



Kildare County Council



# Sallins

## Local Area Plan 2009

Plean Cheantar Áitiúil 2009 Na Solláin



Kildare County Council

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



Adoption Date: 26th January 2009

# Contents

## Table of Contents

<b>PART A</b>	<b>3</b>
Review Context	
Introduction	3
Strategic Context and Relevant Policy Documents	7
Strategic Environmental Assessment	9
Population	11
Public Utilities	13
Conservation	15
Land Uses	19
Development Vision for Sallins	21
<b>PART B</b>	<b>22</b>
Policies and Objectives	22
Housing	23
Industry and Enterprise	26
Community, Educational, Childcare and Cultural Facilities	27
Public Utilities	28
Transportation	30
Amenity and Recreation	35
Town Centre	37
Re-Use and Regeneration of Derelict Sites and Buildings	38
Heritage	39
Environment	41
<b>Part C</b>	<b>43</b>
Specific Objectives	43
Zoning Matrix	49
Appendix A– Screening Decision	53

## List of Tables

Table 1 Preparation of the Sallins Local Area Plan	3
Table 2 Projected Population for Sallins	11
Table 3 Projected population for Sallins by 2015	12
Table 4 Built Heritage Items	15
Table 5 Sites and Monuments Record	16
Table 6 Town Centre Zoning	19
Table 7 Residential Zoning	19
Table 8 Community and Educational Zoning	19
Table 9 Open Space and Amenity	20
Table 10 Office, Light Industry and Warehousing	20
Table 11 Agriculture	20
Table 12 Utilities/Services	20
Table 13 Transportation and Utilities	20
Table 14 Land use Zoning Objectives	43
Table 15 Land Use Zoning Matrix	51

# Part A: Review Context



## 1 Introduction

### 1.1 LAP Status and Process

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

The statutory time frame as set out in the Planning and Development Act 2000 (as amended) commences upon the date of public display of the Local Area Plan. The following table sets out the timeframe of the preparation of this Local Area Plan.

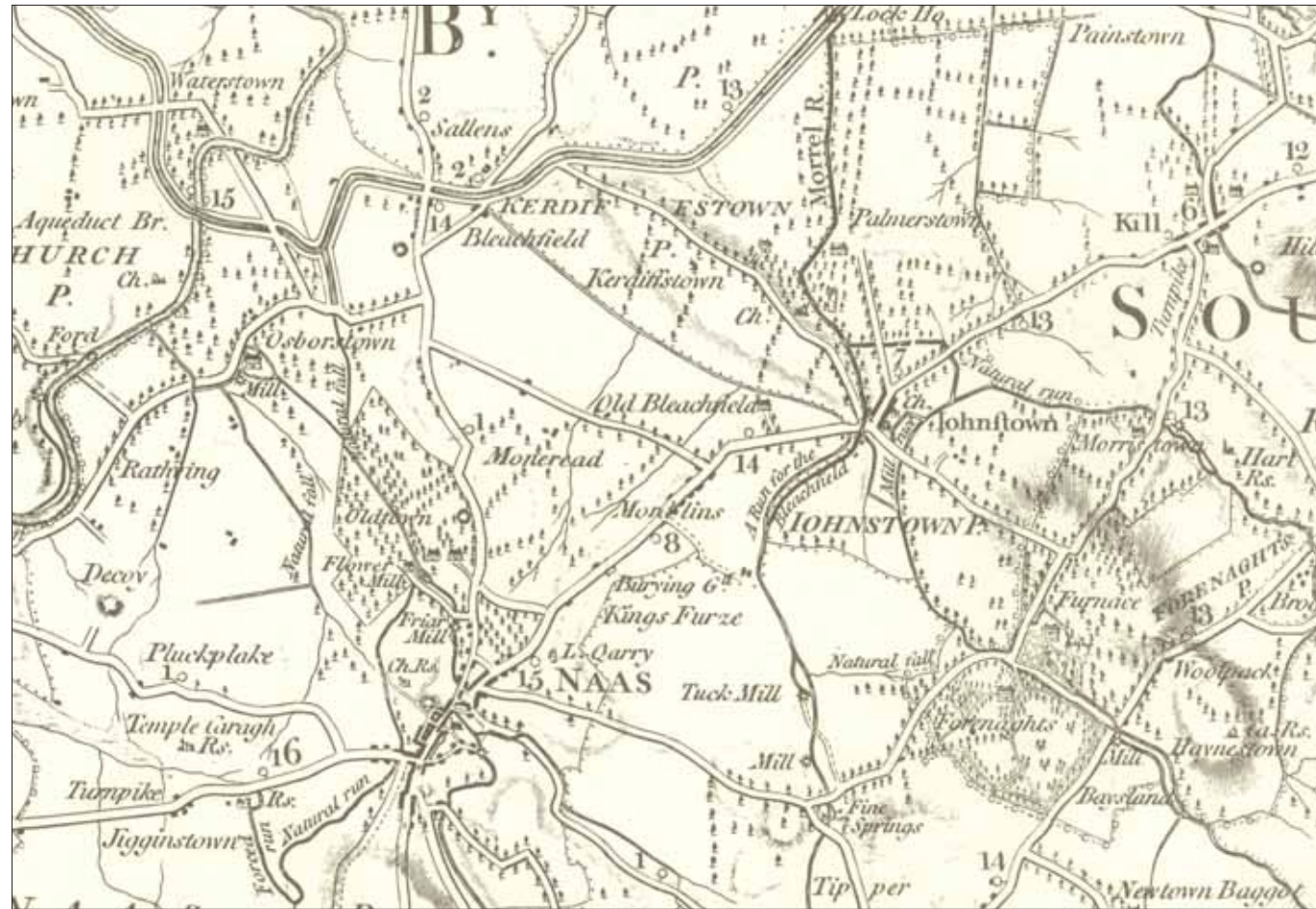
The written statement takes precedence over the map should any discrepancy arise between them.

A local area plan shall be made in respect of an area which –

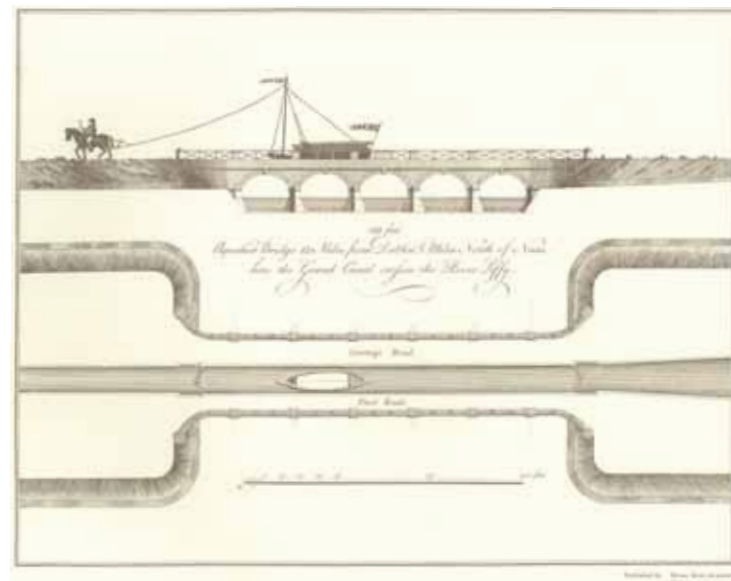
- (i) Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
- (ii) Has a population in excess of 2,000 and is
- (iii) situated within the functional area of a planning authority which is a county council.

Procedure involved in the preparation of a Local Area Plan	Relevant Dates
(a) Public Display of Draft Local Area Plan (≥ 6 weeks)	26/6/08 to 6/8/08 inclusive
(b) Preparation of Manager's Report (≤12 weeks from date notice is placed in press - see (a) above)	7/8/08 to 17/9/08
(c) Consideration of the Manager's Report by the Members of the Authority (6 weeks after the furnishing of the Manager's Report to the Members)	18/9/08 to 20/10/08
Where, following the consideration of the Manager's Report, it appears to the Members of the Authority that the proposal (being a proposal to make the local area plan) should be varied or modified, and the proposed variation or modification would, if made, be a material alteration of the proposal concerned, the following process is enacted.	
(d) Publication of the notice of the proposed variation or modification (≤3 weeks)	
(e) Public display of variation or modification (≥ 4 weeks)	6/11/08 to 3/12/08 inclusive
(f) Preparation of Manager's Report (≤ 8 weeks from date of publication of notice - see (d) above)	4/12/08 to 23/12/08
(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.	23/12/08 to 26/1/09

Table 1 Preparation of the Sallins Local Area Plan



Alexander Taylor's Map from 1783



Alexander Taylor's Map from 1783 detailing the Leinster Aqueduct, where the Grand Canal traverses the River Liffey, 1 mile south of Sallins.

### 1.2 Plan Area

Sallins is a small town located on the Grand Canal, 32km from Dublin and 5km north of Naas on the R407 Regional route that links Naas with Clane, Kilcock and the M4. The town is separated from Naas by the M7 motorway. The railway also runs through the town and the River Liffey flows in a south – north direction to the west of the town.

### 1.3 Historic Development of Sallins

Sallins originated with the construction of the Grand Canal in 1780. The development of the railway at the beginning of the 19th century saw Sallins continue to thrive as a transport centre. However with the decline of the canal system and later the railway in the 20th century the towns importance declined. By the end of the 20th century the railway station was nearly closed and the population stagnant.

Figure 1 Ordnance Survey Map of Sallins



### 1.4 Sallins Today

The town's street pattern reflects its historical development and the natural constraints imposed by the canal and the railway line. Indeed the railway and the canal are very important elements of modern Sallins. The train station provides accessibility to Dublin and Cork and the M7 motorway is just to the south, as a result the town has become attractive to commuters. Use of the canal as a mode of transport is almost extinct but it remains a valuable amenity resource. Recent residential development has occurred to the north and south of the town on the Clane road and Sallins road respectively. There has also been some high-density residential development close to the town centre. This development contains a retail/service element and a park and ride facility once again illustrating the importance of the train station in Sallins. One of the main constraints affecting Sallins is the amount of through traffic, which restricts accessibility for other road users and pedestrians. A bypass is an objective of this plan and once it is constructed these problems will be alleviated.

