

KILCOCK

DRAFT
LOCAL AREA PLAN
2015 - 2021

19th February 2015

KILCOCK LOCAL AREA PLAN 2015-2021

TABLE OF CONTENTS

Part A – Review Context	1
1. Background to the Making of the Plan	1
2. Statutory Context and Relevant Policy Documents	3
3. Kilcock in Context	9
4. Social and Economic Profile	13
5. Adjoining Authorities	19
Part B – Policies and Objectives	23
6. Development Vision and Strategy	23
7. Shaping Kilcock	29
8. Connecting Infrastructure	65
9. Greening Kilcock	87
10. Promoting Heritage and Culture	98
11. Revitalising Kilcock’s Economy	110
12. Quality Homes	118
13. Sustainable Neighbourhoods	126
Part C – Zoning Objectives	132
14. Implementation	132

LIST OF TABLES

Table 1.	Kilcock Population 1981 – 2011	13
Table 2.	Kilcock Household Size and Profile	14
Table 3	Kilcock Age Profile	15
Table 4.	Kilcock Social Class	16
Table 5.	Key Strategy and LAP Priorities	24
Table 6.	Built Heritage Items	100
Table 7.	Monuments and Places	103
Table 8.	Kilcock Housing Unit Target 2015-2021	119
Table 9.	Land Requirements to Meet Unit Target	120
Table 10.	Unit Potential Undeveloped Residentially Zoned Land	120
Table 11.	Schools	128
Table 12.	Specific Land Use Zoning Objectives	133
Table 13.	Land Use Zoning Matrix	140

LIST OF MAPS

Map 1.	Meath County Council Land Use Zoning Objective Map	21
Map 2.	Urban Design Strategy	31
Map 3.	Urban Design Framework	33
Map 4.	Building Uses	51
Map 5.	Daytime Active Frontages	52
Map 6.	Nighttime Uses	53
Map 7.	Transport Objectives Map	73
Map 8.	Flood Risk Map	81
Map 9.	Green Infrastructure Map	90
Map 10.	Built Heritage Map	106
Map 11.	Town Centre Built Heritage Map	108
Map 12.	Core Retail Area	115
Map 13.	Residential Sites	121
Map 14.	Land Use Zoning Objectives Map	142
Map 15.	Town Centre Land Use Zoning Objectives Map	144

LIST OF FIGURES

Fig 1.	The Royal Canal Kilcock	3
Fig 2.	Aerial Photograph showing Statutory Boundaries	9
Fig 3.	Noble and Keenan Map c.1752	10
Fig 4.	Roque Map c.1760	10
Fig 5.	OSI 1860-62	10
Fig 6.	Aerial Photography 2014	10
Fig 7.	Landscape and Built Form	11
Fig 8.	Regional Context	12
Fig 9.	Kilcock Population 1981 - 2011	13
Fig 10.	Kilcock Household Size and Profile	14
Fig 11.	Kilcock Age Profile	15
Fig 12.	Kilcock Social Class	16
Fig 13.	Market Square, Kilcock	29
Fig 14.	Successful Public Realm, Cambridge	35
Fig 15.	Griffith Avenue, Dublin	37
Fig 16.	Images of Pedestrian Boardwalk	38
Fig 17.	View of Fairgreen	40
Fig 18.	Indicative Transformation of Fairgreen	40
Fig 19.	View of Harbour Street	41
Fig 20.	Indicative Transformation of Harbour Street	41
Fig 21.	View of Market Square	43
Fig 22.	Indicative Transformation of Market Square	43
Fig 23.	View of New Road	45
Fig 24.	Indicative Transformation of New Road	45
Fig 25.	View of New Lane and Bridge Street	47

Fig 26.	Indicative Transformation of New Lane and Bridge Street	47
Fig 27.	Indicative Layouts for Strategic Redevelopment and Regeneration Sites	57
Fig 28.	Indicative Layouts for the Bawnogues and Commons East	60
Fig 29.	Indicative Layout for Branganstown	61
Fig 30.	Indicative Overall Masterplan	63
Fig 31.	Harbour Street, Kilcock	65
Fig 32.	MUGA, Westport , Co. Mayo	97
Fig 33.	Church Lane, Kilcock	98
Fig 34.	44 Stanley, Johannesburg, South Africa	104
Fig 35.	Ljubliana, Slovenia	116
Fig 36.	Greenwich at Peninsula	116
Fig 37.	Tourism	117

PART A – REVIEW CONTEXT

1 BACKGROUND TO THE MAKING OF THE PLAN

1.1 Local Area Plan Status and Process

Sections 18-20 of the Planning and Development Act 2000, as amended, provide that a local area plan shall be made in respect of an area which:-

- 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,
- Has a population in excess of 5,000 and
- Is situated within the functional area of a planning authority which is a county council.

Kilcock has a population of 5533 and therefore is subject to a local area plan. The period of this plan shall be taken as being six years from the date of its adoption or until it is reviewed or another plan made, unless it is extended under section 19 (d) of the Planning and Development Act 2000-2014. 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.

1.2 Form and Content of the Local Area Plan

This local area plan for Kilcock consists of a Written Statement comprising:

- (i). Part A (Review Context)
- (ii). Part B (Specific objectives together with all relevant maps)
- (iii). Part C (Zoning objectives, zoning matrix and zoning maps)

The written statement shall take precedence over the map should any discrepancy arise between them. In the full interpretation of all objectives for Kilcock, it is essential that both the County Development Plan and the Local Area

Plan are read in tandem. Where conflicting objectives arise between the Kildare County Development Plan and the Local Area Plan, the objectives of the County Development Plan shall take precedence. It shall be noted that the general development management standards applicable to the local area plan area are included in the County Development Plan. Only specific objectives applicable to Kilcock are included in the local area plan.

1.3 Public Consultation

The preparation of the local area plan included pre-draft consultation with the local community groups, infrastructure providers, sectoral groups, statutory agencies and adjoining local authorities. The pre-draft public consultation extended over a four-week period with the launch of a background Issues Paper. The background Issues Paper identified the key planning issues that the local area plan could address and was made available at Kilcock Community Library, Butler's Lane, Main St, Kilcock, and online at www.kildarecoco.ie.

Submissions were received from residents, service providers, from local community and recreation groups, local representatives and from adjoining local authorities. A total of 11 submissions were received which were taken into account when formulating this local area plan.

2 STATUTORY CONTEXT AND RELEVANT POLICY DOCUMENTS

2.1 Introduction

This section provides a summary of the statutory planning context including policy documents and guidelines which relate to the future development of Kilcock.

2.2 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) 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. The SEA Directive (2001/42/EC), was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No 435 of 2004) as amended by the European Communities

(Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No 436 of 2004) as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011).

Mandatory SEA of a local area plan is required where the population or target population of the town is over 5,000 persons, or where the area covered by the plan is greater than 50 square kilometres, or where the local area plan is being prepared for a town and its wider environs. The SEA is being prepared in parallel to this plan, informing the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into the plan making process.



Fig 1: The Royal Canal Kilcock

In accordance with Article 13D of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Scoping Assessment was prepared for the Kilcock Local Area Plan and sent to the Environmental Authorities. The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Plan documentation, is presented as a separate document. The Environmental Report was prepared in conjunction with the preparation of the Plan and the Plan has been informed by the environmental considerations of the Environmental Report. The likely environmental effects of the Plan (and the alternative development scenarios considered) are predicted in the Environmental Report and their significance is evaluated with reference to the area's environmental baseline. The Environmental Report therefore provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan.

