. There is also a pitch and putt club located on the edge of The Curragh, within the town to the west.

However there is no specific community centre building within the town. Such a centre may be of benefit to the town to enable groups to host meetings, social functions etc. A prime location for such a building would be in or close to the town centre.

It is an objective of the Council:

- AT 40: To seek provision of a community centre facility in Athgarvan in or close to the town centre.
- AT 41: To reserve lands within Athgarvan for the provision of all weather sports/recreational facilities for use by the school and the wider community.

5.3.11 Development Site Objective

An opportunity exists for the redevelopment of an underutilised site in the Town Centre. See Map 5.2 Site A*.

The site is located south of the junction of the R416 and the L2032 at Athgarvan Cross. The site extends to an area of 0.2 ha. This prominent site is currently in an overgrown and neglected state and results in a town centre which is disjointed and incoherent.

The development of this key site is essential to ensure the consolidation of the existing urban fabric of the town which will improve the legibility, function and image of Athgarvan and provides an opportunity to signify the entrance to the town.

Design Objectives (See Fig 5.1)

An opportunity exists to develop this infill site in order to strengthen the core of the town and mark the entrance to Athgarvan town centre. Any future development of these lands will be encouraged to provide active frontages in the form of a perimeter block thereby creating a strong street edge.

It is considered that the site could accommodate a range of appropriate town centre uses, set around a pedestrian courtyard with complementing paving and street furniture. A possibility also exists for the creation of a new pedestrian linkage between the R416 and the L2032, through the courtyard. The site could act as a civic focus for the town, with the provision of a community building as identified at Section 3.10 of this Plan. Redevelopment of the site would enhance the commercial offer of the town and also strengthen the social/community profile of the town.

It is therefore envisaged that a landmark building providing a community use will be located on the site. Any future development of this site will provide a quality public realm by using a high standard of finishes and materials. Further guidance in relation to buildings frontage, landmark building, provision for car parking and building height can be found in Chapter 15 Urban Design Guidelines.

It is an objective of the Council:

- AT 42: To actively seek the redevelopment of the identified town centre development site, for town centre use including a community/civic focus.
- AT 43: To ensure that new development provides a landmark for Athgarvan which will signify the entrance to the town centre.
- AT 44: To ensure that new development has a strong building line in the form of a perimeter block therefore creating a strong street edge.

AT 46: To provide an attractive streetscape along the R416 Regional Road and the Local Secondary Road L2032, providing on street parking and using high quality materials to create a quality public realm.

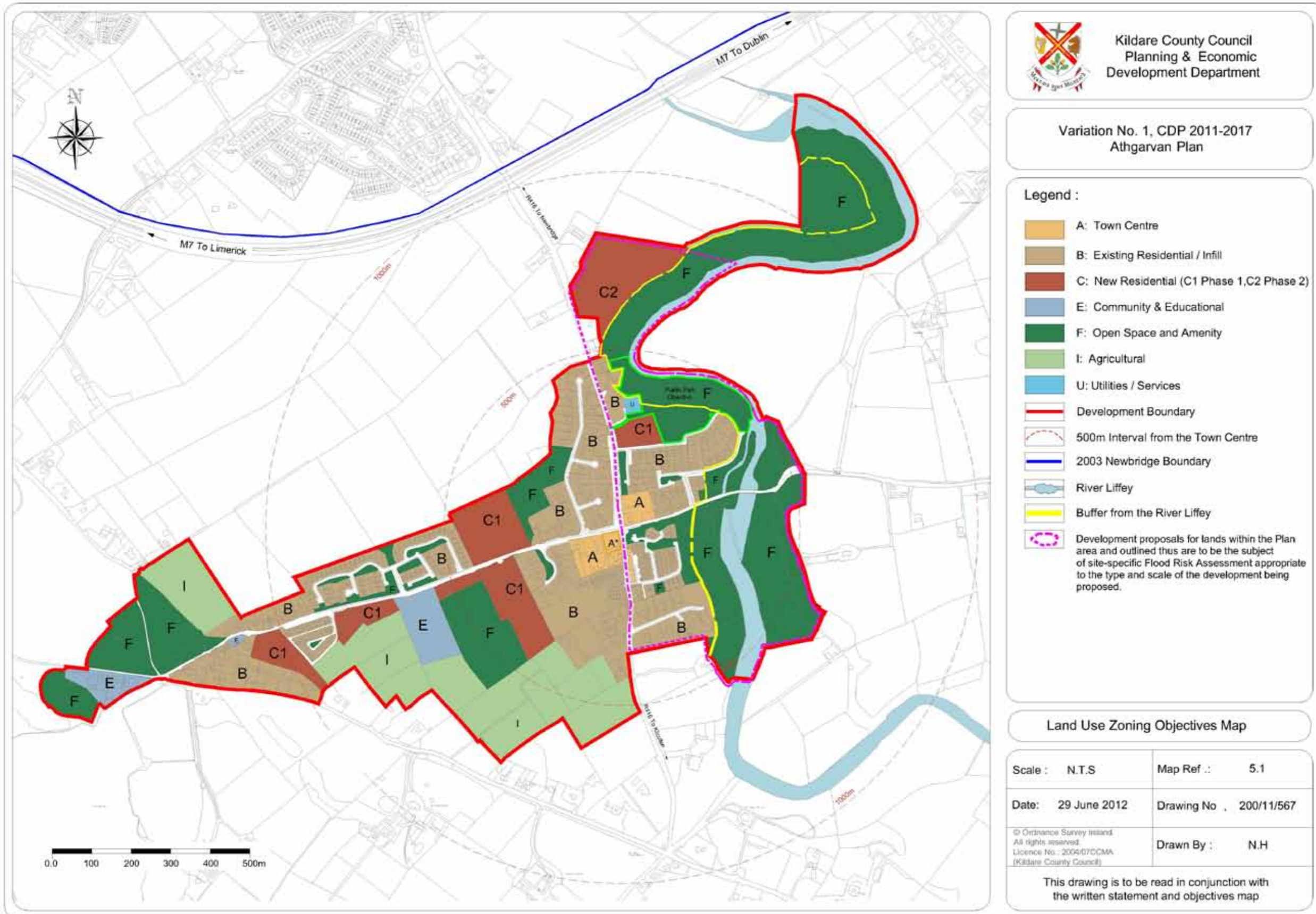
Figure 5.1: Development Site



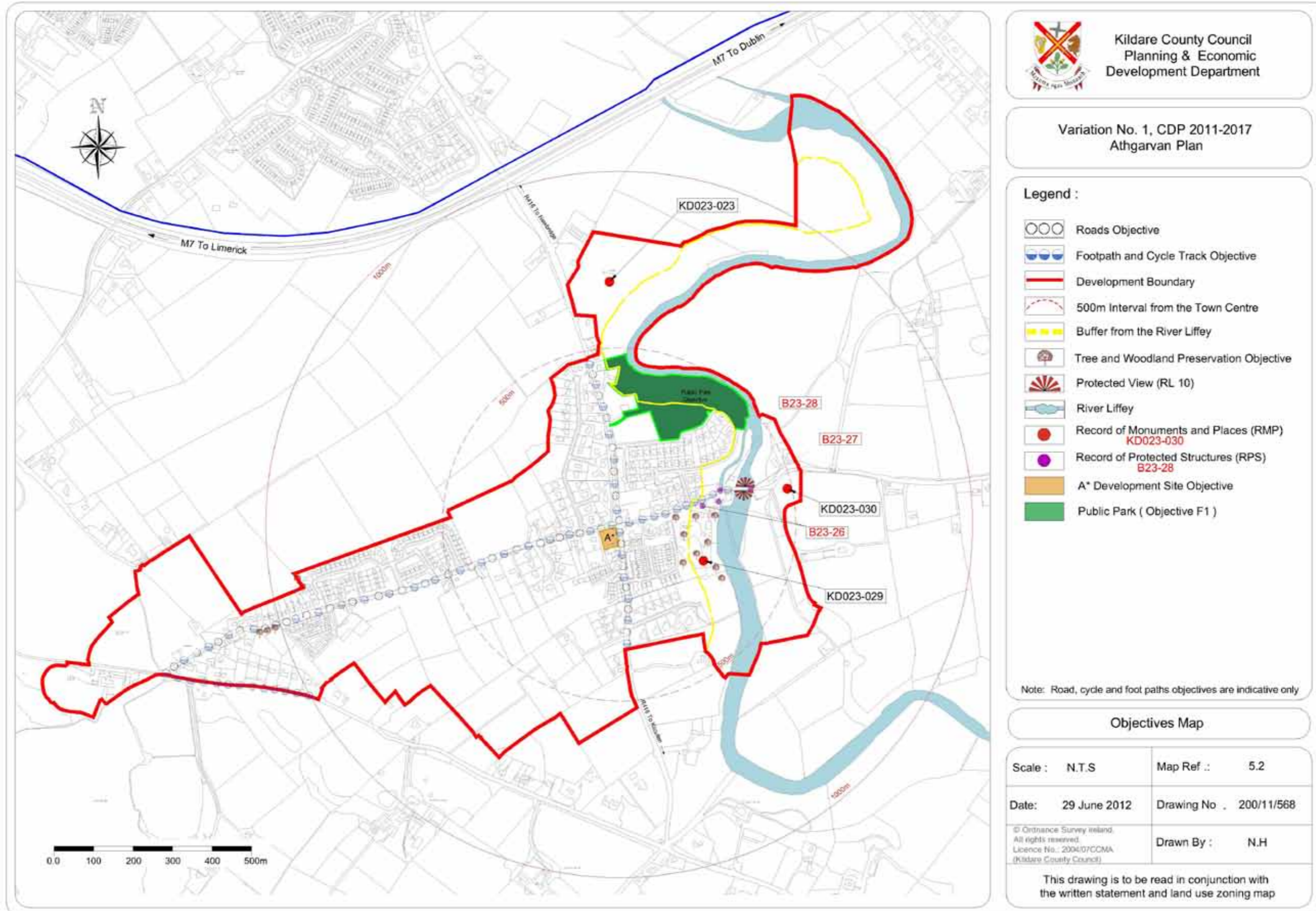
5.4 Zoning Requirements

Lands within Athgarvan are zoned for various land uses. The provisions of Part V of the Planning and Development Acts 2000 to 2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 5.1: Land Use Zoning Objectives Map