## 2. Strategic Context and relevant Policy Documents

### 2.1 National Spatial Strategy

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

The Strategy stipulates that new development must take account of and respect the established character of Sallins and cater for local growth in residential, employment and service functions by enhancing infrastructure and the built environment.

### 2.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 (RPGs) establish a broad planning framework for the Greater Dublin Area (GDA), and comprises two regions: the Metropolitan area and the Hinterland area. Sallins is located in the Hinterland area.

Sallins is designated as a small growth town. Small growth towns should contain small locally financed businesses but other economic investment could be permitted. Retail should be mainly convenience serving the town and its local catchment area. Education and health care facilities should also be located in these towns.

### 2.3 Kildare County Development Plan 2005-2011

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

- *To provide for balanced and sustainable distribution of economic and social growth across the county.*
- *To provide infrastructure and transportation in accordance with the principles of sustainable development.*
- *To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.*
- *To protect, conserve and enhance the built and natural heritage of Kildare for future generations.*

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

### 2.4 Kildare 2012 – An Economic, Social and Cultural Strategy

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

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

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

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

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

### 2.6 Kildare County Housing Strategy- Part V

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

# 3. Strategic Environmental Assessment

## 2.7 'Sustainable Residential Development in Urban Areas' and 'Urban Design Manual – A best practice guide' December 2008

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

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

## 2.8 Naas Integrated Framework Plan for Land use & Transportation 2003

Although this plan is not specific to Sallins it realises the importance of the public transport interchange. Sallins train station is located on the National Transport Corridor as outlined in the National Spatial Strategy. This plan promotes the use of Sallins station by outlining measures for development of a public transport corridor from Naas town centre through Millennium Park to Sallins station. The improvement of certainty, security, comfort and accessibility of the Sallins railway service is promoted in this plan.

## 2.9 Retail Planning Guidelines

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

## 2.10 Greater Dublin Area - Retail Strategy 2008-2016

The Retail Planning Guidelines for the Greater Dublin Area is designed to ensure that there is a sufficiency of retail floorspace to accord with population and expenditure growth, and that it is located in an efficient, equitable and sustainable manner.



## 2.11 Draft County Retail Strategy 2005

The Draft County Retail strategy for Kildare was prepared in 2005. The terms of this strategy have been incorporated into chapter 7 of the Kildare County Development Plan 2005-2011. A revised County Retail Strategy for Kildare is being prepared in 2009.

## 2.12 Liffey Valley Strategy

The Liffey Valley Strategy was prepared by the Office of Public Works and the relevant Local Authorities including Kildare County Council and published in 2006.

The overall aims of this Strategy are twofold - to provide an integrated management framework for the Liffey Valley and to create a process towards the establishment of a Liffey Valley Park which would be composed of a necklace of publicly owned spaces within this area.

## 3.1 Introduction

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme.

It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

## 3.2 Legal Framework

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

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

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

## 3.3 Consultation with Environmental Authorities

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Screening Assessment was prepared for the Sallins Local Area Plan and sent to the Environmental Authorities concluding that a Strategic Environmental Assessment would not be required.



A Screening Decision was subsequently prepared and sent to those environmental authorities consulted, in accordance with Section 3.9 of the 'Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment' (See Appendix A).

## 3.3.1 Department of Communications, Marine and Natural Resources

The implementation of this Local Area Plan should not compromise the objectives as set out in the Water Framework Directive. The Plan will have regard to the Water Framework Directive.

It is noted that there are limitations to the existing sewerage network that will be addressed in the upgrading works proposed to both the network itself and Osberstown Treatment Plant.

## 3.3.2 Environmental Protection Agency

No response received.

## 3.3.3 Department of the Environment, Heritage and Local Government.

It is not considered that this Local Area Plan will give rise to any significant environmental effects in relation to Natural Heritage but the LAP should include a Natural Heritage section. *(it shall be noted that a natural heritage section is now included in this Local Area Plan)*

The Department had no comment to make in relation to Architecture or Archaeology.



## 4. Population

### 4.1 Background

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 260 units for Sallins between 2002-2011. Given that the latter date only projects to mid way through this Local Area Plan period and given that the most recent census was carried out post the adoption of the current CDP, it is considered more appropriate to have regard to the CSO data and the revised Regional Planning Guideline (RPG) figures in order to determine the increase in population over the plan period.

The 2006 census data established that there were 186,335 people resident in County Kildare. Sallins accounted for 3,806 or 2.04% of the County's total population.

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

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

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

Table 2 shows that a 'year on year' figure of 154 would assume a total population for Sallins of 5,038 (the end of the six year life of this Local Area Plan adding 154 to the total population of each year to give the assumed total population for the following year).

Year	Total Population
2006 (cso)	3,806
2007	3,906
2008	4,114
2009	4,268
2010	4,422
2011	4,576
2012	4,703
2013	4,884
2014	5,038
2015	5,192
2016	5,346

Table 2 Projected Population for Sallins

### 4.2 Relevant Planning History

While there are a number of planning applications currently in the system that have not yet been decided upon, an assessment of larger development sites in Sallins shows that c. 742 residential units have been granted in the town in recent years and, given the commencement dates of a significant number of these developments, being post the date of the undertaking of the 2006 Census (April 2006), it shall be assumed that population figures resulting from these units were not included in the CSO Census data and therefore the population resulting from the construction of these units would be additional to the 2006 CSO population figures for Sallins.



# 5. Public Utilities



**The following is of particular note:**

Population of Sallins in 2006	3,806
Population resulting from construction of c. 742 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	1,870
Population arising from 7 ha of uncommitted lands from the Sallins Local Area Plan 2001, assuming a household figure of 2.52 and an average density of 35 units per ha (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35)	617
12.1 ha (30 acres) of land zoned residential on the Clane Road, assuming a household figure of 2.52 and an average density of 35 units per ha (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).	1067
<b>Total envisaged population for Sallins by 2015.</b>	<b>7,360</b>

Table 3 Projected population for Sallins by 2015.

However, as clearly set out in Table 2, the projected population for Sallins having regard to the Regional Planning Guidelines should be 5,192 by 2015 (end of the life of this Local Area Plan).

Notwithstanding the fact that paragraph 7.9 of the Regional Planning Guidelines states that the over zoning of land is acceptable, perhaps even by one-third to one-half. The population target for Sallins including considerable over zoning can be easily achieved with existing planning permissions, uncommitted lands and 12.1 ha (30 acres) of residential land provided on the Clane road.



**5.1 Water Supply**

Water supply has improved in Sallins since the completion of the North East Kildare Regional Water Supply Scheme. Demand from the Dowdenstown reservoir has been decreased as some of this demand has been transferred to the North East Kildare scheme. The existing water distribution network is adequate to ensure promotion of sustainable development in the Sallins area going forward, noting that Kildare County Council acquires water for the Sallins area from Dublin City Council, at the Ballymore Eustace Water Treatment Plant.

**5.2 Waste Water**

Osberstown wastewater treatment plant and the sewer network are likely to be upgraded by 2012. In the interim however some repair works have been carried out at the Sallins pumping station. This work, while not facilitating additional development due to the lack of capacity at Osberstown wastewater treatment plant, will have positive impacts on the local environment by minimising the number of overflows to the River Liffey at Sallins.

**5.3 Surface Water**

All development should attenuate surface water on site in accordance with the Greater Dublin Storm Water Management Policy, Greater Dublin Strategic Drainage Study and Sustainable Urban Drainage System EEC Water Framework Directive 2000 in terms of water quality. Furthermore, surface water attenuation will be required with developments in order to minimise the risk of flooding.

Currently there is no surface water system in Sallins, Substantial developments in the town incorporate a SUDS system and discharge to the River Liffey. Some smaller developments may be using a soakaway system. The surface water culverts under the railway and the canal are currently at capacity and any further development in the town must upgrade these culverts.

**5.4 Waste**

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

The Council provides a weekly service for residual waste and a monthly service for dry recyclables in the Sallins area. The residual waste goes to Silliot Hill for baling and then is removed to Arthurstown Landfill. A private operator on behalf of the Council collects and processes recyclables.

**5.5 Electricity and Telecommunications**

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

The telecommunications network in Sallins is being upgraded progressively. There is an increased demand for mobile phones, broadband and other telecommunications equipment to improve the telecommunications network and provide a global system for mobile communications. Broadband is currently available in the Sallins area. Kildare County Council acknowledges the importance of the telecommunications sector to the local and regional economy. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment.

**5.6 Transportation Infrastructure**

The Council recognises the need to develop an efficient, integrated public and private transport system within the County and the Greater Dublin Area as a whole. The road infrastructure in Sallins is being progressively improved with upgrades to the R407 on the Clane side of the town being the most recent works completed. Congestion is a problem in the town and one of the key elements of the plan is the delivery of the Sallins By-pass objective (TR 4 (iii), TR 4 (iv) of section 6.1 Part B) and once constructed it should go a long way to alleviating the congestion problems.

Sallins train station is a key piece of public transport infrastructure important not only to Sallins but also to the Naas area as a whole. Access to the train station has improved recently as a result of the Waterways development but utilising the maximum potential of the railway infrastructure is still a challenge. This plan through various objectives (Part B section 6.2) supports the development of a Public Transport Interchange and Strategic Park and Ride facility and the Council has already held preliminary discussions with Iarnrod Eireann regarding these objectives. Iarnrod Eireann is very supportive of the proposals in principle, subject to further technical feasibility assessment.





## 6. Conservation

### 6.1 Natural Heritage

#### 6.1.1 Natural Heritage Areas and Special Areas of Conservation

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

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

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

The Grand Canal is a designated Natural Heritage Area (No. 02104).