2.3 Appropriate Assessment

The purpose of Appropriate Assessment (AA) of land use plans is to ensure that protection of the integrity of European sites is a part of the planning process at a regional and local level. The requirement for AA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive"). Local Area Plans are screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the plan may have an impact, a full 'appropriate assessment' must be carried out.

The Draft Kilcock Local Area Plan 2015 – 2021 was screened for Appropriate Assessment (AA). This screening found that effects on the integrity of Natura 2000 sites outside the plan area, arising from the Local Area Plan were not likely, and therefore a full AA was not warranted. All

proposed development within and adjoining the Kilcock LAP boundary will be screened for Appropriate Assessment of its potential impacts on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive. In all such cases the developer shall consult with the National Parks and Wildlife Service of the DoAHG.

2.4 Strategic Flood Risk Assessment (SFRA)

Under Section 28 of the Planning and Development Act 2000, as amended statutory guidelines entitled "The Planning System and Flood Risk Management Guidelines for Planning Authorities" were published by the DoEHLG (November 2009). These guidelines require planning authorities to introduce flood risk assessment as an integral and leading element of the plan making process.

Kilcock was assessed for risk of flooding in line with the standards and recommendations of the Flood Risk Guidelines. Certain lands within the town have been identified which will require the submission of site specific flood risk assessments appropriate to the type and scale of developments being proposed. This LAP also sets out general policy requirements contained in the guidelines to inform strategic land-use decisions with the purpose of ensuring that flood risk management is fully integrated into the plan.

2.5 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.

As part of the Greater Dublin Area, the town of Kilcock is identified in the National Spatial Strategy as being in the "Dublin and Mid-East Region" and as having urban strengthening opportunities. Towns with this quality are located on important economic and transport corridors.

2.6 “Sustainable Residential Development in Urban Areas” (2008) and “Urban Design Manual – A best practice guide” (2008)

The “Sustainable Residential Development in Urban Areas Guidelines” and the accompanying Urban Design Manual were published by the Department of the Environment, Heritage and Local Government in 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.

2.7 Guidelines for Planning Authorities: Retail Planning 2012

The aim of the Guidelines is to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer in accordance with proper planning and sustainable development. In addition, the planning system must promote and support the vitality and viability of city and town centres thereby contributing to a high standard of urban design and encouraging a greater use of sustainable transport.

The guidelines are accompanied by the Retail Design Manual to show how policy principles can be translated into practice.

2.8 Design Manual for Urban Roads and Streets

The Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport in 2013 seeks to ensure that cities and towns are pleasant, safe and attractive places to live. The Manual emphasises that the design of safer, more attractive and vibrant streets will benefit everyone by generating and sustaining communities and neighbourhoods, with wide ranging economic, social and environmental consequences. The Manual presents a series of principles, approaches and standards that are necessary to achieve balanced, best practice design outcomes with regard to street networks and individual streets.

2.9 Regional Planning Guidelines for the Greater Dublin Area 2010-2022

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS).

Kilcock has been identified within the Regional Planning Guidelines (RPGs) as part of an economic cluster along with Maynooth, Celbridge and Leixlip and is designated as a Moderate Sustainable Growth Town. The town's primary role within the cluster is a supporting function to the larger towns of Maynooth and Leixlip in terms of its status as a commuter town.

2.10 Retail Strategy for the Greater Dublin Area 2008-2016

The purpose of the Retail Strategy is to guide activities and policies for retail planning across the Greater Dublin Area. Kilcock is designated as a Level 3 Sub-County Town Centre in the strategy and seeks to continue to promote Kilcock as an attractive location for convenience and local comparison shopping to meet the needs of its growing population and the surrounding rural hinterland.

2.11 Kildare County Development Plan 2011-2017

The Kildare County Development Plan 2011-2017 is guided by the policies contained in the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area as outlined above. The Kildare County Development Plan 2011-2017 sets out in its Core Strategy the planning framework for the County until 2017.

The future growth of Kilcock will be strictly guided by the overarching policies and objectives of the Kildare County Development Plan 2011-2017 (or as maybe amended), in order to ensure that any future development of Kilcock is in line with the Core Strategy of the County Plan.

The focus of the Core Strategy is achieving a critical mass within that part of north east Kildare which is located in the Dublin Metropolitan area. Kilcock is designated as continuing to have a strong role as a commuter location in the region. The strategy outlines that the future expansion of the town will be directly related to the capacity of high quality public transport connections as well as the capacity of social and physical infrastructure.

The core strategy also states that Kilcock will provide support to the knowledge based industries located in Maynooth and Leixlip by focusing on manufacturing/office based industry, logistics, tourism and natural and built heritage.

Connectivity to adjoining suburbs/towns and employment locations within the

Metropolitan area is a key requirement of the Core Strategy particularly focused on local bus/cycle/pedestrian routes.

The Core Strategy further advocates the need to create sustainable and more socially inclusive integrated communities seeking to provide quality homes, mixed tenure neighbourhoods ensuring social and community facilities, including recreation and amenity facilities are provided in tandem with residential development.

2.12 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:

- (i). Develop transport and communications
- (ii). Respond to new settlement patterns
- (iii). Respond to contrasts within the county and towns
- (iv). Protect the environment
- (v). Develop education, training and capacity building and
- (vi). Develop a sense of place.

The Local Government Reform Act 2014, provided for the establishment of Local Community Development Committees (LCDC) to replace the County Development Board. The LCDC is currently preparing a six year Economic and Community Plan. This plan will agree the strategic framework for economic and community development for the County and is expected to come into effect in

2015, superceding “Kildare 2012- An Economic, Social and Cultural Strategy”.

2.13 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. The new Economic Plan referred to in 2.12 above will set out economic and community development for the County from 2015 to 2021.

2.14 Kildare Local Authorities Housing Strategy 2011-2017

This strategy tracks the course of housing provision in Kildare during the period 2011-2017. The document is intended to serve the needs of all stakeholders in the housing provision process including individual citizens, housing associations, voluntary groups, house builders, landowners etc. The housing strategy seeks to ensure a range of housing for residents with different levels of income and make provision for social and affordable housing.

2.15 Draft Kildare Retail Strategy 2010

Kilcock is designated as a Level 3 Sub County Town Centre in the GDA Regional Retail Hierarchy and a Metropolitan Area Level 3 Town Centre in the County Retail Hierarchy. The County Retail Strategy advises that Town Centres in the Metropolitan Area of the County should play an important strategic role in the shopping patterns of their generally extensive hinterlands. A key priority of the Strategy in relation to Kilcock is to encourage and facilitate the comprehensive mixed use regeneration of Kilcock’s Core Retail Area, with the key

ingredient/catalyst being recognised as a strong retail anchor and by encouraging and facilitating the reuse and regeneration of key buildings and locations within and close to the Core Retail Area, with Market Square being of particular importance.

2.16 County Kildare Shopfront Guidelines

The County Kildare Shopfront Guidelines were formulated in response to the decline in the quality of urban areas within the county, in particular the townscape quality of commercial streets which are being eroded by poor quality shopfronts. The Design Guide is intended to encourage and guide shop owners and designers to maintain the character and appearance of traditional shopfronts, and to improve the quality of new shopfront designs so that they respect and enhance their surroundings.