Map 5.2: Objectives Map



 **Kildare County Council**
 Planning & Economic
 Development Department

Variation No. 1, CDP 2011-2017
 Athgarvan Plan

- Legend :**
-  Roads Objective
 -  Footpath and Cycle Track Objective
 -  Development Boundary
 -  500m Interval from the Town Centre
 -  Buffer from the River Liffey
 -  Tree and Woodland Preservation Objective
 -  Protected View (RL 10)
 -  River Liffey
 -  Record of Monuments and Places (RMP)
 KD023-030
 -  Record of Protected Structures (RPS)
 B23-28
 -  A* Development Site Objective
 -  Public Park (Objective F1)
- Note: Road, cycle and foot paths objectives are indicative only

Objectives Map

Scale : N.T.S	Map Ref : 5.2
Date: 29 June 2012	Drawing No . 200/11/568
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07/CCMA (Kildare County Council)	Drawn By : N.H

This drawing is to be read in conjunction with
 the written statement and land use zoning map

Section 6

Derrinturn Plan





6.1 Introduction

Section 6.1–6.4 comprises the written statement for Derrinturn and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

6.1.1 Location

Derrinturn is located in the north west of Co, Kildare, approximately 21km from Clane and 30km from Naas. It is located along the Regional Road, R403 and sited between Allenwood to the south east, Carbury to the north west and Edenderry to the west.

6.1.2 Settlement Form

Derrinturn's name in Irish is Doire an tSoirn which translates as Oak Grove of the Kiln. The settlement appears on the Noble and Keenan map of 1752 as Derinturn and Alexander Taylor's map of 1783 as (apparently) Derrintura. The settlement developed mainly around the R.C. Chapel which was opened in 1807 and later the school, which dates back to c. 1815.

Derrinturn is located within the Western Boglands Landscape Character Area, as identified in Appendix III of the CDP. This character area is characterised by flat topography, smooth terrain and bogland vegetation.

6.1.3 Function

Derrinturn is a local service centre for its surrounding hinterland and comprises a service station, pharmacy, convenience shops, post office, hairdressers, funeral home and public houses. Since the 1990s it has experienced significant pressure for development to serve housing demands beyond the immediate hinterland and serves as a commuter town for Dublin and north east Kildare.

6.1.4 Population

The population of Derrinturn has increased from 791 in 2002 to 1,138 in 2006 representing an increase of 30%.

Derrinturn is located within the Electoral Division (ED) of Carbury and Windmill Cross. The ED of Carbury increased from 1,721 in 2006 to 1,836 in 2011, Windmill Cross ED increased from 882 in 2006 to 1,129 in 2011. The two EDs combined recorded a population of 2,965 in 2011. This represented an increase of 13% on the 2006 figure. The increase coincides with the development of housing schemes in the town such as Grace's Park, Grattan Park, Newbury Park, Radharc Na hEaglais, Cluain Dara and also new one off housing outside the town. The Core Strategy of the CDP estimates a population target of 1,362 persons for Derrinturn by the year 2017.

6.1.5 Socio – Economic Profile

From an analysis of the Census 2006¹³ results, the following details can be noted for the electoral areas of Carbury and Windmill Cross:

- Average household size in the town is 3.02 persons.
- Almost 40% of the population over 15 years old is employed.
- Commerce and trade account for the highest % of employment at 23% while agricultural is the lowest at 1%.
- Car usage and long distance commuting out of the town on a daily basis is high, with 18% of persons aged 5 and over travelling more than 25km to their destination.
- Information and communications technology is available to only 42% of households in the town.

6.2 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating, strengthening and revitalising the town centre by promoting the development of under-utilised and derelict sites and by increasing the range of goods and services available.
- Encouraging the expansion of the town centre.
- Identifying appropriate areas for community and amenity focused mixed-use development.
- Protecting and preserving the natural, architectural, archaeological and cultural heritage of Derrinturn.

6.3 Objectives

6.3.1 Housing

Housing in the town comprises a mix of one off dwellings and housing estate developments. The town is characterised by significant ribbon development on

the approach roads to the town. The main housing areas are located to the east and west of the R403, Lucan to Carbury Regional Road.

The settlement strategy for County Kildare allocates a housing unit target of 165 residential units for Derrinturn between 2006–2017. To date 59 units have been constructed. Taking into account the 50% overprovision as recommended in the Development Plan Guidelines and existing valid permissions for development (153) it is estimated that this Plan must provide sufficient zoned land to accommodate 189 units up to 2017. (Refer to Table 1.2 Development Capacity of Small Towns).

It is estimated that the potential unit delivery on all zoned land exceeds the unit target by 40 units. To ensure compliance with the Core Strategy, town centre lands have been phased. 2.8ha of lands identified for town centre expansion are identified as Phase 1, while 2.2ha have been identified as Phase 2 lands for potential residential development beyond the period of this Plan.

It is an objective of the Council:

- DT 1: To seek the development of lands for residential development during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential/infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- DT 2: To consider residential development on town centre expansion lands (A1)(1) in conjunction with other appropriate town centre uses where the level of residential development is ancillary to the overall use of the site and where residential development is necessary to ensure the vibrancy and vitality of the overall scheme. Any development at this location should also include provision for a park and playground.

¹³ Source: CSO Small Area Population Statistics 2006 and Information Society Statistics 2008

DT 3: To seek to reserve the development of A1 (2) phase 2 town centre lands for potential residential development beyond the period of the plan. Uses other than residential development which are permissible /open for consideration will be considered on their merits in accordance with the principles of proper planning and sustainable development.

DT 4: To apply residential densities appropriate to the character and location of the site within the town generally as follows:

- Centrally located: 30–40 units/ha
- Edge of centre: 20–35 units/ha
- Edge of town: 15–20 units/ha

Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

DT 5: To seek the satisfactory completion of unfinished housing schemes within the town during the lifetime of the plan, in the interest of visual and social amenity.

6.3.2 Economic Development

Derrinturn is designated as a local employment centre. However it provides limited employment opportunities. Within the town employment is provided in a number of convenience stores, takeaways, public houses, hairdressers, butchers, and health centre. There are no light industrial uses located in Derrinturn. Approximately 3ha has been zoned 'Light Industry/Enterprise' since the 2001 Local Area Plan and the majority of these lands, (2.6ha) remain undeveloped.

It is an objective of the Council:

DT 6: To promote Derrinturn as a local employment centre to reduce long distance commuting patterns.

DT 7: To facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.

6.3.3 Town Centre

Derrinturn has developed in a linear urban form along the R403 with facilities and services accessed directly off the Regional Road. This regional road experiences significant through traffic generating a lot of passing trade. The town centre has developed with no established building line and poor street frontage. It shall be an objective of the plan to improve and visually enhance the streetscape of the town.

The town centre comprises a mix of commercial and residential premises including three convenience stores, a post office, pharmacy, laundrette, hairdressers, two public houses and two takeaways. Additional lands were zoned town centre (previously referred to as village centre) in the 2008 Local Area Plan to provide for a range of residential, employment and amenity opportunities. No development on these lands has taken place to date.

It is an objective of the Council:

DT 8: To encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.

DT 9: To promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

DT 10: To actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.

DT 11: To prepare an Environmental Improvement Scheme for the town in order to visually enhance the streetscape and key spaces within the town. All shopfronts, signage and advertisements should be improved to add to the quality of the streetscape. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre. An emphasis will be placed on promoting a people friendly environment with the promotion of useable areas of open space, and the provision of appropriate landscaping and street furniture.

6.3.4 Movement and Transport

Derrinturn is served by the R403 and is located between Allenwood to the south east, Carbury to the north-west and Edenderry to the west. The R403 Regional road has played a particularly significant role in Derrinturn having influenced the origin and evolution of the Main Street. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

It is an objective of the Council:

DT 12: To investigate the feasibility of implementing a town improvement scheme to improve facilities for all road users, and vulnerable road users in particular, which would incorporate passive traffic calming measures, the provision of improved parking and to replace or complement the existing traffic calming ramps in the town.