### 6.2 Built Heritage

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

Reference	Item and Location	Description
SS1	Railway Station	Building
SS2	Terrace of 4 three bay single cottages west of Railway Bridge	Buildings
SS3	Pair of two storey houses of rusticated limestone west of four cottages	Buildings
SS4	Terrace of six railway cottages west of Railway Bridge	Buildings
SS5	Wards shop Main Street	Building
SS6	Canal Bridge	Bridge
SS7	House on corner of Canal View on the north side of the Canal	Building
SS8	Three bay two storey houses on the east side of Main St, north of the canal	Buildings
SS9	Homefarm House	Building
SS10	Canal Banks including granite blocks	Canal Banks
SS11	Large 6 bay, two-storey house north of the Canal	Building
SS12	Large 3 bay, two-storey house north of Canal	Building
SS13	Cottages on corner of Canal view, chapel lane	Building
SS14	2 bay two-storey house Canal View, south of Canal	Building
SS15	2 bay two-storey house Canal View, south of Canal	Building
SS16	S Hughes, shop and shop front, Canal View	Building
SS17	Catholic Church Chapel Avenue	Building
SS18	Old School House, Chapel Avenue	Building
SS19	Sallins Lodge	Building

Table 4 Built Heritage Items

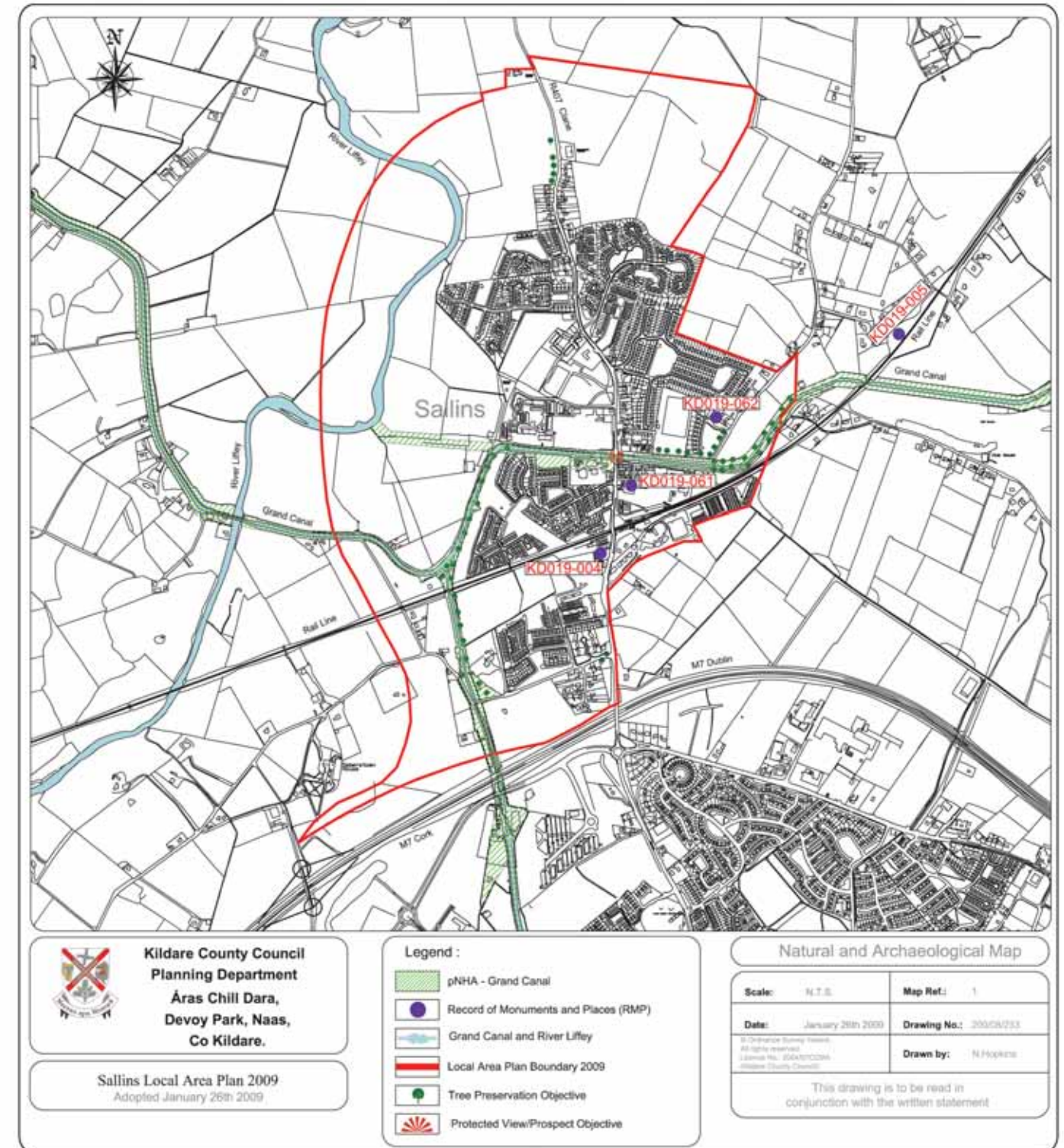
Item	Location (Townland)	OS Sheet No	Reference No:
Enclosure	Osberstown	19	KD019-004
Enclosure	Sherlockstown	19	KD019-005
Castle - Tower House	Sallins	19	KD019-062
Burial Ground (Possible)	Osberstown	19	KD019-061

Table 5 Sites and Monuments Record

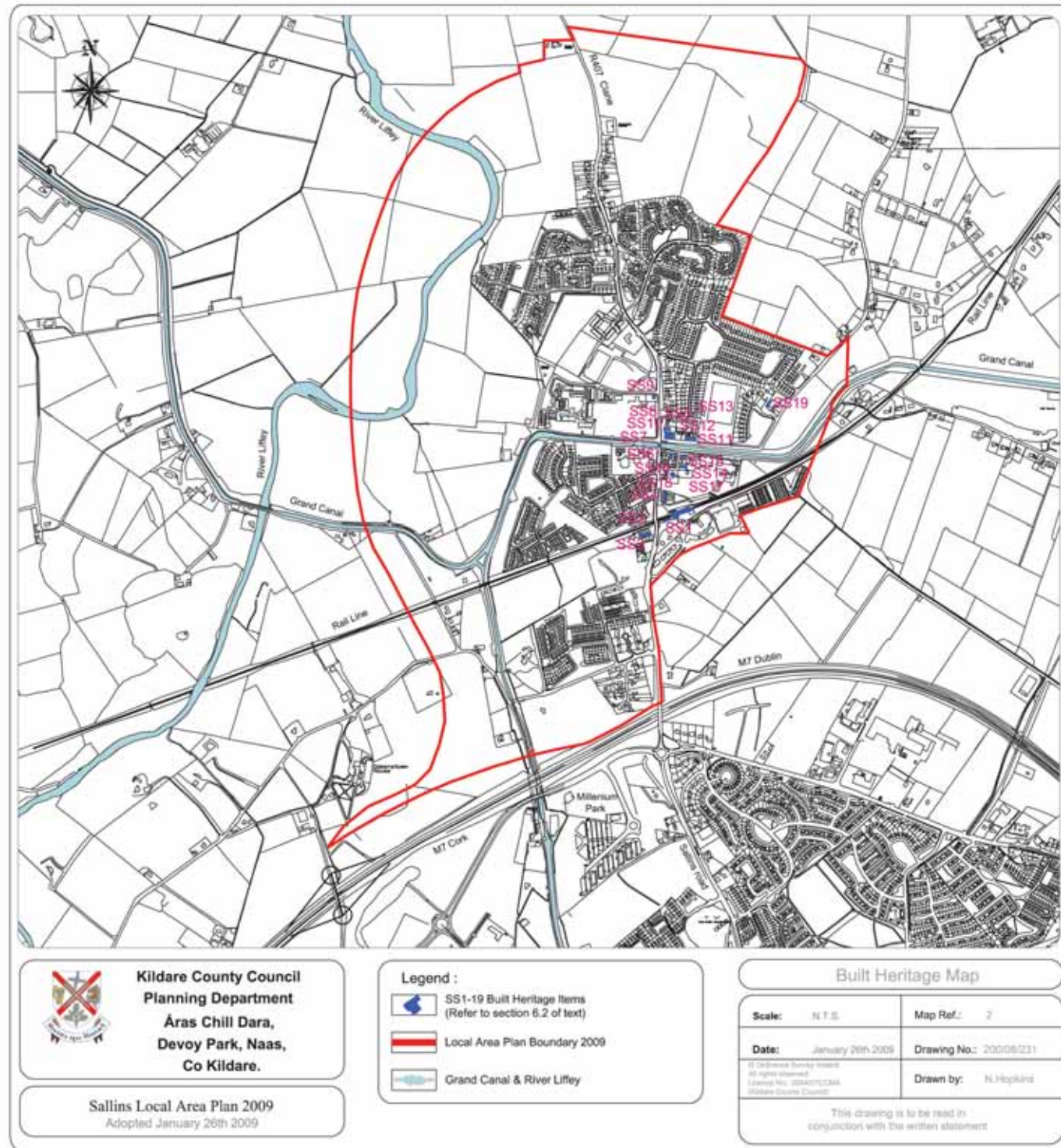
### 6.3 Archaeological Heritage Sites and Monuments Records

The Sites and Monuments Records (SMR) list all certain or possible archaeological sites and monuments mainly dating to before 1700AD. These lists were in many cases based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis and focuses on monuments that predate 1700AD. Table 5 (above) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Sallins.

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are protected and preserved from inappropriate development that would adversely affect and / or detract from the interpretation and setting of these sites. (See section 10.4 of Part B for specific objectives)



# 7. Land Uses



## 7.1 Town Centre

The Sallins Local Area Plan 2001 zoned a total of c. 21.6 hectares (53.3 acres) of land as 'Town Centre'. Existing facilities and businesses in the town centre include a service station, pharmacy, launderette, convenience stores, crèche, restaurants and three public houses.