2.17 Integrated Services Programme Kilcock

The Integrated Service Programme (ISP) is an innovative interagency initiative of Kildare County Development Board, guided by Kildare County Council and supported by the County Kildare LEADER Partnership. The ongoing Integrated Services Programme Kilcock comprises research through extensive stakeholder consultation in order to identify development needs and services within the town.

Gaps in the provision and access to health care within the town were highlighted in the ISP research. As a result of this research, the HSE committed to providing a primary care centre in Kilcock. Planning Permission was successfully granted in 2014.. The research also highlighted the need for a multipurpose community facility which would enable the community to develop and expand the range of community groups and facilities available. Kilcock Community Network (which is supported by the ISP and represents approximately 40-50 members comprising local clubs, groups and organisations in Kilcock) is working together with the

County Council, County Kildare LEADER Partnership and the HSE to achieve this model for health, sports, recreation, integration and community development.

The research also emphasised the importance of the 'Monastery Site' located in the Square. The development of this site for commercial use is seen as vital to the town, as it has the potential to increase footfall and provide additional parking facilities in the town.

With the dissolution of the County Development Board and its replacement with the Local Community Development Committee (LCDC) it is envisaged that the future Economic and Community Plan (expected publication 2015) will provide a mechanism for the delivery of the Integrated Service Programme Kilcock.

This LAP has had regard to the above policy documents, guidelines and initiatives.

3 KILCOCK IN CONTEXT

3.1 Introduction

Kilcock is a service centre for the north Kildare/south Meath area and is a relatively compact town with a medieval street pattern. The town is located primarily between the River Rye Water to the north and the M4 motorway to the south. Meath County Council's administrative boundary adjoins the town core to the north, while Courtown Demesne forms the local area plan boundary to the south. The environs of to the north of the historic core have been designated for major growth within the County Meath boundary with the zoning of large tracts of land (which are currently in agricultural use) for residential development.

In order to relate Kilcock's past and present to its potential role in the future this chapter sets out the evolution and landscape setting of the plan area and provides an overview of its wider regional context.

3.2 History and Evolution

Kilcock was the site of an early Christian church founded by St. Coca circa 550 A.D. The place name Kilcock is derived from the Irish 'Cill Coca' the Church or Cell of Coca. The Church was built on high ground on the southern bank of the Rye Water River close to a well of pagan significance.

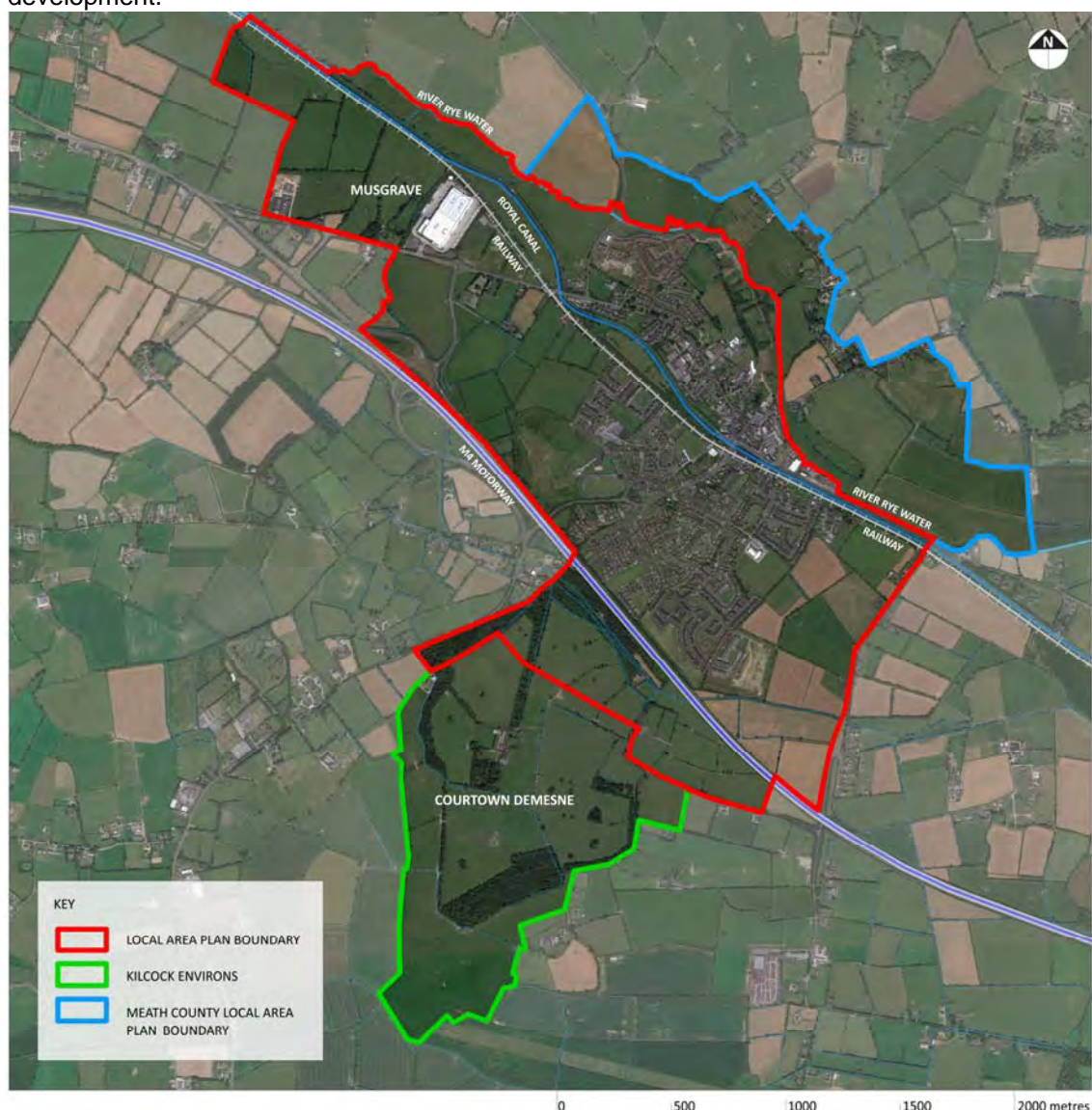


Fig 2: Aerial Photograph showing Statutory Boundaries
Draft Kilcock LAP 2015-2021

From about the 6th century the Rye Water River marked the boundary of the Kingdoms of Leinster and Meath. There was a ford over the Rye Water at Kilcock. By 1299 the Normans had established a manor and settlement at Kilcock and the medieval town extended to the limits of the outer enclosure of the early Christian centre. This enclosure extended to circa 14 acres and the outer boundary survives in the present curved street system surrounding the town square.

The town evolved slowly as a market town in the 16th century and prospered in the 18th century with the construction of the Royal Canal, followed by the Great Western Railway in the 19th century. By 1841 the town's population stood at 1,327 persons. The town stagnated and went into slow decline in the 20th century, with a falling population and little development

until the late 20th century. Employment was provided in food manufacturing factories such as the Zed Candy and Kelly's Bakery. The closure of these factories coincided with an increase in the growth in population as Kilcock established itself a commuter town. Between 1986 and 2011 like many towns in Ireland Kilcock experienced unprecedented growth increasing its population from 1,425 in 1986 to 5,533 persons in 2011.

The series of maps below show the evolution of Kilcock as a settlement from 1752 to today. When thinking about the future of Kilcock, it is necessary to understand the significance of its past. This enables the protection and enhancement of the built heritage and historic street pattern while ensuring new development is compatible with and enhances the historic fabric of the town.