DT 13: To refurbish footpaths as necessary on the R403 regional roads and the L5023 local road (to Drehid) between the town boundaries.

DT 14: To further improve traffic calming measures in the vicinity of the school on the L5023 local road.

DT 15: To carry out improvements to the footpath between the Ashgrove estate and the Ballyhagan road north west of the town centre.

DT 16: To maintain and improve as required the main street (R403) to ensure a high standard of road quality and safety.

6.3.5 Water, Drainage and Environmental Services

Water Supply

The primary water supply for the town is from the Ballymore Eustace Regional Water Supply. Key water supply projects underway in order to facilitate the future development of the county include the Barrow Abstraction Scheme and the Ballymore Eustace Water Treatment Plant Upgrade.

It is an objective of the Council:

DT 17: To provide water sufficient in quantity and quality to serve all lands zoned for development in this Plan and where this is not yet possible it is an objective of the Council to encourage only as much development as can be provided for, based on available water supply.





Wastewater

Derrinturn's new wastewater treatment plant was completed in 2008 and provides for a population equivalent of 1,600P.E. which is sufficient to cater for the projected demands of the town (1,362) over the plan period.

The level of growth in Derrinturn will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council:

- DT 18: To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water networks.
- DT 19: To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments in Derrinturn to connect to the existing wastewater infrastructure where appropriate

Surface Water

The current surface water drainage situation in Derrinturn is unsatisfactory and would necessitate improvement so as not to impair future development.

In order to reduce surface water run-off and to minimise the risk of flooding, the lands within the development boundary will be developed in accordance with Sustainable Drainage System (SuDS) principles and in compliance with the 'Greater Dublin Strategic Drainage Study' as identified at section 7.3.4 and 7.3.5 of the CDP.

A Strategic Flood Risk Assessment of the town has identified lands within the boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map (Map 6.1).

It is an objective of the Council:

- DT 20: To require on site surface water attenuation measures where a development is likely to cause flooding or potentially destructive storm surges in existing watercourses.
- DT 21 To improve the capacity of the surface water discharge pipeline.
- DT 22: To ensure that development proposals for lands identified by the dashed Pink line on Map 6.1 shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

Derrinturn lies within the South Eastern River Basin District for which a River Basin Management Plan 2009–2015 has been prepared. The Ballyshannon River has its source north of the town and it flows in a southerly direction through the town to its confluence with the Cushaling River. The Cushaling River forms part of the Figile River, which is a tributary of the River Barrow. The Cushaling waterbody is part of the Figile Water Management Unit. The overall status of this waterbody is "Bad". "Good Status" must be restored by 2021. River water monitoring is carried out by the Council and other agencies for the purpose of implementing the EU's Water Framework Directive. Policies in relation to the maintenance and improvement of water quality are set out at Section 7.6.2 of the CDP 2011–2017.

It is an objective of the Council:

DT 23: To improve water quality in Derrinturn in accordance with European and National legislation.

Environmental Services

Refuse collection in Derrinturn has been outsourced to a private licensed waste operator on behalf of the Council. A recycling facility is currently located next to the supermarket in the centre of the town. The primary school is involved in the Green Flag recycling environmental programme. The Council will continue to support community groups and associations in reducing litter and improving the overall environment of the town.

6.3.6 Energy and Communications

In line with the policies and objectives outlined at Chapter 8 of the CDP, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

6.3.7 Retail and Commercial Development

Derrinturn is identified as a Level 4 Tier 2 village centre in the Kildare County Retail Hierarchy. Derrinturn has developed to cater for the local population and the surrounding catchment. However people have to travel to higher order centres such as Edenderry, Co. Offaly to meet the majority of their shopping needs.

In addition to the policies and objectives outlined in Chapter 9 - Retail of the County Development Plan 2011–2017, it is an objective of the Council:

DT 24: To actively encourage the provision of shops and services to consolidate and strengthen Derrinturn in meeting the needs of the population of the town and its hinterland.

6.3.8 Architectural and Archaeological Heritage

Architectural Heritage

The Record of Protected Structures (RPS) as contained in the CDP 2011–2017 identifies 2 structures within the development boundary of Derrinturn which are worthy of preservation. Policies to protect architectural heritage are contained in Section 12.8 of the CDP.

Table 6.1: Extract of Record of Protected Structures

RPS Ref	NIAH	Description	Address
B08-22	11900804	The Turn Inn	Derrinturn
B08-24	11900803	Trinity Catholic Church	Derrinturn

Please note the list is not exhaustive – structures may be added or deleted from the Record of Protected Structures during the lifetime of the Plan.

Archaeological Heritage

The Sites and Monuments Records lists all certain or possible archaeological sites and monuments mainly dating to before 1700AD. Within Derrinturn there is one record (KD008–034 Holy Well) on the RMP. Policies and objectives for Archaeological heritage are contained in Section 12.8 of the CDP.

Natural Heritage

There are no NHAs/SACs within the development boundary of Derrinturn. The nearest NHAs are Carbury Bog 2km to the north and the Grand Canal located 2.2km to the south west of the village. The nearest SAC is Ballynafagh Lake and is located 10.3km from the boundary of Derrinturn. Policies and objectives governing designated sites are contained in Section 13.8 of the CDP.

It is an objective of the Council:

DT 25: To work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

6.3.9 Recreation, Amenity and Open Space

The Council recognises the need for a park and playground for the growing population in Derrinturn. The Open Space Strategy highlighted the need for recreational open space including a requirement for some active recreational facilities. The strategy recommends that 3.27 ha are needed for open space purposes in Derrinturn. A proportion of this open space requirement together with the provision of a playground shall be provided on the town centre expansion area, A1 (1) lands.

It is an objective of the Council:

DT 26: To require that a park and playground facility be provided as part of any development proposal on lands zoned A1(1) ‘Town Centre Expansion area’.

6.3.10 Community, Educational, Childcare and Cultural Facilities

The range of community facilities available in Derrinturn include a primary school, health centre, church, community hall and GAA club. The graveyard is currently at capacity. However a further 0.81ha/2 acres was zoned E: Community & Educational in the LAP 2008 to provide an extension to the rear of existing graveyard.

It is an objective of the Council:

DT 27: To facilitate the extension of the existing graveyard to provide for future needs in Derrinturn.

DT 28: To facilitate the expansion of the existing school in Derrinturn to accommodate its future needs and to facilitate the development of sports, recreational and cultural facilities for the school.

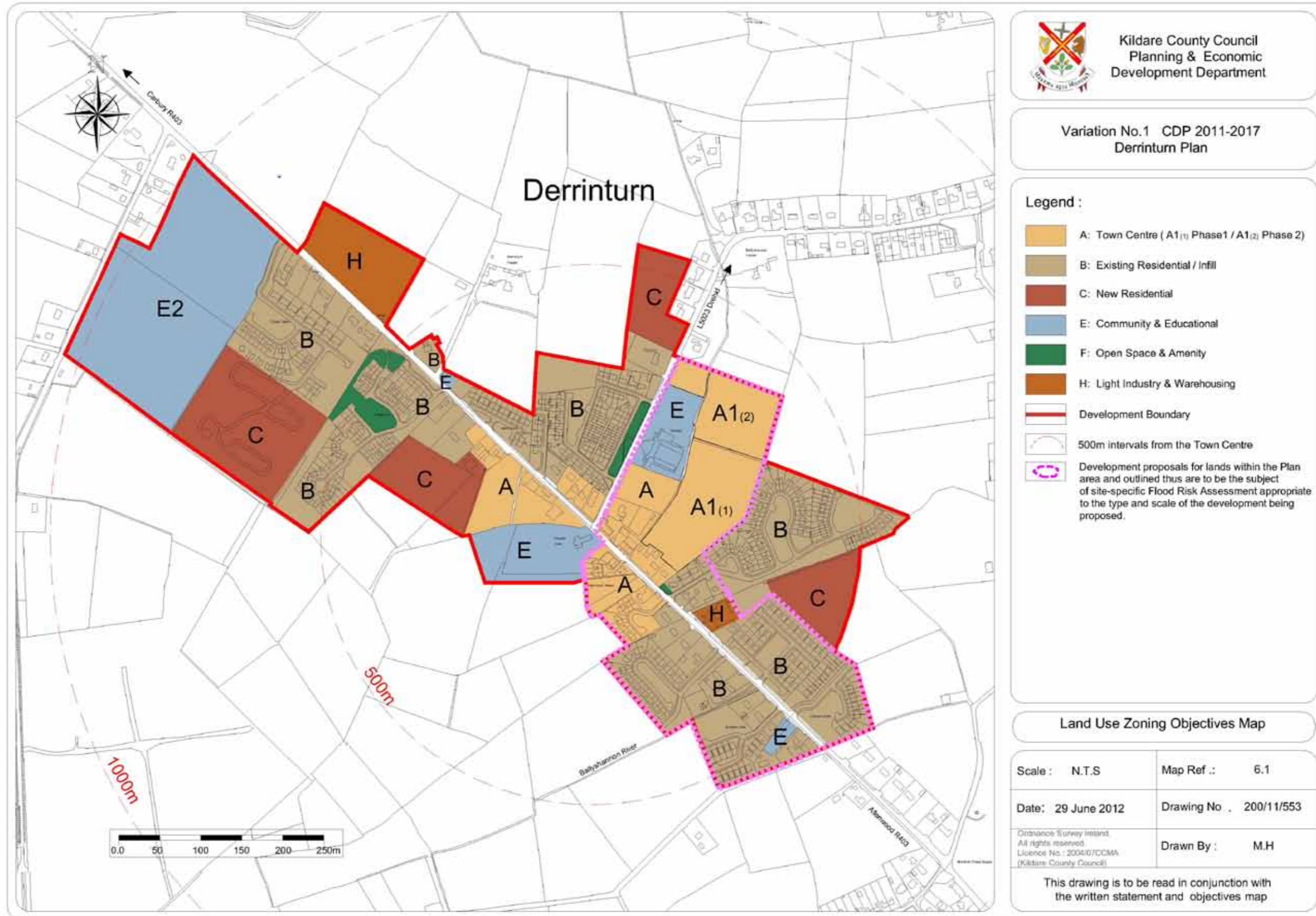
DT 29: To encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.