Historically, the town has developed around the canal and railway crossing. Recent development pressure has resulted in a large number of houses being built to the north and south of the town. The Council will promote the reinforcement of the town centre as the heart of Sallins. The Sallins GAA site and the former meat factory lands provide excellent opportunities for mixed-use development in the centre of the town. The town centre will provide a range of residential, employment and services for the growing local community in accordance with County, Regional and National policy.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Town Centre	21.6 ha	15.9 ha

Table 6 – Town Centre Zoning

## 7.2 Residential

The Plan proposes 12.1 ha (30 acres) of additional 'Residential' zoned land on the Clane road as part of an extension of the town boundary. The development of the lands at this location will incorporate residential, community and educational, amenity and agricultural uses. Having regard to section 4 above, it is considered that these lands, the committed lands and remaining undeveloped lands will provide for sufficient population growth for the town during the life of the plan. It has already been noted above that there is some 'Town Centre' zoned land that has not been developed and this land could also accommodate a quantum of residential development. It should be noted that lands zoned 'New Residential' in the 2001 LAP, which are now developed, are zoned 'Residential' in this Plan.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Residential	93.9 ha	108 ha

Table 7 – Residential Zoning

## 7.3 Community and Educational

The range of community facilities throughout the town includes a primary school, church, community hall and GAA club. The Council encourages the appropriate expansion of these facilities.

Sallins has one primary school (St Laurence's) which is located along the canal on the Kerdiffstown road. It currently accommodates 570 pupils. The school had 374 pupils in 2001, which shows a sharp increase in population in recent years. The school is currently constructing an extension to meet its demands. There is no post primary school in Sallins. Secondary school pupils must travel to either Naas or Clane.

This plan includes the zoning of 4 ha (10 acres) of land on the Clane road for Community & Educational purposes, which could facilitate future school expansion.

The Church of Our Lady of the Rosary and Guardian Angels on Church Avenue serves Sallins. It is a small structure and not deemed sufficient to serve the needs of the town in the future and there are plans to build a new church on Town Centre zoned lands beside the existing primary school. The existing primary school, church and community hall are zoned 'Town Centre'.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Community & Educational	0	4 ha

Table 8 – Community and Educational Zoning

## 7.4 Open Space and Amenity

The provision of attractive recreational open space is an essential component of the Council's vision of developing Sallins. The quality and location of such space is as important as the quantity. The Council has recently approved the establishment of a parks department to develop and maintain public open spaces within the county.

12.1 ha (30 acres) is zoned Open Space and Amenity on the Clane road to facilitate the development of a sporting campus for the town. The Grand Canal and the River Liffey are major assets for the town and this plan will ensure their protection and enhancement with the appropriate land use zoning along these water corridors.

# 8. Development Vision for Sallins



Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Agriculture	34.7 ha	83 ha

Table 11 – Agriculture

There has been an increase in the amount of agricultural zoned land in the current plan as the LAP boundary has been extended to the west to accommodate the new Sallins by pass objective with the bulk of this land being zoned agricultural.

### 7.7 Utilities/Services

In the 2001 Sallins Local Area Plan certain sites were zoned Transportation and Utilities. One such site was a Local Authority pumping station and the other an ESB substation. It is felt that the Utilities / Services zoning is a better reflection of these established uses with therefore they have been changed in this Local Area Plan.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Utilities/ Services	None	0.6 ha

Table 12 – Utilities/Services

### Transportation and Utilities

In the 2001 Sallins Local Area Plan a number of sites were zoned Transportation and Utilities including the sites mentioned in the above section that have now been changed. The 2001 LAP zoned an area of land around the train station including the station itself on the southern side of the tracks. This zoning facilitated the recent development of the mixed-use waterways scheme. In the current plan the train station on the southern side of the tracks will continue to be zoned Transportation and Utilities but the Waterways development will be changed to Town Centre, in order to reflect the current use of this site.

The overall vision for Sallins is to consolidate it with sufficient critical mass to sustain a range of residential, employment and services for a growing local community while protecting and enhancing the unique physical environment of the town and the river corridor.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Transportation & Utilities	2.7 ha	0.6 ha

Table 13 – Transportation and Utilities



Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Open Space & Amenity	22.1 ha	54 ha

Table 9 – Open Space and Amenity

### 7.5 Office, Light Industry and Warehousing

An area of approximately 24.1 ha was zoned for Office, Light Industry and Warehousing in the Sallins Local Area Plan 2001. This land has remained undeveloped. One of the reasons for this may have been that the proposed Sallins bypass was not constructed during the lifetime of the plan. The construction of the new Sallins bypass route would provide easy access from the road network to these lands.

Having regard to the population projection for the life of this plan, it is considered that these lands provide adequate office, industry and warehousing opportunities for the future.

Zoning Objective	Quantum of Zoning in the 2001 Local Area Plan	Quantum of Zoning in the 2009 Local Area Plan
Office, Light Industry & Warehousing	24.1 ha	23.2 ha

Table 10 – Office, Light Industry and Warehousing

### 7.6 Agriculture

In the 2001 Sallins Local Area Plan the majority of lands zoned agricultural were located at the northern and southern extremities of the town.

### 8.1 Development Goals

Specific goals of this plan, as translated into sectoral objectives and policies in Part B, are:

- To protect and further develop the role of the town centre as the focal point for economic, cultural and social activity;
- To ensure that adequate recreational facilities are available to the residents of the town.
- To ensure the adequate supply of serviced, zoned land to accommodate future population and economic expansion.
- To maintain the compact urban form of Sallins and to maintain a green buffer zone between Sallins and Naas.
- To maximise the potential of the existing public transport infrastructure and to facilitate the convenient circulation around the town, by foot, bicycle and car.
- To protect and enhance the unique architectural heritage of the town.

The following section states the objectives of Kildare County Council with regard to the development of land within the boundary of the Local Area Plan for Sallins. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate the development of land in a manner that will promote proper planning and sustainable development.



### 2.1 Objectives

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

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

#### Layout:

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

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

#### Design:

- (i) The use of high quality materials only, in the delivery of a high standard of design.
- (ii) Variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic and complement each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and downsizing opportunities.
- (iii) The consideration of the requirements of the elderly in the design of development schemes.
- (iv) The surround of dormer windows to be finished in painted plaster only, where such windows are considered appropriate.
- (v) Vertical emphasis on windows.
- (vi) That solar panels be encouraged in the design of development schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings [www.managenergy.net/](http://www.managenergy.net/)
- (vii) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.

#### Landscaping:

- (i) The preservation and reinforcement of existing mature trees and hedgerows in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xv) (b) below).
- (ii) The preparation of a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following:
  - (A) 'Hard' landscaping to include a footpath and a bicycle path

(B) Planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.

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

- That all planning applications should include details of how trees & hedgerows to be retained on site are to be protected while the construction works are ongoing. The protection methods used should comply with BS5837:2005 'Trees in relation to construction-Recommendations'.
- Layouts will be required to facilitate the retention of the maximum number of significant trees & hedgerows, which must be adequately protected before and during development works.
- All tree & hedgerow surveys should be carried out by a suitably qualified Arborist and that the survey should recommend a management programme for the trees & hedgerows proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.
- Security by way of a financial bond will be required to protect trees & hedgerows proposed for retention.
- Where it is necessary to remove trees & hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.

(iii) Seating arrangements both formal and informal

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

- Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and

employment uses). These routes shall also be suitable for the requirements of mobility-impaired users. Communal bicycle racks shall be provided as an integral part of any residential scheme.

- A central, functional, accessible and adequately overlooked area of public open space.
- Smaller areas of usable, functional, accessible and appropriately located areas of open space throughout the remainder of the development site.
- Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

**H2** To promote the use of underused and vacant upper floors.

**H3** All development proposals shall comply with the following recent DoEHLG publications: (or as subsequently finalised)

'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (December 2008) and

'Urban Design Manual – A best practice guide, A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' (December 2008).

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

- (i) Developers/agents, in the preparation of development proposals
- (ii) The public, in gaining a greater understanding of the development proposals
- (iii) Planners, in the assessment of development proposals.

It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website ([www.environ.ie](http://www.environ.ie)).



**H4** That all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas'. (DoEHLG 1998).

**H5** That private housing estates are taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.

**H6** That applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) (this form may be downloaded from the Kildare County Council website at the Following address, [www.kildarecoco.ie](http://www.kildarecoco.ie)) which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and other facilities such as shops and post offices. It shall be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision.

In this regard, it shall be noted that 8.5% and 12% of a population at any time is assumed to be of primary and secondary school going age respectively (figures obtained from the Department of Education). With particular regard to the effect development proposals would have on education provision, developers shall;

(i) Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places, having regard to the figures of 8.5% and 12% as above.

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

(iii) Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved. This shall include appropriate consultation with the Department of Education, evidence of same shall be submitted with the planning application.

**H7** The naming of residential developments shall reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

**H8** Apartments shall only be proposed at appropriate locations in the Town Centre. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway.

**H9** Proposals on lands which were formally identified for a road reservation as part of the 2001 Sallins Local Area Plan and are currently identified as Existing / Permitted Residential would only be considered subject to the preservation of residential amenity of adjoining properties.

### 3. Industry and Enterprise



#### Objectives

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

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

- E 4** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.
- E 5** To ensure high quality design and finish of units fronting public roadways and which are highly visible from residential areas.
- E 6** To ensure sufficient separation of industrial units from the Grand Canal and that such developments are designed and landscaped appropriately.



### 4. Community, Educational, Childcare & Cultural Facilities

#### 4.1 Objectives

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

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

- C 5** To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout Sallins.
- C 6** To require the provision of Childcare Facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001.
- C 7** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, fire service, library facilities and sports facilities in Sallins.
- C 8** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.
- C 9** To support the provision of a 5,000-10,000 sq. ft. site for a new Adult and Further Education Centre, Literacy and Basic Education, Youthreach with the help of public and private stakeholders.