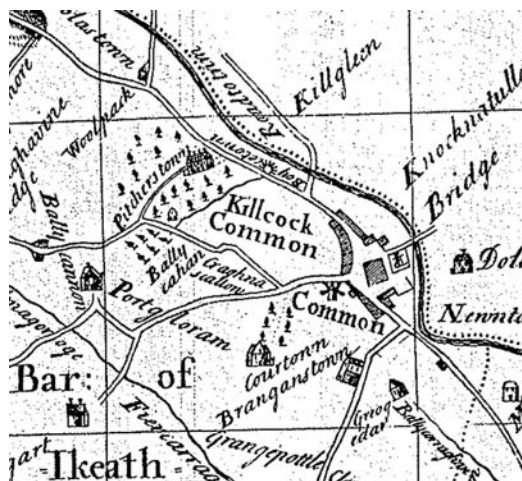


Fig 3: Noble and Keenan Map c.1752



Fig 5: OSI 1860-62



Fig 4: Roque Map c.1760



Fig 6: Aerial Photography 2014

3.3 Natural Landscape Setting

Kilcock is located in the north of County Kildare in a landscape area known as the northern lowlands which are characterised by flat terrain and open lands. Kilcock's natural landscape is distinguished by the Royal Canal and River Rye Water, the latter form's the boundary between Counties Kildare and Meath.

This unique landscape has and continues to play a major role in how the town develops as the location of buildings and roads has been constrained by the Royal Canal and the River Rye Water. The impact of these hydrological influences has seen much of the new development concentrated to the south of the Royal Canal as illustrated below.



Fig 7: Landscape and Built Form

3.4 Regional Context

Kilcock is 33 km west of Dublin City Centre. Kilcock's proximity to Maynooth, Leixlip, Celbridge and Dublin is a significant asset which continues to influence much of the life and commerce in the town. This has been strengthened by the development of the M4 motorway with the city centre now only 35 minutes away by car while Celbridge and Leixlip can be reached in 17 minutes. Such ease of access increases the attractiveness of Kilcock as a commuter destination providing the context to the urban expansion of the town.

Kilcock is also fortunate to be located on the rail network. However, the infrequency of the rail service combined with the cost, in comparison with the service in adjoining towns has had an impact on the amount of rail use. This in turn has had an affect on levels of car use and associated congestion and pollution.

Connectivity to adjoining towns and employment locations within the region is a key requirement of this plan. Linkages should particularly focus on local bus/rail/cycle/pedestrian routes. Improved road and rail services in addition to benefiting commuters may also influence the potential for tourism in the town. It is therefore important that Kilcock seeks continued improvement of such connections with Dublin, Maynooth, Leixlip and Celbridge. However it is also of vital importance that the town works hard to welcome those who come to Kilcock, so to increase the potential for them to stay longer or come again. This is closely related to the public realm, the quality of the arrival to the town as well as the environmental quality and the attractiveness of the town centre itself.



Fig 8: Regional Context

4 SOCIAL AND ECONOMIC PROFILE

4.1 Introduction

The following section provides a demographic and economic overview of Kilcock. This information is required in order for this plan to comply with the Core Strategy of the Kildare County Development Plan 2011 and to ensure that adequate lands are zoned to cater for the future sustainable growth of the town. Levels of growth in Kilcock will be managed by the ability to provide sufficient infrastructure and local services to cater for this growth.

4.2 Population

Kilcock recorded a population of 5,533 in the 2011 census, representing a 35% increase on the 2006 population figure. In 2006 Kilcock had a population of 4,100 persons, representing a 50% increase from its 2002 census population. Table 1 and Figure 9 show how the town's population increased by 2,793 persons therefore doubling its population between 2002 and 2011. This major increase in population was 6 times the national average, representing the most significant period of population growth in the town in recent history. The overall percentage population change within the state from 2002-2011 was 17% whereas the percentage of population change in Kilcock for the same period was 102%.

Census	Population	% Population Change Kilcock	% Population Change National
1981	1,150	-	-
1986	1,425	22%	3%
1991	1,551	9%	1%
1996	1,825	18%	3%
2002	2,740	50%	8%
2006	4,100	50%	8%
2011	5,533	35%	8%

Table 1 - Kilcock Population 1981- 2011(Census 2011)

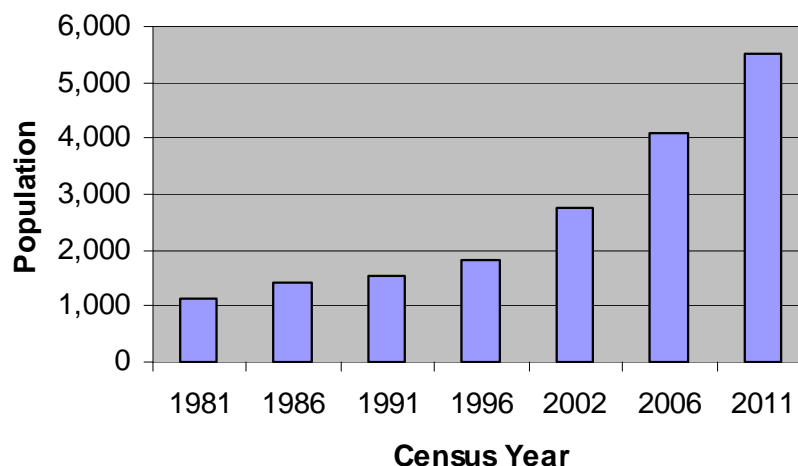


Fig 9: Kilcock Population 1981- 2011 (Census 2011)

4.3 Household Size and Profile

The total housing stock in Kilcock in 2011 census was 2158, made up of 1,956 occupied houses, 143 vacant houses and 51 unoccupied houses. The town's average household size of 2.83 persons is lower than both the county average of 2.94 persons but higher than the national average of 2.72 persons. A break down of the household unit size shows Kilcock is predominantly made up of two person households, having a higher proportion of these households than the national average.

Household size	1 person	2 persons	3 persons	4 persons	5 persons	6 + persons	Total
Total No. of Households 2011	352	576	421	383	137	87	1,956
% of Total Households	17%	33%	18%	18%	9%	5%	100%
National Average (%)	24%	29%	18%	16%	9%	4%	100%

Table 2: Kilcock Household Size and Profile (Census 2011)

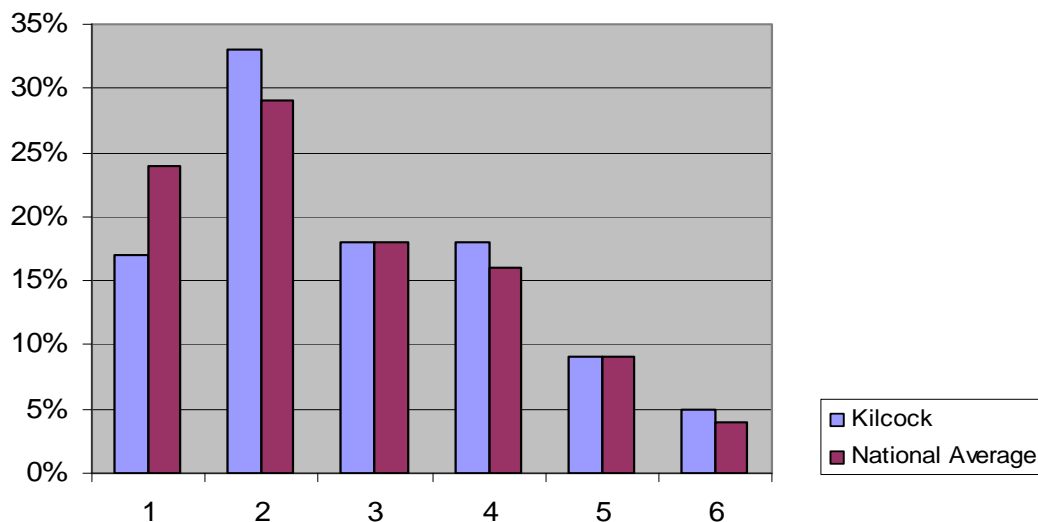


Fig 10: Kilcock Household Size and Profile (Census 2011)

4.4 Age Profile

The 2011 Census reveals that Kilcock has a population profile which is younger than the national average. 38% of the town's population is aged less than 24 years, with 43% being aged between 25 and 44 years. The 2011 Census also revealed the percentage of population over 65 years of age was 4%, being a third of the national average for this age category.