DT 30: To facilitate the provision of a community centre in the town.

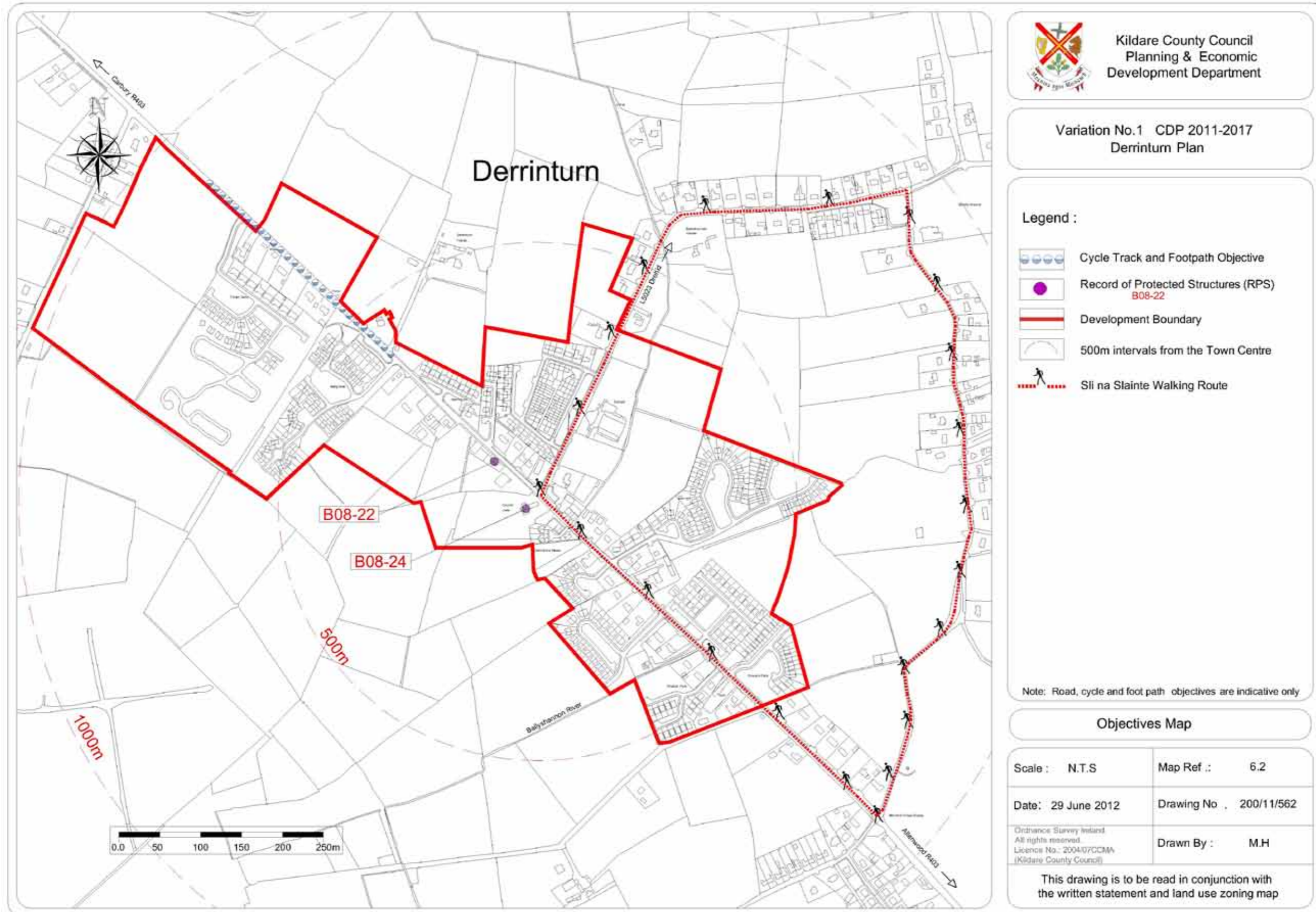
6.4 Zoning Requirements

Lands within Derrinturn are zoned for various landuses. The provisions of Part V of the Planning and Development Acts 2000–2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 6.1: Land Use Zoning Objectives Map



Map 6.2: Objectives Map



Section 7

Castledermot Plan





7.1 Introduction

Section 7.1–7.4 comprises the written statement for Castledermot and contains background information and specific objectives for the future development of the town including relevant maps. This Plan should be read in conjunction with Section 1 which provides the overall Introduction to the Small Town Plans and Section 8 Land Use Zoning which includes the landuse zoning objectives and accompanying zoning matrix.

7.1.1 Location

Castledermot is located in the south of County Kildare on the old N9 National Primary Route. The village lies 32km from Kilcullen, 10km from Carlow Town and 11km from Athy.

7.1.2 Settlement Form

Castledermot has developed from a monastic settlement founded by Diarmait O Aedh Roin circa 600AD. The town was walled in the 13th century, by which time two important ecclesiastic centres had been established; St. John's Priory and the Franciscan Monastery. The dissolution of the monasteries in Tudor times saw the role of Castledermot decline.

From being an important religious centre it became a service centre for the surrounding rural hinterland, a role it retains to this day.

The decline in the town's importance has enabled Castledermot to retain its medieval street pattern and extensive archaeological remnants of the monasteries and old town walls. The town's street pattern reflects its historical development and there are still some sections of the old town wall standing. In recent years there has been some suburban development along the Dublin and Carlow roads.

7.1.3 Function

The main function of the town is as a service centre. This includes convenience shops, educational facilities, churches, pubs, cafes, pharmacy, hairdressers etc. Castledermot has also recently become a commuter centre for workers in Dublin and Carlow utilising the excellent links provided by the new M9 motorway.

7.1.4 Population

The population of Castledermot was recorded as 733 persons in 1996. The town experienced a slight population decline after 1996 and had a population of 726 in 2002. The population increased to 887 persons by the 2006 Census.

Castledermot is located within the Electoral Divisions of Castledermot and Graney and in 2006 the population of both EDs combined was recorded at 1,920 persons. The preliminary results of the 2011 Census of Population are available at ED level. These results show Castledermot and Graney combined recording a population of 2,349 persons representing a 22% increase from the 2006 figure. The core strategy of the CDP estimates a population target of 1,109 persons for Castledermot, by 2017.

7.1.5 Socio – Economic Profile

From an analysis of the Census 2006¹⁴ results the following detail can be noted for the electoral areas of Castledermot and Graney:

- Average household size was recorded as 2.87 persons.
- Almost 60.7% of the population over 15 years old was employed.
- Agricultural employment is low (6.9%) as is building/construction (13.6%).
- Car usage and long distance commuting out of the town on a daily basis is high, with 21% of the population aged 5+ commuting distances over 25km to work, school or college.
- Information and communications technology is available to 43% of the households in the town.

7.2 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating development within the town centre followed by the sequential development of land/sites in a logical progression from the town centre to the edge of the development boundary of the town.
- Encouraging the re-use and redevelopment of underutilised, derelict and vacant sites throughout the town centre.
- Developing the town centre as the focal point for economic, cultural and social activity.
- Seeking the retention of the historic street pattern together with the retention of stone walls throughout the town.
- Protecting and preserving the quality of the landscape in Castledermot including open space and in particular natural, architectural and archaeological heritage.
- Providing adequate recreational and community facilities.

¹⁴ Source: CSO *Small Area Population Statistics 2006 and Information Society Statistics 2008*

7.3 Objectives

7.3.1 Housing

The settlement strategy for County Kildare allocates a housing unit target of 131 units for Castledermot between 2006 and 2017. To date 107 units have been constructed in Castledermot since 2006. Taking into account the 50% overprovision as recommended in the DoEHLG's Development Plan Guidelines and existing valid planning permissions for development {227} it is estimated that the level of constructed units since 2006 together with the level of permitted units exceeds the unit target by 137 units (See Table 1.2 Development Capacity of Small Towns) Sites with existing valid permissions include T1, phase 1 development lands (See Map 7.1). Phasing of lands for residential purposes are proposed beyond the period of this Plan.