The following section states the objectives of Kildare County Council with regard to the development of land within the boundary of the Local Area Plan for Sallins. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate the development of land in a manner that will promote proper planning and sustainable development.



### 2.1 Objectives

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

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

#### Layout:

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

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

#### Design:

- (i) The use of high quality materials only, in the delivery of a high standard of design.
- (ii) Variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic and complement each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and downsizing opportunities.
- (iii) The consideration of the requirements of the elderly in the design of development schemes.
- (iv) The surround of dormer windows to be finished in painted plaster only, where such windows are considered appropriate.
- (v) Vertical emphasis on windows.
- (vi) That solar panels be encouraged in the design of development schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings [www.managenergy.net/](http://www.managenergy.net/)
- (vii) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.

#### Landscaping:

- (i) The preservation and reinforcement of existing mature trees and hedgerows in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xv) (b) below).
- (ii) The preparation of a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following:
  - (A) 'Hard' landscaping to include a footpath and a bicycle path



(B) Planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.

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

- That all planning applications should include details of how trees & hedgerows to be retained on site are to be protected while the construction works are ongoing. The protection methods used should comply with BS5837:2005 'Trees in relation to construction-Recommendations'.
- Layouts will be required to facilitate the retention of the maximum number of significant trees & hedgerows, which must be adequately protected before and during development works.
- All tree & hedgerow surveys should be carried out by a suitably qualified Arborist and that the survey should recommend a management programme for the trees & hedgerows proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.
- Security by way of a financial bond will be required to protect trees & hedgerows proposed for retention.
- Where it is necessary to remove trees & hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.

(iii) Seating arrangements both formal and informal

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

- Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and

employment uses). These routes shall also be suitable for the requirements of mobility-impaired users. Communal bicycle racks shall be provided as an integral part of any residential scheme.

- A central, functional, accessible and adequately overlooked area of public open space.
- Smaller areas of usable, functional, accessible and appropriately located areas of open space throughout the remainder of the development site.
- Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

**H2** To promote the use of underused and vacant upper floors.

**H3** All development proposals shall comply with the following recent DoEHLG publications: (or as subsequently finalised)

'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (December 2008) and

'Urban Design Manual – A best practice guide, A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' (December 2008).

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

- (i) Developers/agents, in the preparation of development proposals
- (ii) The public, in gaining a greater understanding of the development proposals
- (iii) Planners, in the assessment of development proposals.

It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website ([www.environ.ie](http://www.environ.ie)).



**H4** That all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas'. (DoEHLG 1998).

**H5** That private housing estates are taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.

**H6** That applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) (this form may be downloaded from the Kildare County Council website at the Following address, [www.kildarecoco.ie](http://www.kildarecoco.ie)) which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and other facilities such as shops and post offices. It shall be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision.

In this regard, it shall be noted that 8.5% and 12% of a population at any time is assumed to be of primary and secondary school going age respectively (figures obtained from the Department of Education). With particular regard to the effect development proposals would have on education provision, developers shall;

(i) Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places, having regard to the figures of 8.5% and 12% as above.

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

(iii) Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved. This shall include appropriate consultation with the Department of Education, evidence of same shall be submitted with the planning application.

**H7** The naming of residential developments shall reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

**H8** Apartments shall only be proposed at appropriate locations in the Town Centre. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway.

**H9** Proposals on lands which were formally identified for a road reservation as part of the 2001 Sallins Local Area Plan and are currently identified as Existing / Permitted Residential would only be considered subject to the preservation of residential amenity of adjoining properties.

### 3. Industry and Enterprise



#### Objectives

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

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

- E 4** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.
- E 5** To ensure high quality design and finish of units fronting public roadways and which are highly visible from residential areas.
- E 6** To ensure sufficient separation of industrial units from the Grand Canal and that such developments are designed and landscaped appropriately.



### 4. Community, Educational, Childcare & Cultural Facilities

#### 4.1 Objectives

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

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

- C 5** To support the policies and recommendations outlined in "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout Sallins.
- C 6** To require the provision of Childcare Facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001.
- C 7** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, fire service, library facilities and sports facilities in Sallins.
- C 8** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.
- C 9** To support the provision of a 5,000-10,000 sq. ft. site for a new Adult and Further Education Centre, Literacy and Basic Education, Youthreach with the help of public and private stakeholders.



# 5. Public Utilities

## 5.1 Water

### 5.1.1 Objectives

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

- W 1** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.
- W 2** To minimise wastage in the water supply network.
- W 3** To preserve free from development the way leaves of all public water mains.
- W 4** To implement the 'Polluter Pays Principle' for non-domestic usage.

## 5.2 Surface Water

### 5.2.1 Objectives

- SU 1** The Council will require on site surface water attenuation measures in circumstances where it is the view of the Planning Authority that a development is likely to cause flooding or potentially destructive storm surges in existing water courses.
- SU 2** Any future developments discharging surface water to the culverts under the Grand Canal and the railway shall provide for appropriate upgrading as they are currently at capacity.

## 5.3 Wastewater

### 5.3.1 Objectives

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

- WW 1** To require developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place. In this regard developers shall be required to liaise with the Water Services

Department of Kildare County Council prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all necessary and relevant standards.

- WW 2** To ensure that the necessary drainage facilities to serve the needs of all development are provided.
- WW 3** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.
- WW 4** To ensure the changeover from septic tanks to mains connections in all cases where this is feasible.
- WW 5** To preserve free from development the wayleaves of all public sewers.
- WW 6** To maintain and improve existing sewerage services.
- WW 7** To ensure that all new developments in Sallins, utilise and connect to existing water and wastewater infrastructure.
- WW 8** To strongly discourage the provision of individual septic tanks and treatment plants in the area to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.
- WW 9** To ensure that all licensable operators discharging wastewater are operating within permitted limits.

## 5.4 Solid Waste

### 5.4.1 Objectives

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

- SW 1** To ensure that Sallins has an adequate solid waste collection system.
- SW 2** To provide in the Town Centre area opposite the canal from the Odiums plant a public recycling facility for glass and cans. This facility shall be located at a retail facility either underground or in a



secure area provided and maintained by the landowner / operator in order to limit access during unsocial hours.

Such a facility shall not be located within 50 metres of any residential unit(s) and shall provide for the following;

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

## 5.5 Flooding

### 5.5.1 Objectives

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

- (i) 'Hard' landscaping to include a footpath and a bicycle path
- (ii) 'Soft' landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise

planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.

- (iii) Seating arrangements both formal and informal.

## 5.6 Telecommunications

### 5.6.1 Objectives

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

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

# 6. Transportation



## 6.1 Roads, Streets and Car Parking

### 6.1.1 Objectives

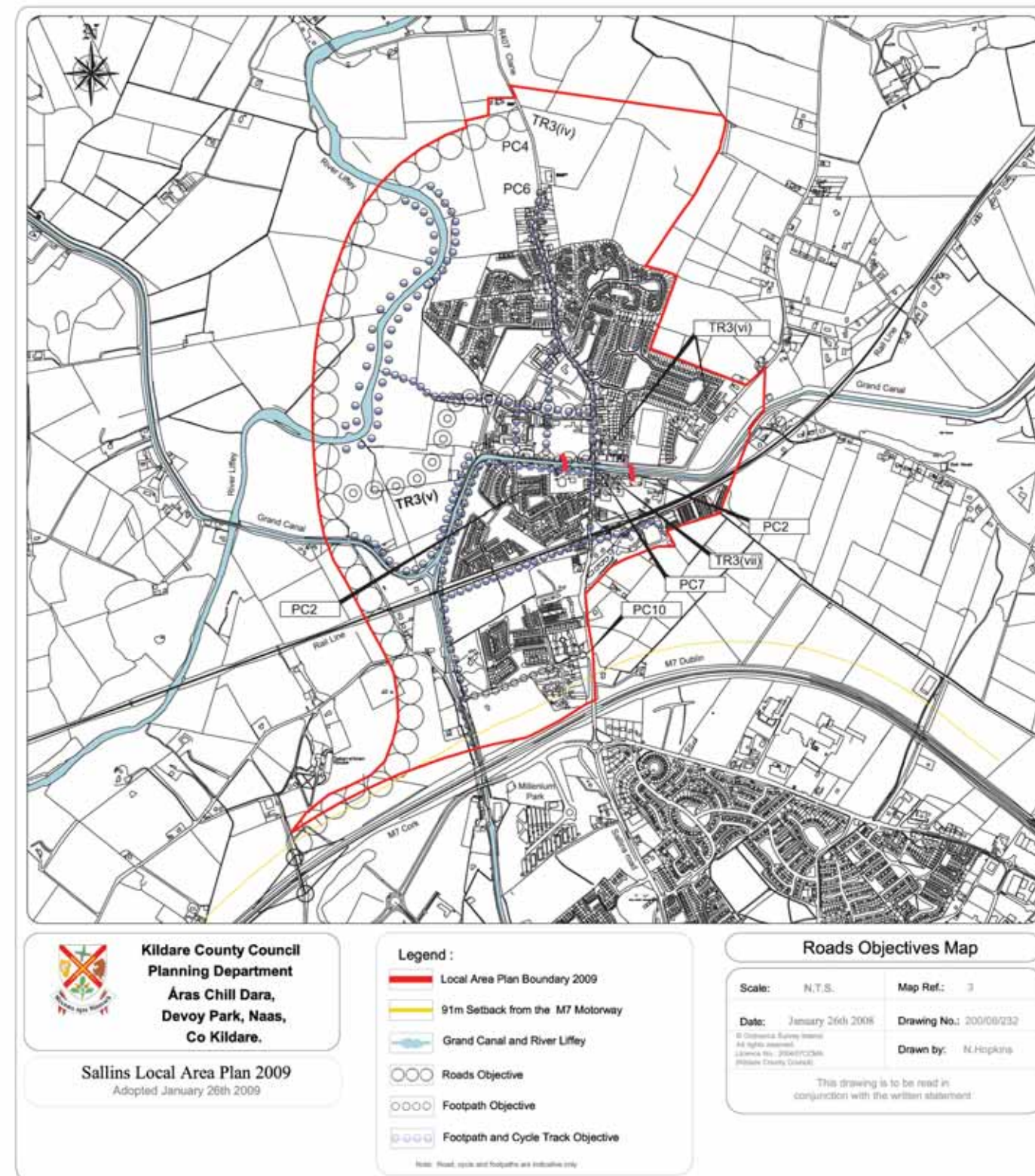
In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- TR 1** To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
- TR 2** To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Sallins area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.
- TR 3** It is an objective of the Council to:
  - (i) Refurbish all footpaths in the town and improve access for the disabled as part of this refurbishment.
  - (ii) Construct new footpaths that are accessible to the mobility impaired.
  - (iii) Provide passive traffic calming measures.
  - (iv) To seek the construction of a new road from the Clane Road to the Naas Road (Sallins By pass),
  - (v) To seek the construction of a new road from the Main street to the By Pass.
  - (vi) To realign and improve the Sherlockstown Rd. between Sallins Lodge and the Canal Bridge subject to investigating the feasibility of retaining most of the tree belt in the grounds of Sallins Lodge.
  - (vii) To widen and improve the R407 at the Canal Bridge to incorporate the provision of 2 metre wide footpaths on both sides. To implement better traffic management within the towns street network.