Age bracket	Population 2011	% of Total Population	National Average %
0-12	1435	26%	19%
13-18	333	6%	7%
19-24	333	6%	8%
25-44	2372	43%	31%
45-64	810	15%	23%
65+	250	4%	12%

Table 3: Kilcock Age Profile (Census 2011)

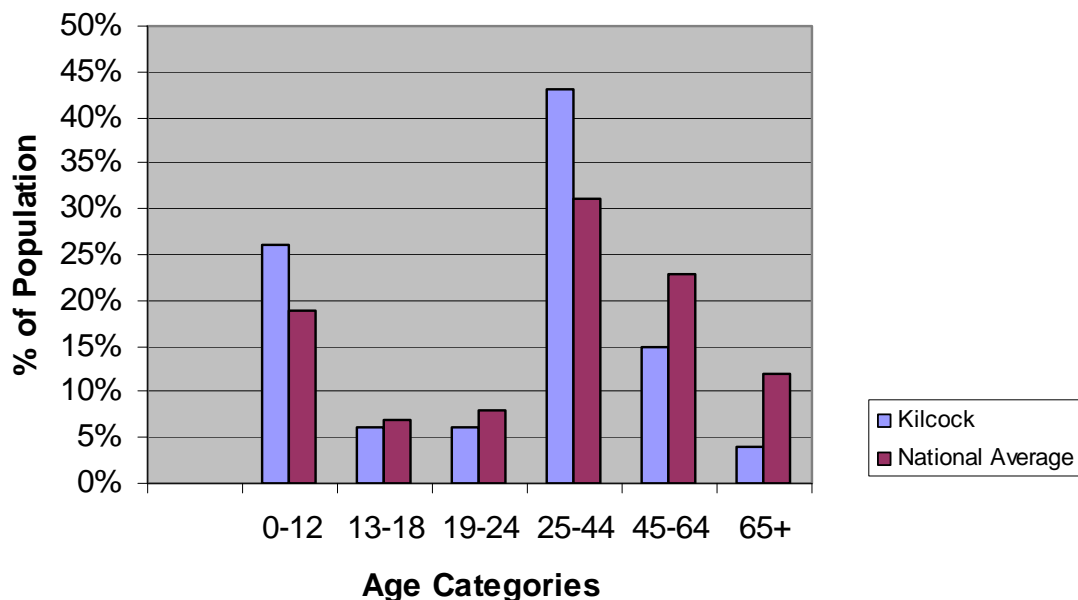


Fig 11: Kilcock Age Profile (Census 2011)

4.5 Economic Profile, Labour Force and Commuting

In 2011 there were 2,949 persons aged 15 years and over in the labour force and of these 85% (2,506 persons) were at work. The unemployment rate was 15% compared with 19% nationally. Of the 1,032 persons aged 15 years and over outside the labour force 38% were students, 30% were looking after the family home and 22% were retired.

Of the 2,506 workers enumerated in Kilcock, 1,954 worked outside the area

most likely due to the proximity of the town to Intel and Hewlet Packard and ease of access to Dublin City Centre.

According to the 2011 census the daytime working population of Kilcock is 687 people. Professional services is the largest industry employing 266 people in the town, followed closely by commerce and trade which employs 209 people. The Musgrave Distribution Centre is the largest single employer in the town, located on the Enfield Road.

Social Class	% of Total Population Kilcock	% of Total Population Celbridge	% of Total Population Leixlip	% of Total Population Maynooth	National Average %
Professional Workers	7.2%	8.7%	7.7%	10.4%	7.3%
Managerial and technical	32.2%	36.2%	33.4%	31.8%	27.3%
Non-manual	18.6%	18.6%	19.8%	13.9%	17.46%
Skilled Manual	14.2%	13.9%	14.9%	9.8%	15.4%
Semi-Skilled	11.6%	7.7%	8.9%	6.7%	10.6%
Unskilled	2.7%	2.7%	2%	2%	3.7%
All others gainfully occupied and unknown	13.5%	11.9%	12.9%	25%	18.1%

Table 4: Kilcock Social Class (Census 2011)

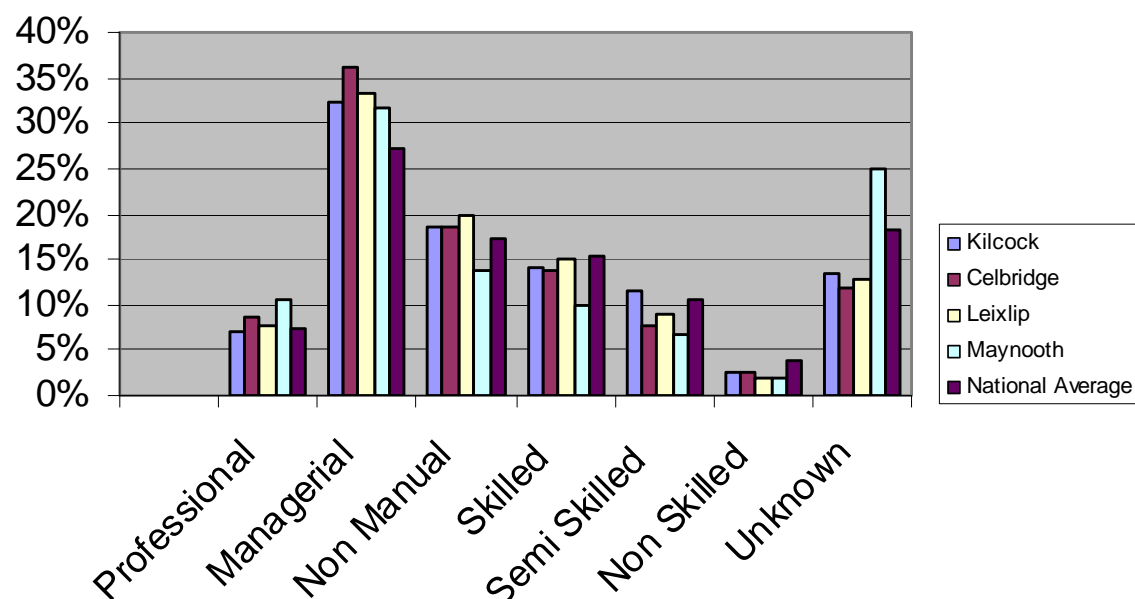


Fig 12: Kilcock Social Class (Census 2011)

4.6 Conclusion

Kilcock has doubled its population in the nine year period between 2002 and 2011. The current population of the town is mainly young with 81% of its population being under 44 years. A break down of the household unit size shows Kilcock has a higher percentage of two person households than the national average. The main role of the town today has become a dormitory commuter town with 78% of the working population of the town travelling elsewhere for work.