It is an objective of the Council:

- CD 1: To facilitate the development of multiple residential development areas for the lifetime of this Plan largely within the town centre zone, undeveloped areas designated as existing residential/infill and permitted general development zones (T1 Phase 1) in accordance with the principles of proper planning and sustainable development.
- CD 2: To consider expansion of land uses within the Phase 2 General Development Lands¹⁵ on a case by case basis having regard to the potential impacts on the strategic nature of Phase 2 (T) lands and general planning considerations. Limited residential development may be considered on a case by case basis where the level of residential development is ancillary to other appropriate uses and where it can be demonstrated that residential development is necessary to ensure the vibrancy and vitality of the overall scheme. Uses other than residential which are permissible/open for consideration within these lands will be considered on their

¹⁵ Any planning applications to facilitate development or expansion of existing premises will be treated on their merits in accordance with proper planning and sustainable development.

merits in accordance with the principles of proper planning and sustainable development.

- CD 3: To facilitate residential development as an ancillary use to the overall land use zoning objective (Community and Education) in accordance with the provision of section 8 (Land Use Zoning Objectives) of this Plan.
- CD 4: To seek to reserve the development of Phase 2 new residential lands for potential development beyond the period of this Plan. Uses other than residential which are permissible/open for consideration within these lands will be considered on their merits in accordance with the principles of proper planning and sustainable development.
- CD 5: To apply residential densities appropriate to the character and location of the sites within the town generally as follows:
- Centrally located: 30–40 units/ha
 - Edge of centre: 20–35 units/ha
 - Edge of town: 15–20 units/ha
- Application of residential densities must recognise the need to protect existing residential communities and the established character of the area.

7.3.2 Economic Development

Castledermot is designated as a local employment centre in the County Development Plan, with employment provided by Ryston Industries Ltd, the primary and secondary schools and a number of retail/commercial businesses etc.

The Council is committed to ensuring that Castledermot continues to develop a strong employment base in an effort to reduce commuting and to cater for the employment needs of the resident population.

It is an objective of the Council:

- CD 6: To encourage the provision of industry and employment uses which are compatible with the character of the town.

7.3.3 Town Centre

Castledermot town centre is located around the junction of the old N9 national primary route, the R418 and other local roads. Historically the town centre developed around St John's and the monastery which are located just to the south of the aforementioned junction. The majority of commercial premises are located at this junction or along the old N9 in the town centre. The town centre zoned lands also comprise a mix of retail, residential, ecclesiastical and educational premises, which add to the character of the town. Derelict, vacant and underused sites in the town centre detract from the town centre. The 2005 Draft County Retail Strategy stated that 10.8% of all retail floorspace in Castledermot was vacant, this figure is likely to have increased with a survey of retail/commercial floor space occupancy carried out in January 2012 identifying 11 vacancies in the town centre.

It is an objective of the Council:

- CD 7: To encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- CD 8: To actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.
- CD 9: To maintain the Council's Derelict Sites Register and to exercise its powers under the Derelict Sites Act 1990.
- CD 10: To ensure that the historic street pattern is retained in terms of both width and alignment.

7.3.4 Movement and Transport

The construction of the new M9 motorway to the west of the town has improved environmental conditions by relieving traffic congestion in the town. This new motorway provides excellent links to Carlow and Dublin. A number of local roads also provide links to the town from surrounding towns and villages.

The R418 Regional road connects Castledermot with the larger town of Athy to the northwest. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

General Transport

It is an objective of the Council:

- CD 11: To prepare a Local Traffic Plan for the village that will identify the requirement for, and outline specific recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities.
- CD 12: To monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.

Sustainable Transport

It is an objective of the Council:

- CD 13: To provide a high quality footpath network throughout the town by improving pedestrian facilities through the refurbishment or reconstruction of existing footpaths, construction of new footpaths and the provision of appropriate crossing facilities as necessary on the following routes:
- Along the R448 regional road (old N9) between the development boundaries, including the village centre along Main Street and Abbey Street.
 - Along the R418 regional road (Athy Road) between the village centre and the L8054 local road at Skenagun.

- Along the L8095 local road (Hamilton Road) adjacent to the River Lerr.
- Along the L8054 local road between the R448 and R418 regional roads.
- Along The Deals and Keenans Lane from the R448 regional road to the Green Bridge.
- Along the L4009 and L4011 local roads between the village centre and the Ard na Laoi housing estate.

CD 14: To promote and secure the provision of secure cycle parking facilities within the town at all public facilities.

CD 15: To co-operate with Bus Éireann and private bus operators to ensure that adequate public transport services including bus stops and shelters are provided for the town and to enhance bus links to Naas, Newbridge, Athy and Carlow.

Roads and Streets (see Map 7.2)

It is an objective of the Council:

- CD 16: To seek the construction of the following transport links and to preserve these routes free from development:
- From the R418 regional road (Athy Road) (A) to the L4009 local road (Maganey Road) (B).
 - From the L4009 local road at Carlowgate (C) to the R448 regional road (old N9) (D).
- CD 17: To seek the construction of a new street link between the L8054 local road at Skenagun (E) and the R418 regional road at Barrack Road (F), including a potential link to Main Street, in order to facilitate the development of the adjacent lands.
- CD 18: To widen the L8054 local road between the junction with the R448 regional road (old N9) and the junction with the R418 regional road (Athy Road) to provide a consistent carriageway cross-section, including the provision of appropriate pedestrian, cycle and public lighting facilities.

- CD 19: To implement safety improvements at the following locations:
- The junction between the R448 regional road (old N9) and the L8054 local road at Skenagun.
 - The junction between the L8095 local road and the St. Johns housing estate at the Green Bridge, to include the realignment of the Green Bridge if necessary.
 - The junction between the R448 regional road (old N9) and the R418 Tullow Road.
 - The junction between the L4009 local road (Maganey Road) and the L4011 local road.

CD 20: To investigate the feasibility of implementing a one way system through the narrow lanes in the town centre (the L40091 local road, Church Lane and Ivors Lane) in order to facilitate the provision of improved facilities for vulnerable road users.

Parking

It is an objective of the Council:

CD 21: To examine the feasibility of providing additional off street public car parking within close proximity to the town centre.

7.3.5 Water, Drainage and Environmental Services

Water Supply

Water in Castledermot is supplied by Carlow County Council and is sufficient to cater for the needs of the town. The Barrow Abstraction scheme which will be completed by the end of 2013 will be connected to Castledermot and will ensure further security of supply.

It is an objective of the Council:

CD 22: To continue to work with Carlow County Council to ensure adequate water supply for Castledermot into the future.

Wastewater

The existing Sewerage network was upgraded with the construction of a new sewerage treatment plant which has a population equivalent of 2,400 in 2005. It has sufficient capacity to cater for the needs of the town over the period of the Plan.

It is an objective of the Council:

CD 23: To ensure that the public sewerage network is extended to service the future development needs of the town.

CD 24: To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments to connect to the existing wastewater infrastructure where appropriate.

Surface Water/Flooding

In order to reduce surface water run-off and to minimise the risk of flooding, the lands within the development boundary shall be developed in accordance with Sustainable Drainage System (SuDS) principles and the 'Greater Dublin Strategic Drainage Study' as identified at Section 7.3.4 and 7.3.5 of the CDP.

This Plan has been subject to strategic flood risk assessment (SFRA) in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* as published by the DoEHLG (2009). For each of the land-use plans included in this variation to the County Development Plan, the SFRA identified lands which may be at risk of flooding by reference to existing data sources. The SFRA recommended and carried out detailed Flood Risk Assessment where this flood risk could be such as to threaten the strategic land-use envisaged in the Land-Use Plan. This allowed the application of the Justification Test to land-use classification decisions. The SFRA made recommendations in relation to flood risk assessment and/or mitigation measures to accompany developments carried out within the land-use plan areas and also produced guidance on the management of surface water run-off. Details of the SFRA are available on line at www.kildarecoco.ie.

It is an objective of the Council:

- CD 25: To seek an upgrade of surface water drains in the town, subject to the availability of finance.
- CD 26: To require separate foul and surface water systems for all future developments
- CD 27: To ensure that development proposals for lands identified on Map 7.1 will be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

Castledermot lies within the South Eastern River Basin District for which a River Basin Management Plan 2009–2015 has been prepared. The River Lerr flows through the town and is a tributary of the River Barrow. The Lerr waterbody is part of the Greese Lerr Water Management Unit. The overall status of this waterbody is “Moderate”. “Good Status” must be restored by 2015. River water monitoring is carried out by the Council and other agencies for the purpose of implementing the Water Framework Directive. Policies in relation to the maintenance and improvement of water quality are set out at Section 7.6.2 of the CDP 2011–2017.

Environmental Services

Household refuse collection in County Kildare has been outsourced to a private licensed waste operator.