(viii) To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town.

(ix) To Introduce pay parking into the town.

- TR 4** Investigate the provision of additional off street public car parking in the town centre.
- TR 5** Ensure the provision of permanent durable surfaces to all public and private car-parking facilities.
- TR 6** Support the provision of an enlarged parking area at the railway station.
- TR 7** To have regard to the condition, location and accessibility of designated heritage sites and sites of local importance that may not be designated, in the planning and provision of transportation services. Appropriate mitigatory measures shall be incorporated into any development proposal.
- TR 8** When considering the landscaping requirements of new transport networks the Council will promote the planting of native species.
- TR 9** To prepare a Traffic Management Plan for Sallins within three years of the adoption of this Local Area Plan.
- TR 10** To require consultation with Waterways Ireland in relation to any works planned for bridges, roads, cycle paths, footpaths or surface drainage works in close proximity to the canal.





## 6.2 Public Transport

### 6.2.1 Objectives

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

- PT 1** To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with the central urban area.
- PT 2** To ensure where possible, that all public transport is accessible to the disabled.
- PT 3** To encourage greater use of the existing rail line in Sallins in the interests of sustainability.
- PT 4** To upgrade the vehicular access, car parking, bicycle parking and pedestrian facilities at Sallins train station.
- PT 5** To cooperate with, and support, public transport agencies and private stakeholders in developing a Public Transport Interchange, including the expansion of bus and train station facilities on lands adjacent to the Sallins Bypass route.
- PT 6** To work with CIE to protect the widening of the railway permanent way, to facilitate and support the Kildare Route project and the expansion to 'four track' of the rail line south from Hazelhatch to Kildare Town.
- PT 7** To work with CIE to identify lands adjacent to Sallins Public Transport interchange for berthage/parking of trains.
- PT 8** To work with Bus Eireann to investigate the feasibility of identifying lands adjacent to the proposed Sallins Public Transport interchange for the development of a depot and hub/terminus for regional bus services.

## 6.3 Pedestrian and Cycle Networks

### 6.3.1 Objectives

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

- PC 1** To ensure that adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.
- PC 2** To provide footbridges across the canal, one just to the west of the GAA grounds, and another directly across from the odlums site.
- PC 3** To complete the provision of footpaths and public lighting from the Canal Bridge to the town boundary on the Sherlockstown road.
- PC 4** To provide footpaths and lighting from the junction of the proposed by pass with the Clane road to the existing footpath on the Clane road.
- PC 5** To complete the provision of footpaths and public lighting and Improve access for the disabled where appropriate in the town.

- PC 6** To provide footpaths and lighting from the existing footpath at Hillview to the ESB substation on the Clane road.
- PC 7** To provide a 2 metre wide footpath on either side of the Canal Bridge.
- PC 8** To ensure the development of 'shared surface' and similarly passively calmed environments within housing developments. Surfaces should be different colours to distinguish the intended uses.
- PC 9** To upgrade pedestrian networks, cycle networks and street lighting as needs arise.
- PC10** To provide footpaths and lighting from Osberstown Junction to the Osberstown Canal Bridge subject to funding.
- PC 11** To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation of a cycle network, linking population, commercial, community facilities and transport nodes.



## 7. Amenity and Recreation



### 7.1 Objectives

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

**AR 1** To develop the riverside and canal-side in conjunction with all relevant statutory and non-statutory bodies. This development shall include:

- A linear park(s)
- High quality formal and informal seating arrangements.
- The provision of a high quality, well-lit cyclist and pedestrian route. The route shall also be suitable for the requirements of disabled users.
- The planting of a mixture of semi mature and mature trees for the length of the linear park, both formally and informally.
- Pedestrian crossings, suitable for the requirements of disabled users, over the River Liffey and the Grand Canal.

**AR 2** To improve existing open space areas in housing developments that have been taken in-charge by the Council.

**AR 3** To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.

**AR 4** To provide playgrounds at the following locations (See Map 4)

- At the proposed Sallins Town Park.
- As part of the redevelopment of the Sallins GAA site.

**AR 5** To continue to co-operate with community and sports bodies in the development of the canal and other recreational areas in the town.

**AR 6** To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.



**AR 7** Any development along the Liffey Valley will be required to take cognisance of the Liffey Valley Strategy 'Towards a Liffey Valley Park' and in particular to the vision and objectives set out within the Strategy. The following policies from the Strategy will be particularly relevant to developments along the Liffey corridor.

- It is recommended that for large planning applications that during the planning application process, (covered under the Planning and Development Act 2000) and where areas fall within the visual catchment of the river, such applications should have a visual impact assessment. Mitigation measures shall apply in respect of any potential adverse visual impacts in a manner that is consistent with Strategy objectives.

- Any large applications that fall within the immediate catchment of the river as identified in the Strategy should include a full ecological survey as part of the application process. Appropriate consideration of the potential to impact on water quality shall also be taken into account with respect to the requirements of the Water Framework Directive Regulations.

**AR 8** To protect views of the canal from the Canal Bridge.

**AR 9** To promote the Grand Canal as a valuable amenity resource in co-operation with Waterways Ireland and any other relevant bodies.



## 8. Town Centre

### 8.1 Objectives

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

- TC 1** To encourage development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.
- TC 2** To encourage the use of upper floors in retail premises for commercial or residential use.
- TC 3** To require the undergrounding of utility cables in the town centre.
- TC 4** To prohibit the removal of street furniture of heritage value.
- TC 5** To ensure that the existing historic street pattern is retained.
- TC 6** To encourage the provision of high quality seating along the public thoroughfare of Sallins.
- TC 7** To ensure that the design of all development is of a high standard and respects the character of the surrounding built environment, respects existing building lines and contributes toward the creation of a well-defined streetscape.

The development of large-scale retail, retail warehousing or buildings of a warehouse/shed like design shall not be permitted in the town or in close proximity to residential units in accordance with the Retail Planning Guidelines (or as subsequently amended). Where appropriate, larger units should anchor smaller units.

- TC 8** To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.
- TC 9** To seek the renewal of derelict, underused and vacant sites throughout Sallins.
- TC 10** To ensure the maintenance of the historic character and built form of the town centre of Sallins by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.

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



## 9. Re-Use and Regeneration of Derelict Sites and Buildings

### 9.1 Objectives

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

- DS 1** To survey obsolete and renewal areas and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Sallins as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.



## 10. Heritage

### 10.1 General Heritage

#### 10.1.1 Objectives

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

- HE 1** To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.
- HE 2** In relation to designated sites, recorded monuments and places and built heritage items (See Maps 1, 2A and 2B), potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

### 10.2 Natural Heritage

#### 10.2.1 Objectives

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

- NH 1** To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
- NH 2** To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.
- NH 3** To have regard to the County Bio-Diversity Plan, and integrate the consideration of bio-diversity into all Council actions and work programmes in order to ensure the protection and enhancement of this important aspect of the local environment.

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

- NH 5** To protect, by way of tree preservation orders, trees and groups of trees of special amenity value at the following locations; (See Map 1)

- Along the Grand Canal.
- Trees along the Straffan Road bordering the GAA grounds and Sallins Lodge.
- Along the western side of the Clane road on the way out of Sallins
- Along the Osberstown Road.

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

- NH 7** To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design.

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



# 11. Environment



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

- NH 10** Planning applications must;
- (i) Identify all ecological corridors, which are present on the proposed development lands (including hedgerows and masonry stonewalls) that are likely to be affected by the development proposal
  - (ii) Identify any losses to these corridors which would result if the application in question was granted, and
  - (iii) Show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.

## 10.3 Built Heritage

### 10.3.1 Objectives

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

- BH 1** To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.
- BH 2** To resist the demolition of vernacular architecture of architectural, historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Sallins.
- BH 3** To assist owners of structures of particular significance within Sallins in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.
- BH 4** To protect those built heritage items as listed in Table 4 and shown on Map 2 of this Local Area Plan.
- BH 5** To protect and preserve the views to and from those items listed in Table 4 and shown on Map 2 of this Local Area Plan.

**BH 6** To ensure the maintenance of the historic character and built form of the town centre of Sallins by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.

## 10.4 Archaeological Heritage

### 10.4.1 Objectives

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

- AH 1** To protect and preserve those items of archaeological interest as listed in Table 5 and shown on Map 1 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.
- AH 2** To seek the protection of burial grounds within Sallins in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate.
- AH 3** To ensure an archaeological investigation of a site is carried out by an archaeologist licensed by the DoEHLG, prior to any development works in proximity to those items listed in Table 5 and shown on Map 1.