5 ADJOINING AUTHORITIES

As stated, Kilcock straddles the boundaries of two Local Authorities namely Kildare County Council and Meath County Council which are separated by the River Rye Water.

The Meath County Development Plan 2013-2019 Volume 5 contains a written statement and land use zoning map for the Kilcock Environs for the development of 105 hectare of lands within the Meath administrative boundary. This written statement and land use zoning map supersede Meath County Council's Kilcock Environs Local Area Plan 2009-2015 and provides a land use framework for residential and employment land uses with ancillary community and recreational facilities.

Meath County Council's Land Use Framework for Kilcock has made provision for the release of 11.4 hectares of residential land yielding 398 units at an indicative density of 35 units per hectare as provided for under the Core Strategy of the Meath County Development Plan 2013-2019 within the Meath jurisdiction of Kilcock. The remainder 63.5 hectares of residential lands identified in the Meath County council Kilcock Local Area Plan 2009-2015 will be delivered on a phased basis as illustrated on the land use objective zoning map.

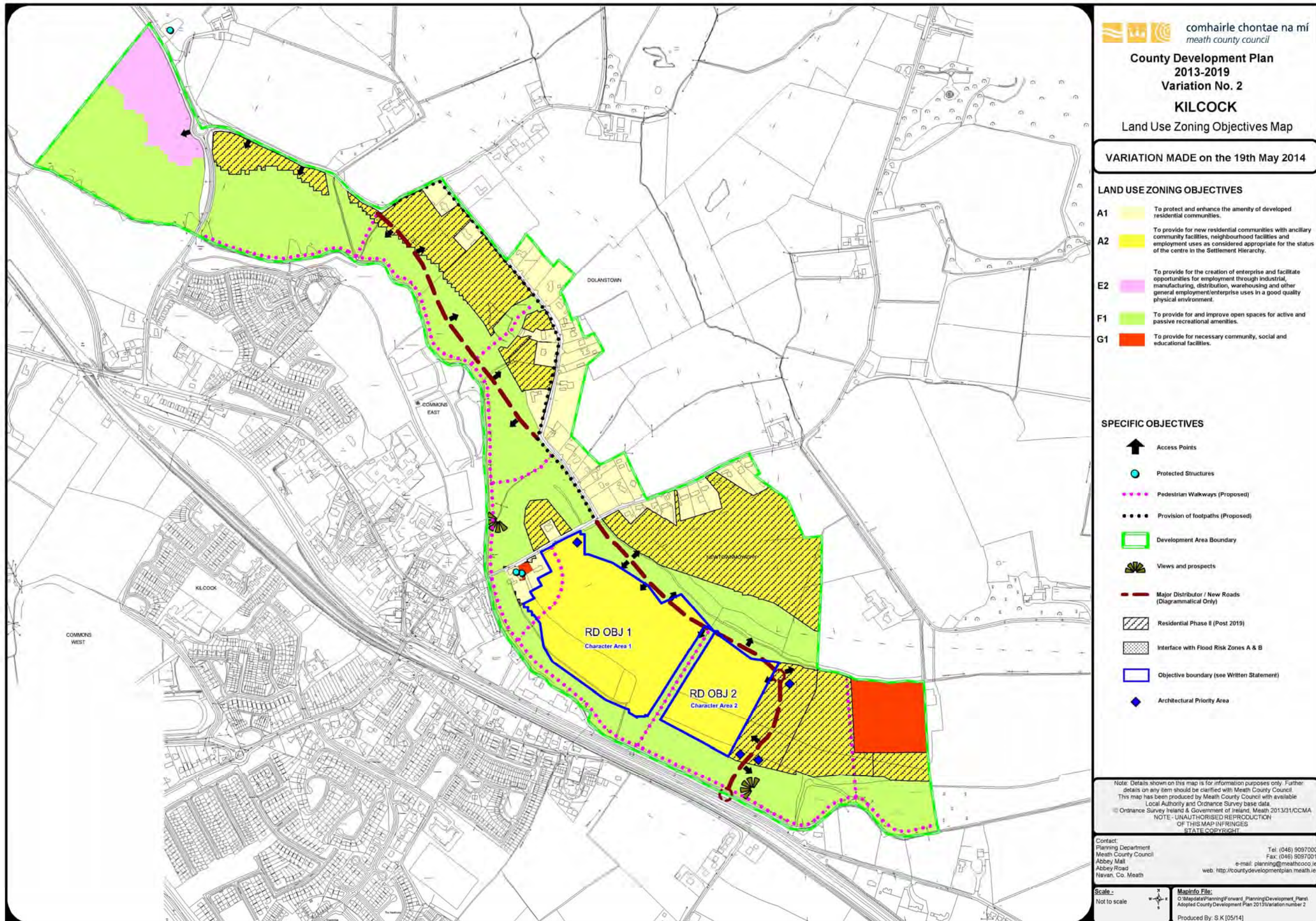
The Plan also provides for commercial, economic and retail land uses within the development framework. Economic development will cater primarily for small to medium scale enterprise, manufacturing and office based industry. Retail development will be restricted to meeting local needs in the form of local shops and services.

The Framework Plan provides for a riverside amenity area along the River Rye Water and connected areas of open space. Provision has also been made for a primary school and 3 acres have been zoned for community infrastructure to provide sporting and recreational facilities.

For reference purposes outlined are the strategic policies relating to this area within Co. Meath.

Meath County Development Plan 2013-2019 Strategic Policies

- SP1** To encourage the sustainable development of Kilcock Environs in a comprehensive manner which will integrate with the existing built up area of Kilcock town.
- SP2** To seek the development of Kilcock Environs on a balanced and sustainable basis whereby residential development is matched by the delivery of key physical and social infrastructure and a strong economic base in the town.
- SP3** To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:
- i) The lands identified with A2 'New Residential' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of the County Development Plan and are available for residential development within the life of the Development Plan.
 - ii) The lands identified with an A2 'New Residential' land use zoning objective but qualified as 'Residential Phase II (Post 2019)' are not available for residential development within the life of the Development Plan



Map 1: Meath County Council Land use Zoning Objectives Map

PART B –POLICIES AND OBJECTIVES

6 DEVELOPMENT VISION AND STRATEGY

6.1 Introduction

This section (along with the following chapters) outlines specific policies and objectives of the Kildare County Council with regard to the development of land within the boundary of the Kilcock Local Area Plan. These policies and objectives will facilitate integrated land use development in a manner that will promote the proper planning and sustainable development of the plan area. The future growth of Kilcock will be strictly guided by the parameters as they are set out in the overall policy context in Chapter 3.

All proposed development within the Kilcock Local Area Plan boundary will be screened for Appropriate Assessment of its potential impacts on the Natura 2000 network, in accordance with article 6 of the Habitats Directive. In all such cases the applicant/developer is advised to consult with the National Parks and Wildlife Service of the DoAHG.