The Council is committed to encouraging, supporting and promoting waste minimisation and recycling. A temporary “Bring Bank” recycling facility is located at the Maxol Service Station for recycling beverage cans, glass bottles, jars and textiles.

Both the primary and secondary schools in Castledermot are actively involved in the Green Flag recycling environmental programme. This programme encourages pupils to improve the local environment in terms of litter, recycling, energy and water conservation.

It is an objective of the Council:

- CD 28: To identify and actively pursue a suitable location within the town of Castledermot for the provision of recycling facilities in accordance with policy WM 5 of section 7.10 Environmental Services of Chapter 7 of the CDP.

7.3.6 Energy and Communications

In line with the policies and objectives outlined at Chapter 8 of the CDP, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

7.3.7 Retail and Commercial Development

Castledermot is identified in the Kildare County Retail Hierarchy as a hinterland area Tier 1 Level 4 Small Town Centre. The retail offer in Castledermot has remained stagnant in the last number of years with some vacant retail and commercial premises in the town centre. Most people in the town and its surrounding area have to travel to higher order centres to meet the majority of their shopping needs. Castledermot offers grocery shops, butchers, florists, a hot food take away, public houses and retail services.

In addition to the policies and objectives contained in Chapter 9 Retail of the County Development Plan 2011–2017 it is an objective of the Council:

- CD 29: To actively encourage the provision of shops and services to consolidate and strengthen the role of Castledermot in meeting the needs of its population and the hinterland that it serves.

7.3.8 Architectural and Archaeological Heritage

Architectural Heritage

Castledermot possesses a rich architectural heritage. There are a number of buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. There are currently 15 structures within the town that are listed in the County’s Record of Protected Structures (RPS). Policies to protect architectural heritage are contained in Section 12.8 of the CDP.

Note: the list below is not exhaustive - structures may be added or deleted from the Record of Protected Structures during the lifetime of the Plan.

Table 7.1: Extract of Record of Protected Structures

RPS Ref	NIAH	Description	Address
B40-10	11823006	Detached four bay two storey House	Douola House, Main Street
B40-11	11823010	Detached six bay two storey rubble stone house	Main Street
B40-12	11823022	Three-bay single-storey house with half-dormer attic	St. James, Church Lane
B40-13	11823024	Detached three-bay two-storey Tudor-style former parochial house	Castledermot Parochial House, Abbey Street
B40-14	11823025	Detached three-bay two-storey house	The Laurels, Main Street
B40-15	11823030	Detached three-bay two-storey house	School House Restaurant, Abbey Street
B40-16	11823040	Detached three-bay two-storey rubble stone house,	High Street
B40-19	11823001	Terraced seven-bay two-storey house	The Leinster Arms, Market Square, Castledermot
B40-20	11823005	End-of-terrace four-bay two-storey house	Shamrock Bar, Main Street, Castledermot, Co. Kildare
B40-21	11823009	Detached five-bay single-storey single-cell former Methodist church	Castledermot Methodist Church (former), Castledermot
B40-22	11823018	Detached three-bay single-storey over basement rubble stone farmhouse,	Church View, Ivor's Lane, Castledermot, Co. Kildare
B40-23	11823019	Detached three-bay double-height single-cell Church of Ireland church	Saint James's Church, Church Lane, Castledermot
B40-23A	11823020	Gateway	Saint James's Church, Church Lane, Castledermot
B40-24	11823033	Detached three-bay two-storey rectory	Castledermot Rectory
B40-25	11823034	End-of-terrace two-bay two-storey rubble stone building	Doyle's, Main Street, Castledermot

Table 7.2: Extract of Register of Monuments and Places (RMP)

Ref. No	Address	Item
KD038-053	Saint Johns	Holy Well
KD040-002	Castledermot	Town
KD038-045003	Skenagun	Possible Graveslab
KD038-045004	Castledermot	Gateway
KD040-002040	Castledermot	Gateway
KD040-002017	Castledermot	Cross Slab
KD040-002002	Castledermot	Round Tower
KD040-002028	Castledermot	Architectural Feature
KD040-002022	Castledermot	Cross Inscribed Stone
KD040-002026	Castledermot	Inscribed Stone
KD040-002003	Castledermot	Church
KD040-002011	Castledermot	High Cross
KD040-002013	Castledermot	Graveslab
KD040-002029	Castledermot	Cross
KD040-002030	Castledermot	Graveslab
KD040-002027	Castledermot	Graveslab
KD040-002009	Castledermot	Architectural Fragments
KD040-002028	Castledermot	Cross Inscribed Stone
KD040-002031	Castledermot	Graveyard
KD040-002018	Castledermot	Graveslab
KD040-002023	Castledermot	Cross Inscribed Stone
KD040-002015	Castledermot	Cross Slab
KD040-002024	Castledermot	Cross Inscribed Stone
KD040-002016	Castledermot	Cross Slab
KD040-002010	Castledermot	High Cross
KD040-002020	Castledermot	Possible Holed Stone
KD040-002012	Castledermot	Cross
KD040-002014	Castledermot	Cross Slab
KD040-002021	Castledermot	Inscribed Slab
KD040-002019	Castledermot	Cross Slab
KD040-002039	Castledermot	Gateway
KD040-002006	Castledermot	Ritual Site Holy Well
KD040-002007	Castledermot	Font
KD040-002033	Abbeyland	Effigy
KD040-002008	Castledermot	Church
KD040-002038	Abbeyland	Cross Inscribed Stone
KD040-002032	Abbeyland	Architectural Fragments
KD040-005	Abbeyland	Ritual Site Holy Well

Archaeological Heritage

There are a number of archaeologically significant items to be found within the town. There are 38 items within the boundary of the town listed on the Register of Monuments and Places (RMP).

The Urban Archaeological Survey in 1986 identified a Zone of Archaeological Potential (ZAP) in Castledermot. This zone identifies an area where there is potentially significant archaeology. In advance of any new development on a site of archaeological significance or within the ZAP there is a requirement for consultation with the Monuments Service of the Department of Arts, Heritage and the Gaeltacht (DoAHG). The policies and objectives for Archaeological Heritage are contained in Section 12.8 of the CDP.

Natural Heritage

The River Lerr, a tributary of the River Barrow, flows through the town of Castledermot. The River Barrow/River Nore is a designated Special Area of Conservation (cSAC, Site code 002162) selected for alluvial wet woodland sand petrifying springs, priority habitats on Annex I of the E.U. Habitats Directive. The site is also selected as a candidate SAC for old oak woodlands, floating river vegetation, estuary, tidal mudflats, *Salicornia* mudflats, Atlantic salt meadows, Mediterranean salt meadows, dry heath and eutrophictall herbs, all habitats listed in Annex I of the E.U. Habitats Directive. The site is also selected for a number of species listed in Annex II of the same directive.

The River Lerr is a valuable amenity resource in the town and the Council is committed to protecting and enhancing this river. This Plan includes objectives for the protection and improvement of the River Lerr and its water quality. New development will not be permitted within the SAC boundary or a minimum of 10m from either side of the watercourse measured from the top of the river bank. A minimum buffer zone of 10m of vegetation shall be retained along the river bank to mitigate against pollution risks and maintain habitat.

Any development proposal within the vicinity of or potentially having an effect on a designated site (e.g. the River Lerr, which is designated under the River Barrow and River Nore SAC) will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS). Policies applicable to designated sites and species are contained in section 13.8.3 of the CDP.

It is an objective of the Council:

CD 30: To conserve and protect riparian (beside rivers) corridors. New development will not be permitted within the SAC boundary or a minimum of 10m from either side of the River Lerr watercourse measured from the top of the bank.

CD 31: To seek the protection of the following trees/groups of trees: (See Map 5.2):

- a. 'The Laurels', avenue of mature lime trees between Abbey St. and Church Lane.
- b. Row of lime trees on Keenans Lane.
- c. Lime trees bounding two sides of Fair Green.
- d. Mixture of lime, alder and hawthorn on Hamilton Road along the river bank.

7.3.9 Recreation, Amenity and Open Space

The population of Castledermot has access to a wide range of recreational and amenity assets, both within and outside the town boundary. These assets include active recreational areas such as the GAA grounds and the soccer grounds, and passive recreational areas such as the banks of the River Lerr. The Fairgreen and the Laurels are attractive walking areas.

It is intended that the links between Castledermot and its natural heritage, recreation, amenity and open space assets will be strengthened where possible and additional amenities provided, subject to the availability of finance.

The Council's Open Space Strategy 2008 identified that Castledermot could benefit from a 2 ha local park. The provision of such a facility will depend on the

availability of appropriate site(s) and of the necessary funding. The town could also benefit from a children's playground, either in conjunction with a 2ha park or on its own in a smaller scale development.

It is an objective of the Council:

CD 32: To develop the river-side in conjunction with all relevant statutory and non-statutory bodies. This development should include:

- 1) A linear park where possible.
- 2) High quality formal and informal seating arrangements.
- 3) The provision of a high quality cycling and pedestrian route. The route should also be suitable for the requirements of disabled users. Any future footpaths, cycle tracks or lighting should be located on the western side of the existing road. No development will be permitted between the L8095 (Hamilton Road) and the River Lerr as it is part of the SAC.
- 4) The planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally. In the event of lighting being proposed along a river corridor an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys should be conducted by specialists and the recommendations of the specialist studies shall be implemented where appropriate. This will be done in consultation with NPWS and in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.