## 11.1 Objectives

It shall be an objective of the Council;

**ENV 1** To require developers to demonstrate how they will implement a "green agenda" in building design, construction and operation and in the planning and operation of the wider area. In terms of environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction all new developments shall demonstrate how they intend to integrate best practice in the form of a written submission accompanying planning applications in line with the EU Directive 2002/91/EC on the Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is 1st January 2008. All applicable developments seeking planning permission from that date will be subject to compliance with this policy ([www.managenergy.net](http://www.managenergy.net) for complete working of the directive).

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

**ENV 3** To ensure that illegal dumping is controlled both in and adjacent to the River Liffey and The Grand Canal.

**ENV 4** To improve the vegetation management along the River Liffey and the Grand Canal.

**ENV 5** The Council will seek to comply with the provisions of the Environmental Noise Directive. The Council will develop and incorporate as part of this plan, any necessary surveys, action plans or constraints on future residential developments adjacent to roads or railways that currently fall, or that will fall, within the criteria of the Directive."





# Part C: Specific Objectives

## 1. Land Use and Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Sallins. These are shown on Map 4, attached, with terms and land uses set out below.

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

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

- The present development area and recent trends in development;
- The amount of committed and uncommitted land within the existing development area;

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

The following specific planning and land use objectives are identified on Map 4 and are defined on Table 14 below.

Reference	Use	Zoning Objective
A	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.</b></p> <p>The purpose of this zone is to protect and enhance the special character of Sallins 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. Generally two and three storey buildings will be preferred. Warehousing and other new industrial uses will not be permitted in the town centre.</p>
A(1)		<p>All proposed developments on these lands shall have regard to the following design guidelines:</p>

Reference	Use	Zoning Objective
		<ul style="list-style-type: none"> <li>• Encourage a compact urban form with strong and defined building edges and building form. Varied ridge heights will be encouraged.</li> <li>• Mixed-use developments shall be encouraged on these lands and shall provide a mixture of commercial units on the ground floor with living accommodation above.</li> <li>• All future development on Town Centre zoned lands abutting the Grand Canal shall address the Canal. A small marina may be considered as part of any such development proposal.</li> <li>• The development of all town centre sites shall promote accessibility and permeability by putting people before traffic.</li> <li>• A 'plaza type' set back from the Grand Canal and Main Street shall take advantage of the south facing aspect at this location including high quality street furniture and lighting.</li> <li>• The layout of any residential units should be orientated and designed to make the best use of natural sunlight. Parking and loading bays shall be provided to the rear of developments or underground, with internal pedestrianised areas provided where feasible to provide depth and movement through the Town Centre.</li> <li>• To seek the renewal of derelict, underused and vacant sites.</li> <li>• Provision shall also be made on this site for a public recycling facility for glass and cans. This facility shall be located at a retail development either underground or in a secure area provided and maintained by the landowner in order to limit access during unsocial hours. Such a facility shall not be located within 50 metres of any residential unit(s) and shall provide for the following: <ul style="list-style-type: none"> <li>• An area of at least 10m by 4m in size for truck access and clearance heights</li> <li>• A hard standing area</li> <li>• A vehicle set down area only with no permanent parking provision.</li> </ul> </li> </ul>

Reference	Use	Zoning Objective
A(2)		<p>The future development of this site shall have regard to the previous use of these lands as a public open space. As part of the overall redevelopment of the site a public open space shall be the centrepiece of the design concept. This space shall be open and inviting to not only any future inhabitants of this new development, but also to the general public. Linkages to this open space shall be paramount, particularly from Main Street through Chapel Lane and to the proposed footbridge over the canal at the Sherlockstown Road. The retention of the mature trees along the Sherlockstown Road will also be an integral element of the development. The public open space shall consist of 0.8 acres (0.36 hectares) located at the southern end (canal end) of the site, including a site for a playground. The playground and landscaped open space shall be funded and constructed by the developer and handed over to the council prior to the completion of the remainder of the site, as part of the developers requirements under policy statement H 18 of the Kildare County Development Plan 2005-2011.</p>
B	Residential	<p><b>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</b></p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p> <p>All new residential development proposals shall comply with the provisions of H1 (Part B – Housing Section) of this Local Area Plan.</p>
B(1)		<p>Prior to any planning application being lodged in respect of these lands, the applicant shall consult with Iarnrod Eireann in relation to an appropriate set back from the railway to facilitate any future railway expansion.</p>

Reference	Use	Zoning Objective
E	Community and Educational	<p><b>To provide for community and educational facilities.</b></p> <p>This zoning objective provides for community and educational facilities including health care, child care, fire station, courthouse, schools, meeting halls and other community facilities, ancillary neighbourhood uses and services</p>
F	Open Space and Amenity	<p><b>To protect and provide for recreation, open space and amenity provision.</b></p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout Sallins. The aims of this land use-zoning objective are to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within Sallins except where specifically provided for in this Local Area Plan. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this use will be considered on their merits.</p> <p>The Land Use Zoning Objectives Map contains a symbol denoting a Sallins Town Park objective. This objective endeavours to provide a parkland area for recreation with access to the River Liffey. The proposed park could also possibly include playing pitches and will be required to incorporate a playground subject to sufficient security measures to ensure the safety of users. Appropriate access arrangements shall be provided where necessary.</p> <p>It shall be a specific objective to provide for a children's playground on lands reserved in Sallins Wharf/Pier and shown as 'Open Space &amp; Amenity' on Map 4 (Land Use Zoning Objectives Map).</p> <p>These lands shall be transferred to the Council free of charge.</p>
F(1)		

Reference	Use	Zoning Objective
H	Office, Light Industry and Warehousing	<p><b>To provide for new office, warehousing and light industrial development.</b></p> <p>This zoning provides for new office warehousing and light industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>
I	Agricultural	<p><b>To retain and protect agricultural uses.</b></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and to 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 landowner's families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields or parks.</p>
U	Utilities/Services	<p><b>To provide for and improve public facilities in Sallins.</b></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. to the town.</p>
J	Transport and Utilities	<p>This zoning objective provides for the development of the railway station, associated access, car parking and bus stops.</p>

Table 14 Land use Zoning Objectives



## 2. Zoning Matrix

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 15) 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.

### 2.1 Application of Zoning Policy

It is an objective of the Council to carry out its development control function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors etc., 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 town.

### 2.2 Definition of Terms

#### 2.2.1 Permitted in Principle

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

#### 2.2.2 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.

#### 2.2.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 15) will not be permitted.

#### 2.2.4 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 Table 15 and in relation to the general policies and zoning objectives for the area in question of the Plan.

#### 2.2.5 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.

#### 2.2.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

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



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

**Sallins Local Area Plan 2009**  
Adopted January 26th 2009

**Legend :**  
 A: Town Centre (A(1) & A(2) See Table 13)  
 B: Residential (B(1) See Table 13)  
 E: Community and Educational  
 F: Open Space and Amenity (F(1) See Table 13)

**Legend :**  
 H: Office/Light Industry & Warehousing  
 I: Agricultural  
 U: Utilities/Services  
 J: Transport and Utilities  
 Local Area Plan Boundary 2009  
 Specific Zoning Objective Boundary  
 Naas Town Council Boundary 2005 - 2011  
 Distance from Railway Station  
 Grand Canal and River Liffey  
 Roads Objective (Indicative only)  
 Bridge and Link over Canal (Indicative only)

**Legend :**  
 Town Park Objective  
 Recycling Objective  
 91m Setback from the M7 Motorway  
 Playground Objective

**Land Use Zoning Objectives Map**

Scale: N.T.S. Map Ref.: 4  
 Date: January 26th 2009 Drawing No.: 2009/04/03  
 Drawn by: N. Foghline  
 This drawing is to be read in conjunction with the written statement

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

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

Table 15 Land Use Zoning Matrix

# Appendix A - Screening Decision



**To** Director of Planning      **Date** 2nd April 2008  
**Re** Sallins LAP

### Sallins Local Area Plan screening decision

A screening submission was prepared and sent to the prescribed bodies, namely The Minister for the Environment, Heritage and Local Government, The Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency. Having regard to the comments received from these prescribed bodies it is not considered necessary to undertake a strategic environmental assessment in the case of Sallins.

A Strategic Environmental Assessment is not mandatory for Sallins as its population is not greater than 10,000 persons. The implementation of this Local Area Plan (LAP) will not compromise the objectives as set out in the Water Framework Directive. The Plan will have regard to the Water Framework Directive.

It is noted that there are limitations to the existing sewerage network but these will be addressed in the upgrading works proposed to both the network itself and the Osberstown Treatment Plant and through the implementation of specific objectives in the LAP.

It is not considered that this LAP will give rise to any significant environmental effects in relation to Natural Heritage. The LAP includes a Natural Heritage section.

It is not anticipated that the provisions and policies of the LAP will have a negative impact on the Grand Canal pNHA. A number of specific objectives have been included in the LAP to safeguard and enhance the Grand Canal as an important amenity and heritage resource.

Therefore it is recommended that Kildare County Council is not be required to carry out a Strategic Environmental Assessment in the case of the Sallins Local Area Plan 2008.