6.2 The Vision for Kilcock

The development strategy for Kilcock, is to improve the quality of life for the local community and provide for the future sustainable growth of the town. The Local Area Plan will remain in place for a period of 6 years and will need to provide for the appropriate growth of the town over this time and beyond. The key objective of the Council is therefore to provide for sustainable development that will enhance the vitality and prosperity of the town while not overburdening existing services. The Council recognises that Kilcock must offer living, working, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment in order to achieve this. While the recent economic boom resulted in unprecedented growth in the population of Kilcock it did little to improve the environmental and physical quality of the heart of town. This plan provides an opportunity to create a vision for recovery

in a coherent, sustainable manner for the benefit of the town and its citizens. This vision is a statement of what Kilcock aspires to be, not in the six year lifetime of a local area plan, but over the next 20 to 30 years. It is only by developing a shared long term vision that we can deliver and support the short term goals of subsequent development plans and core strategies.

This long term vision is based on the principles of sustainable development and will be implemented by providing a planning framework to secure development that balances social, economic and environmental considerations while minimising the potential adverse effects on the environment.

Vision for Kilcock

Within the next 20 to 30 years Kilcock will be compact and beautiful town which showcases the distinct character of its built and natural heritage. It will be well connected to Dublin City centre and neighbouring towns by exemplary public transport and cycling routes and will support the knowledge based economy in Maynooth and Leixlip by focusing on smart, green innovation-based industries. It will be socially inclusive and have a vibrant community with its neighbourhoods connected by cycling and walking routes, interwoven with a quality bio-diverse greenspace network. In short Kilcock will become a place of choice to live work and visit.

6.3 Compliance with Core Strategy of the Kildare County Development Plan 2011-2017

To ensure that the future development of Kilcock is in line with the Core Strategy of the County Development Plan 2011-2017 this plan provides for the zoning of lands for residential, employment, retail, amenity, community and educational uses in order to deliver a sustainable compact town through a plan-led approach. A framework is also outlined for the town's sustainable growth through the incorporation of policies and objectives in relation to:

- Consolidation of the town core
- Sustainable future expansion of the town
- Traffic and Transport Improvements
- Proposals for Water Services and Utilities
- Open Space and Amenity
- Character and Built Heritage
- Natural Heritage, Landscape and Biodiversity
- Climate Change
- Flooding and Flood Risk
- Renewable Energy
- Waste Management and Recycling
- Future Employment and Enterprise
- Housing and community

It is an <u>objective</u> of Kildare County Council	
CSO 1	To monitor the scale, rate and location of newly permitted developments to ensure compliance with the core strategy with regard to population targets in order to achieve the delivery of strategic plan led and coordinated balanced development within the town.
CSO 2	To provide for sustainable growth that will keep the town viable and prospering while not overburdening existing services.

6.4 Overall Strategy

The strategic vision along with compliance with the Core Strategy of the overarching Kildare County Development Plan 2011-2017 will provide the overall strategy of Kildare County Council for the proper planning and sustainable development of Kilcock.

For the purposes of guiding this plan, the strategic vision, the core strategy, key findings from analysis and submissions from public consultation can be translated into three interwoven strands to ensure that Kilcock becomes

Key Strategy		Priority
KS 1	A high quality, green, well connected town with a compact urban form which provides a vibrant and vital mixed use environment.	<ul style="list-style-type: none"> • Shaping Kilcock • Connecting infrastructure • Greening Kilcock • Promoting Character and heritage
KS 2	A smart, green, well connected town which provides a vibrant and vital economy.	<ul style="list-style-type: none"> • Revitalising Kilcock's economy
KS 3	A town of well connected sustainable neighbourhoods and socially inclusive communities.	<ul style="list-style-type: none"> • Providing Quality Homes • Creating sustainable neighbourhoods

Table 5: Key Strategy and LAP Priorities

6.5 Key Strategy 1

A high quality, green, well connected town with a compact urban form which provides a vibrant and vital mixed use environment.

KS1.1 Shaping Kilcock – Urban Design Framework

An urban design framework sets out how Kilcock will develop in terms of its structure, urban form and public realm. The main objective of the framework is to strengthen, consolidate and expand the town in an integrated and sustainable manner to achieve the Core Strategy of a compact town.

The urban design framework focuses on significant regeneration of the town centre area. This key priority will entail strengthening and improving the image of the town through proposals for the public realm. Design guidance and indicative layouts are included as part of the overall framework for strategic redevelopment and regeneration areas located around the town centre to provide for the consolidation of the town. Design guidance and indicative layouts are also provided for new sustainable neighbourhoods providing for the future expansion of Kilcock.

The urban design framework emphasises the contribution that good streets and architecture can play in the regeneration and future development of the town. (See Chapter 7)

KS1.2 Connecting Infrastructure

Connecting Kilcock through services infrastructure and a network of transport infrastructure will make it accessible and easy to move around, allowing the town to intensify and grow.

• Movement and Transport

In order to create a more sustainable county and town the key focus is on changing the model shift to more sustainable modes of transport such as public transport, walking and cycling. This is supported in the Greater Dublin Area Draft Transport Strategy 2011-2030 and the Transport 21 plan which seeks to progress strategic projects in conjunction with the National Transport Authority.

It is also a priority of this plan to facilitate sustainable accessibility and legibility within the town core area in favour of the needs of pedestrians, the mobility impaired and cyclists. The creation of a network of strategic green routes within the town extending into the wider hinterland will cater for the recreational needs of the population and contribute to an improved quality of life as part of a compact town.

• Services Infrastructure

The key priority in terms of services infrastructure is on achieving a clean, healthy town with improvements to air and water quality, bio-diversity value and the use of renewable energy sources. There is also strong support for the provision of flood risk management strategies and sustainable urban drainage systems to enable Kilcock to adapt to climate change.

This emphasis on sustainable infrastructure will help mitigate climate change, protect and improve water courses and ecosystems and support the creation of a green network.

Kilcock forms part of the Lower Liffey Valley Catchment Area, which also serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The Waster Water Treatment Plant at Leixlip, which serves Kilcock, as well as the aforementioned towns, has a current treatment capacity of 80,000 PE (population equivalent) and is soon to be upgraded to provide a treatment capacity of 150,000 PE which will enable the region to consolidate and develop as a whole. (See Chapter 8)

KS1.3 Greening Kilcock

Green infrastructure, recreation and biodiversity are vital components of a compact town. Their reinforcement is a key priority of this local area plan. A green infrastructure strategy reflects an integrated approach to the town's provision of open space, recreational, landscape and biodiversity assets. (See Chapter 9)

KS1.4 Promoting Character and Heritage

The town's built heritage makes it unique. This priority fully recognises the contribution the built heritage makes to the town's character and acknowledges that it is a unique resource that attracts tourism.

This plan seeks to renew the historic town core area in particular the Market Square and surrounding streetscapes in order to enhance, improve and build on the inherent character of Kilcock. The key approach of this plan is the balancing of the needs of a growing town with the need to protect and conserve the elements which give the town its identity. (See Chapter 10)

6.6 Key Strategy 2

A smart, green, well connected town which provides a vibrant and vital economy.

KS2.1 Revitalising Kilcock's Economy

Kilcock's role within north east Kildare (the economic cluster of Maynooth, Leixlip and Celbridge) as outlined in the Core Strategy, is a key priority of this plan. It is only through developing a strong region around the economic centres of Maynooth and Leixlip that the critical mass can be achieved to compete and collaborate with other regions and cities. Kilcock must therefore operate effectively within the cluster in terms of a place to live for commuters working elsewhere within the region as well as within the town. If it is to

become a destination of choice, Kilcock will need to provide a good quality of life for its community as well as workers and visitors.

Delivery of the foregoing will require the co-corporation of Meath County Council to ensure the town grows balanced and coherent fashion exploiting its geographical position and excellent transport network. The regeneration of the town centre is an important element of this key strategy and the development of the lands to the north of Market Square (within the jurisdiction of Meath County Council) will play an important part in this regeneration.