CD 33: To provide a playground in the Fairgreen. This playground and associated amenities with hard standing will be located within the Fairgreen but as far away from the SAC as possible so as to minimise any possible effects on the SAC.

CD 34: To upgrade the Fairgreen to endeavour to provide active and passive recreational activities for Castledermot.

CD 35: To work with and support recreational groups within the town to seek to enhance the recreational amenity of the town and its wider area.

7 3.10 Social, Community and Cultural Development

Castledermot has a strong sense of community, which is evidenced by the existence of local groups such as the local history and community services groups. There are also a number of sporting groups and facilities in the town and surrounding area such as the GAA, Soccer club and Pitch and Putt Clubs. The Council operates a library which opens on Wednesdays, Fridays and Saturdays, there is also a community centre and credit union in the town.





It is an objective of the Council:

CD 36: To support the development of zoned open space and amenity lands for the provision of appropriate facilities for local groups and clubs.

7.3.11 Education/Childcare/Community services

There are two schools in Castledermot, the newly constructed primary school on the Athy road and Colaiste Lorcaín Community College which is located on a confined site in the town centre. The Roman Catholic Church of the Assumption and St James', Church of Ireland serve the local community.

The town is served by the health centre on the Main Street. There is also a number of privately operated childcare facilities within the town, catering for the childcare needs of residents.

It is an objective of the Council:

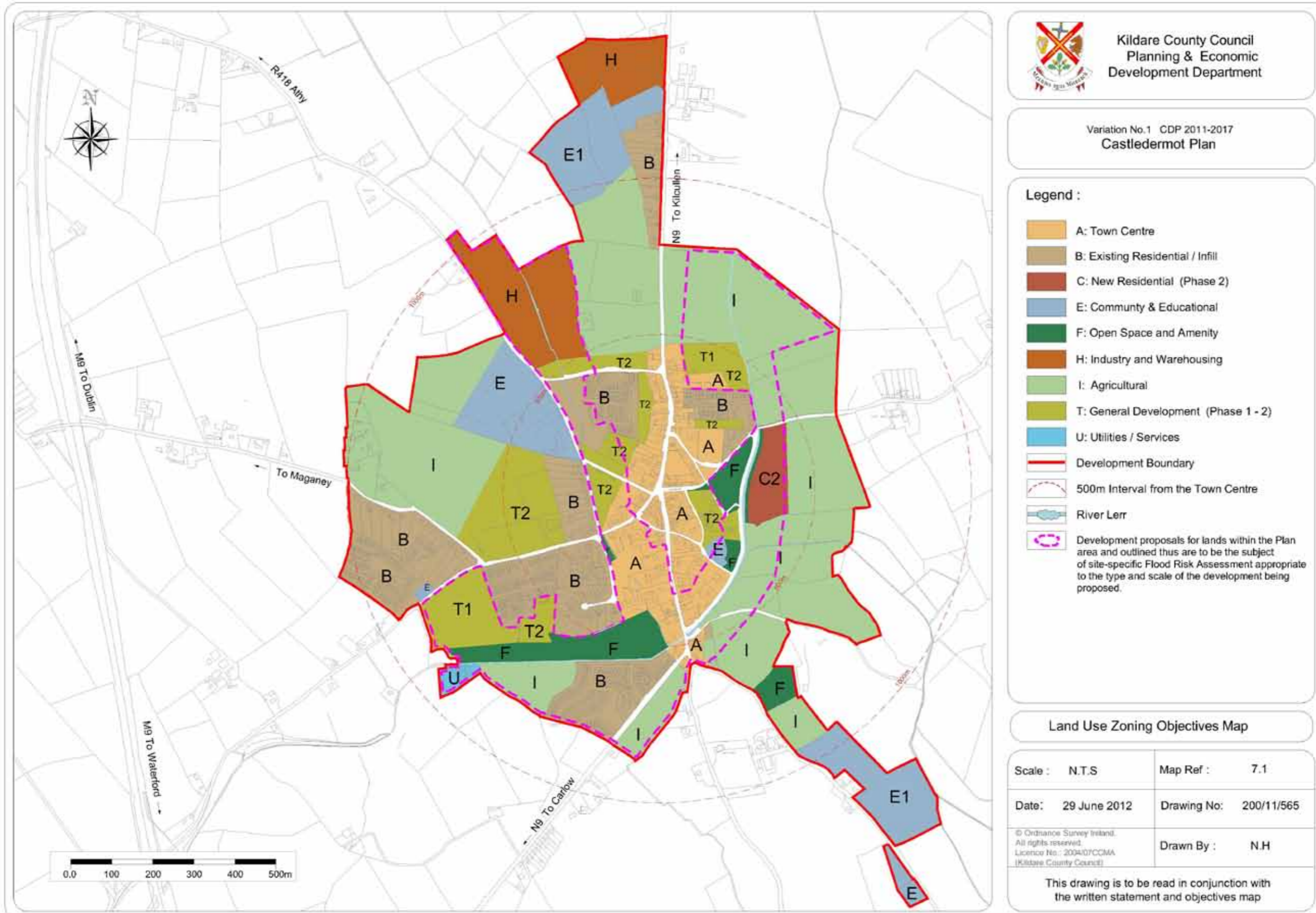
CD 37: To facilitate the relocation of the secondary school in Castledermot to a new green field site to accommodate future education needs and to facilitate the development of sports, recreational and cultural facilities.

CD 38: To support the provision of a new Adult and Further Education Centre, Literacy and Basic Education and Youthreach facility in conjunction with public and private stakeholders.

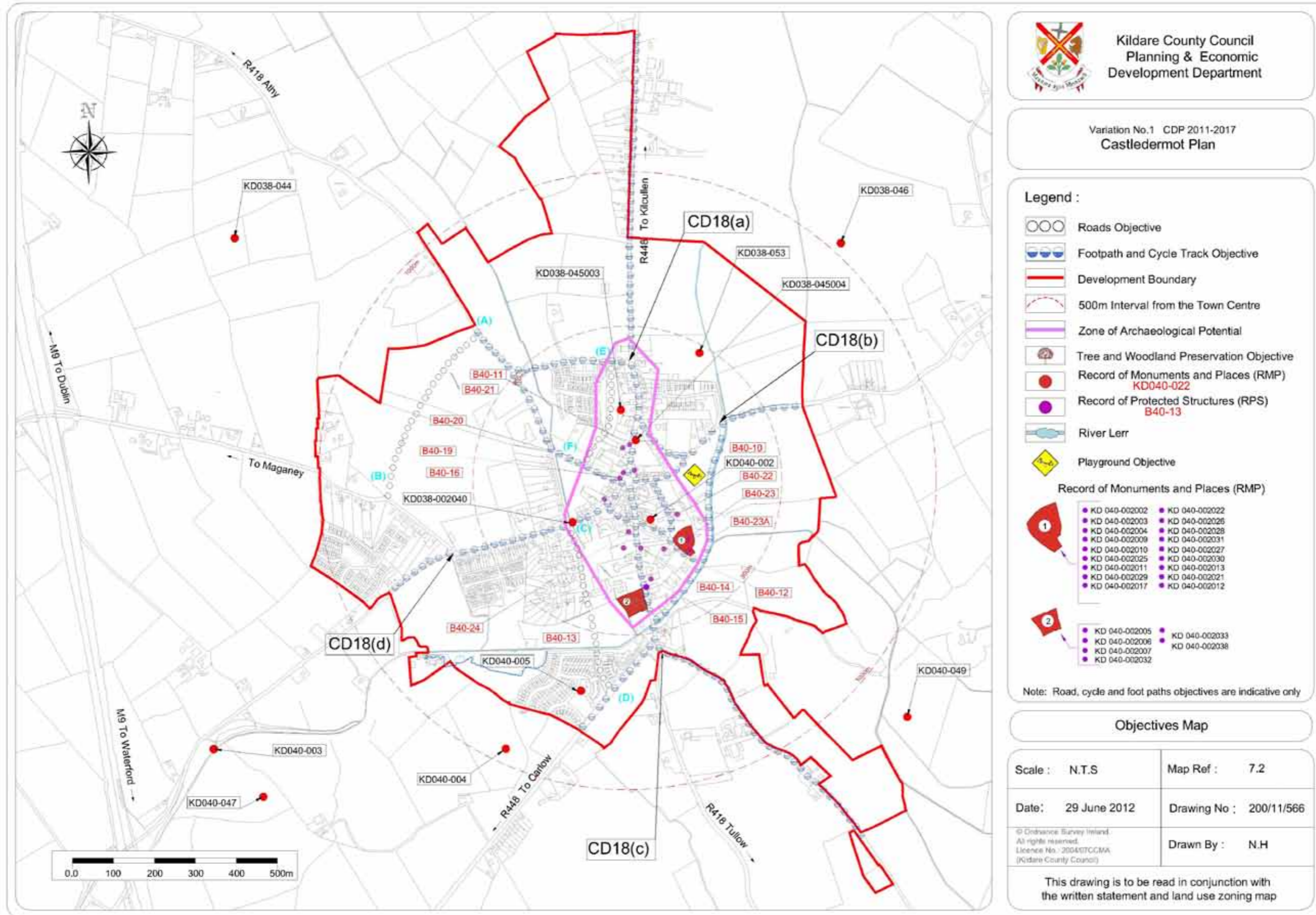
7.4 Zoning Requirements

Land within Castledermot are zoned for various landuses. The provisions of Part V of the Planning and Development Acts 2000–2011 shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 8 contains the zoning objectives for all the zoning categories identified in the plan area together with the accompanying matrix.