Caroline Shinnors  
**Senior Executive Planner**

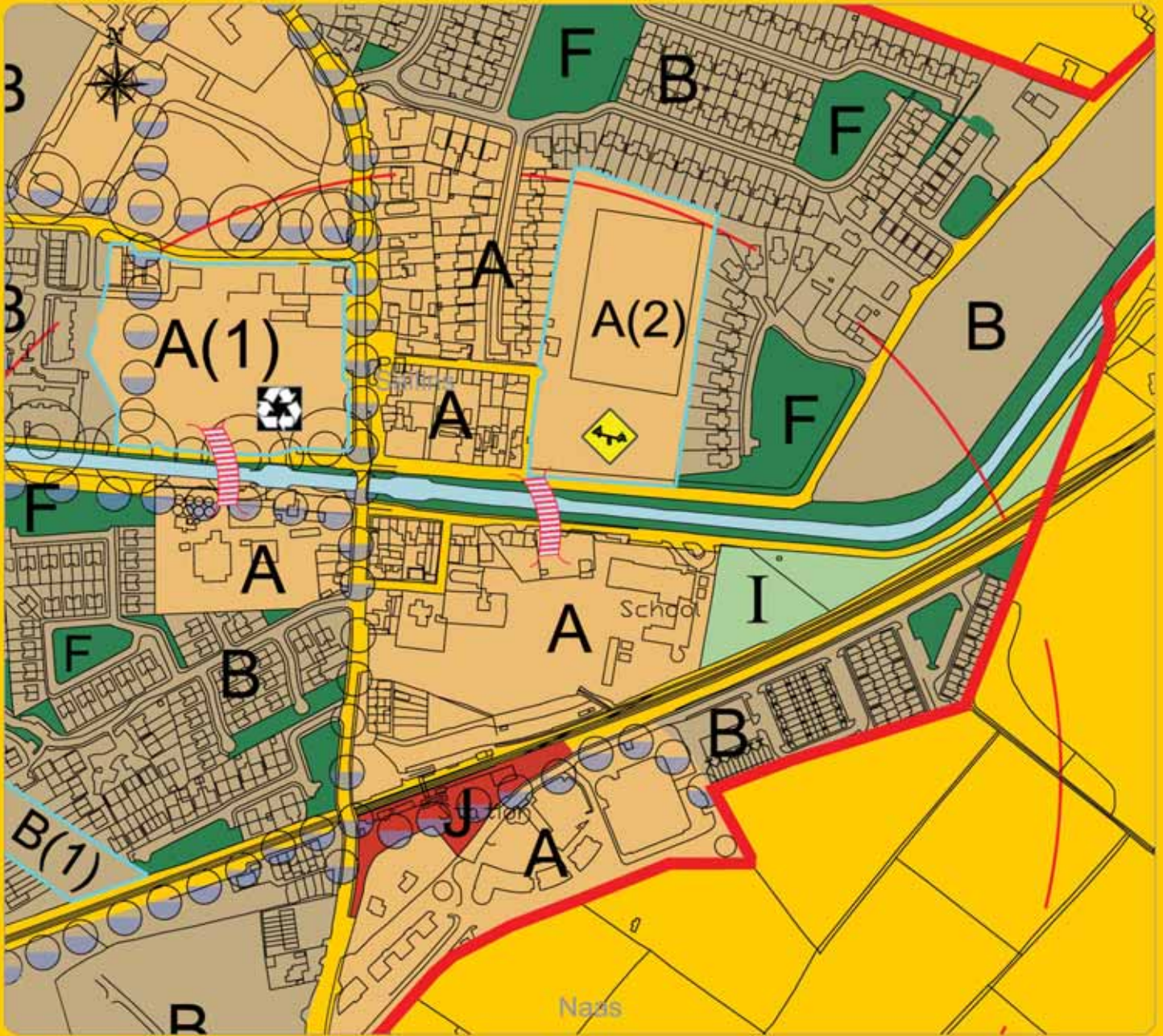
**Recommendation** Approved  
Anita Sweeney  
**A/Senior Planner**



THE AIM OF THIS PLAN IS TO ESTABLISH A FRAMEWORK FOR THE  
PHYSICAL, SOCIO-ECONOMIC, CULTURAL AND RECREATIONAL GROWTH  
OF SALLINS IN A PLANNED, CO-ORDINATED AND SUSTAINABLE MANNER IN  
ORDER TO CONSERVE AND ENHANCE THE ESTABLISHED TRADITION AND INTRINSIC  
CHARACTER OF THE VILLAGE. THIS LOCAL AREA PLAN SETS OUT A NUMBER  
OF POLICIES AND OBJECTIVES THAT WILL HELP TO ACHIEVE THIS AIM.



# Sallins Local Area Plan Town Centre Zoning Map




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

**Sallins Local Area Plan 2009**  
 Adopted January 2009 2009

- Legend :**
- A: Town Centre (A(1) & A(2) See Table 13)
  - B: Residential (B(1) See Table 13)
  - F: Open Space and Amenity (F(1) See Table 13)
  - J: Transport and Utilities
  - I: Agricultural
  - Local Area Plan Boundary 2009
  - Specific Zoning Objective Boundary
  - Distance from Railway Station (at 500m intervals)
  - Grand Canal and River Liffey
  - Bridge and Link over Canal (Indicative only)
  - ♻️ Recycling Objective
  - ⬇️ Playground Objective

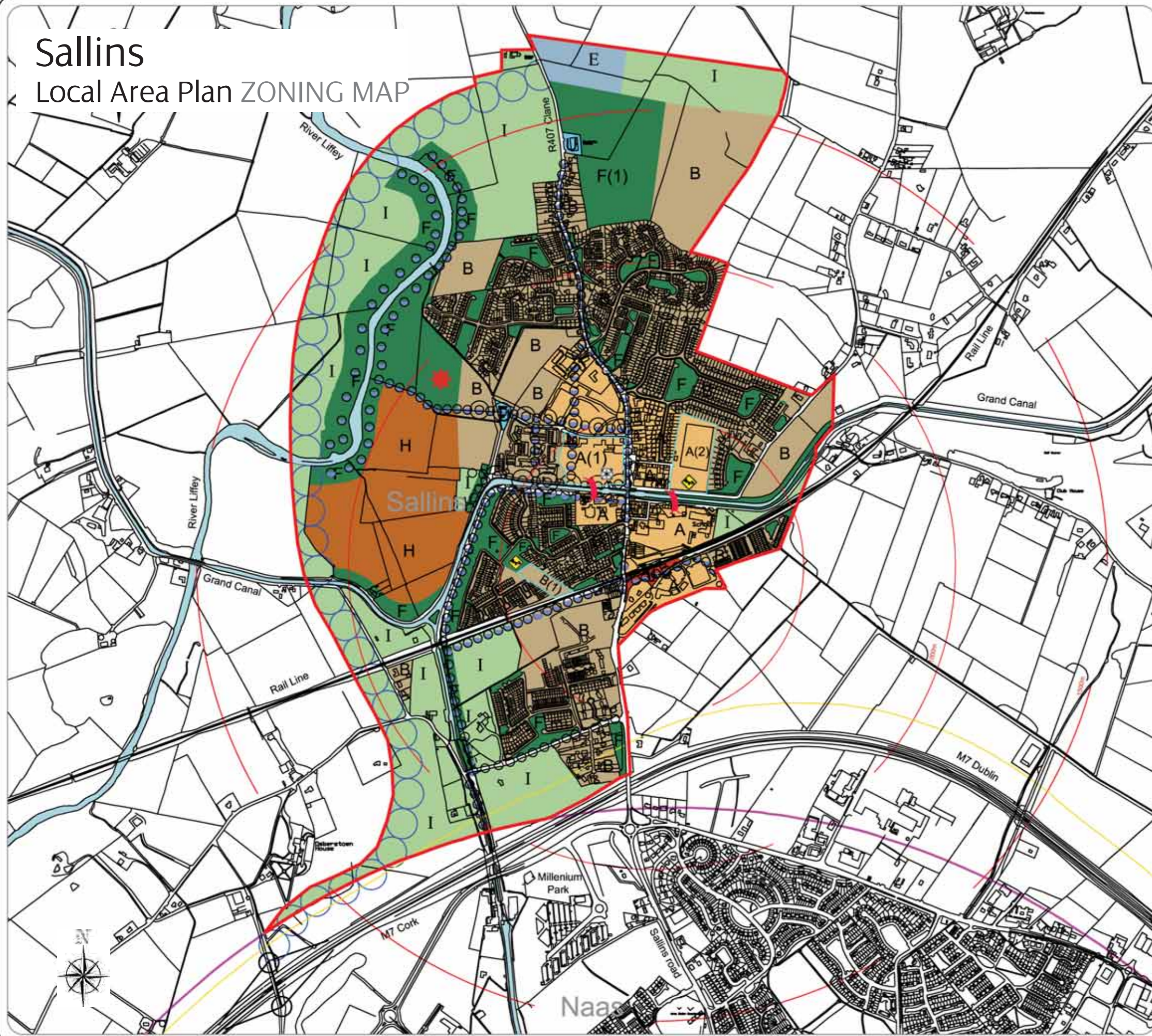
## Land Use Zoning Objectives Map

Scale: 1:1,000	Map Ref.: 1000
Date: January 2009 2009	Drawing No.: 1000/001
Drawn by: P. Murphy	Drawn by: P. Murphy

This drawing is to be read in conjunction with the written document.

# Sallins

## Local Area Plan ZONING MAP



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

Sallins Local Area Plan 2009  
 Adopted January 26th 2009

### Legend :

- A: Town Centre (A(1) & A(2) See Table 13)
- B: Residential (B(1) See Table 13)
- E: Community and Educational
- F: Open Space and Amenity (F(1) See Table 13)
- H: Office/Light Industry & Warehousing
- I: Agricultural
- U: Utilities/Services
- J: Transport and Utilities
- Local Area Plan Boundary 2009
- Specific Zoning Objective Boundary
- Naas Town Council Boundary 2005 - 2011
- Distance from Railway Station (at 500m intervals)
- Grand Canal and River Liffey
- Roads Objective (Indicative only)
- Bridge and Link over Canal (Indicative only)
- Town Park Objective
- Recycling Objective
- 91m Setback from the M7 Motorway
- Playground Objective

### Land Use Zoning Objectives Map

Scale:	N.T.S.	Map Ref.:	4
Date:	January 26th 2009	Drawing No.:	200/08/203
© Ordnance Survey Ireland. All rights reserved. License No: 2004/07CCMA (Kildare County Council)		Drawn by:	N.Hopkins

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