Map 7.1: Land Use Zoning Objectives Map



Map 7.2: Objectives Map





Section 8

Landuse Zoning Objectives

8.1 Land Use Zoning

Land within the development boundaries of Small Town Plans are zoned for various landuses in accordance with Section 10 of the Planning and Development Acts 2000–2011. The provisions of Part V of the Planning and Development Acts 2000–2011 apply to lands zoned for residential use or a mixture of residential and other uses. Table 8.1 sets out the zoning objectives for all the zoning categories identified in each plan. Table 8.2 sets out the accompanying matrix. Maps 2.1–7.1 illustrate the land use zonings and development boundaries for each town.

Table 8.1 Land Use Zoning Objectives Table

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including residential, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments shall not be out of character with the already established town centre area. Retail developments shall have regard to Chapter 9 of the County Development Plan and in particular Sections 9.5.8 (Hinterland Area: Small Town Centres) and 9.5.9 (Hinterland Area : Village Centres) of the County Development Plan. Warehousing and other industrial uses will generally not be permitted in the town centre.</p>
A1	Derrinturn Town Centre Extension	<p>To extend Derrinturn town centre and to provide for and improve residential, commercial, office, cultural and other uses appropriate to the centre to include the following:</p> <ul style="list-style-type: none"> (i) A park to include a playground facility. The park shall be centrally located and of adequate size to cater for passive and active recreational activities. It should be adequately overlooked by residential and other development along its boundaries. (ii) A mixture of uses such as office based activity, residential and retail (iii) Pedestrian linkages with the school and adjoining residential developments (iv) Vehicular access from the Edenderry – Allenwood Road and/or Carbury Road. (v) Protect the route of the new street (as per (iv) above) in the town centre from inappropriate development in order to allow for in-depth development of the town centre. <p>Subject to the criteria outlined in Chapter 19 of the Kildare County Development Plan 2011–2017, the height, building line, orientation and design of buildings in this area should significantly enhance the 'sense of place' in this central location.</p>
B	Existing Residential/Infill	<p>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and provides for infill development within these existing residential areas.</p> <p>The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density.</p>

Table 8.1 Land Use Zoning Objectives Table continued

Ref	Use	Land-Use Zoning Objectives
C	New Residential	<p>To provide for New Residential Development.</p> <p>This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.</p>
C*2	Rathangan	<p>To provide for low density residential development</p> <p>This zoning shall provide for low-density residential development at a maximum of 4 units per acre (10 units per hectare). Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission shall be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses. A design brief shall be also be submitted outlining principle design features for the overall scheme. Each individual applicant shall then submit their own design and apply for full permission on a serviced site.</p>
E	Community and Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objectives provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
E1	Castledermot	<p>This zoning objectives provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services. Residential units will be acceptable as ancillary accommodation to an institutional use such as a nursing home, convent/monastery or school and will be the subject of a management agreement.</p>
E2	Derrinturn	<p>To provide for a nursing home.</p> <p>This zoning objective provides for the development of a nursing home at this location, with no greater than 24 associated independent living units to be provided on he site. Residential units constructed on 'E2' shall be provided as ancillary to the primary use of the site to accommodate a nursing home. The use of any of these units other than as ancillary accommodation specifically to the nursing home shall not be permitted.</p>
E3	Rathangan	<p>To provide for a nursing home and ancillary services.</p> <p>This zoning objective provides for the development of a nursing home and associated facilities. The use of any such development shall be confined to such purposes.</p>
F	Open Space and Amenity	<p>To protect and provide for open space, amenity and recreation provision. The areas included in this zoning objective cover both private and public open space and are dispersed throughout the towns.</p> <p>The aims of this land-use zoning objective are to protect recreation, open space and amenity areas, to maintain and improve amenity lands, to preserve private open space and to provide recreational facilities.</p>
F1	Rathangan	<p>To provide a playground in Tannery Park adjacent to the Canal.</p>

Table 8.1 Land Use Zoning Objectives Table continued

Ref	Use	Land-Use Zoning Objectives
H	Light Industry and Warehousing	<p>To provide for new warehousing and light industrial development.</p> <p>This zoning provides for new warehousing and light industrial development excluding retail warehousing. Other uses, ancillary or similar to light industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>
I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.</p>
T	General Development	<p>To provide for general development.</p> <p>This zoning provides for a wide range of uses including office, leisure, residential, retail and light industrial/employment use. In this zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
U	Utilities/Services	<p>To provide for and improve public facilities.</p> <p>The purpose of this zone is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc.</p>
V	Equestrian	<p>To develop Kill Equestrian Centre.</p> <p>The purpose of this zoning is to facilitate the further development of Kill International Equestrian Centre. The primary use within this zone is equestrian related activities such as stabling, indoor and outdoor performance arenas, hay barns, veterinary centre and associated offices and car parking. A limited amount of self catering accommodation associated with the equestrian centre may be acceptable in this land use zoning.</p>

Table 8.1 Land Use Zoning Objectives Table continued

Zoning Matrix	Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (see Table 8.2) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area.
Definition of Terms	
Permitted in Principle	The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in Table 8.1 of this Plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives set out in other chapters of the CDP.
Open for Consideration	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 8.2) will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non-Conforming Uses	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	<p>While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.</p> <p>In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.</p> <p>Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.</p>

Table 8.2 Small Towns – Land Use Zoning Matrix Table

Land Use	A Town Centre	B Existing Residential	C New Residential	E Community/ Education	E2 ¹⁵ Community/ Educational	F Open Space & Amenity	H Light Ind & Warehousing	I Agriculture	T General Development	U Public Utilities	V Equestrian
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N
Car Park	Y	N	N	O	O*	N	O	N	O	O	O
Cattle Shed/Slatted Unit/Broiler house	N	N	N	N	N	N	O	Y	O	N	N
Cemetery	O	N	N	Y	N	N	N	N	O	N	N
Community/Recreational/Sports buildings	Y	O	O	Y	N	Y	O	N	Y	N	Y
Crèche/Playschool	Y	O	Y	Y	N	O	O	O*	O	N	O
Cultural Uses/Library	Y	O	O	Y	N	Y	O	N	Y	N	Y
Dancehall/Disco	Y	N	N	N	N	N	N	N	O	N	N
Dwelling	Y	Y	Y	O	O	N	N	O	O	N	O
Funeral Homes	Y	N	N	Y	N	N	O	N	O	N	N
Garage/Car Repairs	N	N	N	N	N	N	Y	N	O	N	N
Guest House/Hotel/Hostel	Y	O	O	N	N	N	N	N	O	N	O
Heavy Commercial Vehicle Park	N	N	N	N	N	N	Y	N	O	N	N
Hot Food take away	O	N	N	N	N	N	N	N	O	N	N
Light Industry	O	N	N	N	N	N	Y	N	O	N	N
Medical Consultant/Health Centre	Y	O	O	Y	N	N	N	N	Y	N	O
Motor Sales	N	N	N	N	N	N	N	N	O	N	N
Nursing Home	Y	Y	Y	Y	Y	N	N	N	Y	N	N
Offices	Y	N	N	O*	N	N	O*	N	O	N	O
Park/Playground	Y	Y	Y	Y	N	Y	Y	O	O	N	Y
Petrol Station	O	N	O	N	N	N	N	O	O	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	O	N	N
Playing Fields	O	O	O	Y	N	Y	Y	O	Y	N	Y
Pub	Y	N	N	N	N	N	N	N	O	N	N
Restaurant	Y	O	O	O*	N	N	N	N	O	N	O
School	Y	O	O	Y	N	N	N	N	O	N	O
Shop (Comparison)	Y	N	N	N	N	N	N	N	O	N	O*
Shop (Convenience)	Y	O	O	O	N	N	N	N	O	N	N
Stable Yard	N	N	N	N	N	N	N	Y	O	N	Y
Tourist Related Facilities	Y	O	O	O	N	N	O	O*	O	N	O
Utility Structures	O	O	O	O	N	O	O	O	O	Y	O
Warehouse (Wholesale)/Store/Depot	N	N	N	N	N	N	Y	N	O	N	N
Workshops	O	O	N	N	N	N	Y	O	O	N	O

Y = Permitted in Principle **O** = Open for Consideration **N** = Not Permitted

*Denotes that this use may be acceptable as ancillary to a primary

16 This zoning provides for a nursing home and associated facilities only



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