It will be necessary to stimulate the long term economic renewal of the town by promoting employment and enterprise land uses to provide opportunities for Kilcock to become a self sustaining town.

This priority will promote the revival of the economy through focusing on manufacturing and office based industries, logistics and tourism (natural and built heritage) through:

- The development of manufacturing industries and logistics adjacent to the motorway interchange.
- The development of small scale enterprises and office based employment adjacent to the town centre and on appropriately zoned land.

The land use provisions in this local area plan provide a range of zones to cater for the economic needs of Kilcock and the region. Lands zoned for enterprise and employment will be retained for employment uses and live work units are promoted in a wide range of zones, all to facilitate employment, close to public transport.

Revitalising Kilcock's retail base by strengthening and consolidating the town centre area is also an important consideration. The creation of a successful mixed use viable town centre is a key priority for this local area plan. It is recognised that there is a need to recapture the market share through a variety of policies and initiatives, in accordance with the retail strategy for the

county. This can be achieved by facilitating healthy competition by providing for a variety of retail floor space without compromising the architectural integrity of the historic town centre.

It is proposed to provide easier access to the town centre by developing new linkages from the surrounding residentially zoned lands. It is proposed to link the town centre with new and existing neighbourhoods via pedestrian bridges over the canal and rail line and develop new streets to provide access to the residentially zoned lands in County Meath north of Market Square. Providing easier access to the town centre will aid its regeneration and ensure that the town core will be the primary shopping area. (See Chapter 11)

6.7 Key Strategy 3

A town of well connected sustainable neighbourhoods and socially inclusive communities.

KS3.1 Providing Quality Homes

Consistent with creating a compact town and Kilcock's role within the region, the continued, sustainable management of land zoned for housing is a central element of this priority. This will be done in a way that reduces urban sprawl and provides for a quality compact town of mixed tenure neighbourhoods, catering for a wide range of family types and individuals.

The provision of quality housing within Kilcock, that is suitable for all citizens throughout their lives and adaptable to peoples changing circumstances is fundamental to creating a compact town with sustainable neighbourhoods. Requiring residential schemes to have good local facilities and ensuring large schemes are phased so that support infrastructure is provided in tandem with residential development will assist in achieving this key strategy.

Providing quality homes for all includes the provision of social and affordable housing. The delivery of the housing strategy and the policies contained in chapter 4 Housing of the CDP 2011-2017 and any subsequent amendment will help meet the needs of those on lower incomes and those in special circumstances. (See Chapter 13)

KS3.2 Creating Sustainable Neighbourhoods

The creation of good, sustainable neighbourhoods which support thriving communities and provide for a wide range of household types, age groups and tenures with community facilities close by is a priority of this plan. In order to achieve this, criteria and standards for good neighbourhoods are a central part of this strategy. These principles are intended to ensure, for example, that infrastructure such as schools, shops and childcare facilities are provided in a phased and co-ordinated manner. The importance of shops within walking distance of residential developments is reaffirmed in this key strategy.

This priority will ensure that the council will work with various stakeholders who fund and provide community services and facilities, including but not limited to the Department of Health and Children, the Department of Education and Science, the HSE, registered charities, not-for-profit companies and foundations, religious orders, sports and community groups and organisations, to ensure social and community infrastructure is provided in a timely manner. (See Chapter 14)

6.8 Conclusion

The purpose of the above seven priorities is to ensure the effective delivery of the core strategy of the County Development Plan 2011-2017 and strategic vision of this Local Area Plan for Kilcock. These priorities are elaborated on further in the following chapters of this plan, with a range of supporting policies and objectives.

7 SHAPING KILCOCK

7.1 Introduction

The spatial structure of Kilcock is provided by both natural and manmade features. The Rye Water River and the Royal Canal contain the historic town centre and provide the town with its identity and character. The town is characterised by landmark features and structures such as the Market Square, St. Coco's Church, and St. Joseph's Hall on School Street. The Royal Canal and the railway line separate the town centre from its residential neighbourhoods to the south, while vacant and derelict buildings and brownfield sites disconnect the core area from the residential areas to the north-west. As a result there is a lack of connectivity between the town core area and much of the newer residential areas of Kilcock. The town centre is located around the Market Square and Harbour Street. Overall the town core presents a poor image mainly due to the quality of the public realm and mix of uses. Kilcock however, is one of the few towns and villages which embraces its waterway position. Harbour Street, one of the main shopping streets fronts the canal and provides the town with a positive image. Bars and cafes provide pleasant outdoor seating areas in the summer months, presenting a unique canal side aspect.

Much of the recent development that has taken place in the town has been to the south of the canal and railway, leaving the historic core somewhat isolated and experiencing a level of dereliction and decline.

The structure of the town displays the classic characteristics of the 'Donut Effect', a phenomenon that affects the physical shape of some towns. It occurs when there is a concentration of the newest and most advanced generation of housing developments and office parks or retail parks on the outskirts of the town (usually around a ring road) and the parallel physical disappearance of the historic centre.

In developing strategies for shaping the town it is important to take stock of the changes that have taken place. This Local Area Plan sets out policies and strategies that ensure Kilcock builds upon its urban form and retains what remains of the distinctive character of the historic core, while also developing new neighbourhoods which are well connected to the town core. The plan places an emphasis on the contribution that good places, streets and buildings can make to regeneration based on the conviction that a successful public realm, where people feel safe, comfortable and enjoy using streets and places both during the day and into the evening, is also likely to sustain the economic viability of the area.



Fig 13: Market Square, Kilcock

7.2 Challenges

Successful towns are often judged in terms of their vitality and viability which are deemed as the essential elements of thriving town centres. Vitality is the consideration of a successful public realm which is measured in social terms whereas viability is a gauge of successful development which is measured in financial terms. It is important to note that these two separate issues are wholly reliant and interdependent on each other if a successful attractive town centre is to be achieved.

The town displays a lack of vitality primarily due to the quality of the physical environment which displays a negative image. Factors which impact on the image of the town include quality of built form; public realm; shopfronts; use of colour; maintenance and upkeep of buildings. Other issues which affect the vitality of Kilcock include poor mix of uses, lack of active frontages onto the street as well as the amount of social and cultural activity within the public realm.

Vacant sites, derelict buildings and empty shop units have a negative impact on the viability of the town and weaken its position as the primary commercial centre within Kilcock. There is also a limited selection of shops and retail offer within the town centre. Kilcock therefore does little to compete with the larger shopping centres located in Maynooth and Dublin. The lack of connectivity between the town core area and the surrounding residential developments also impacts on the viability of the town.

Kilcock's urban fabric and image form a fundamental part of the town's character and therefore must be enhanced through the policies and objectives of this Local Area Plan. Measures such as increasing permeability, intensifying development and improving the overall image of Kilcock will consolidate and strengthen the town core and support its role as the principle commercial area. In order to achieve a critical mass necessary to support the economic cluster in north east Kildare the town needs to be extended in a sustainable and integrated manner to achieve a compact, well connected viable and vital town.

The challenges are therefore threefold:

- Strengthening the town by improving the image, physical and environmental qualities of the public realm.
- Encouraging the consolidation of the town; improving connectivity and permeability; and facilitating the comprehensive mixed use regeneration of the core retail area.
- Extending the form and structure of the town for the benefit of the existing communities and developing well connected sustainable neighbourhoods.

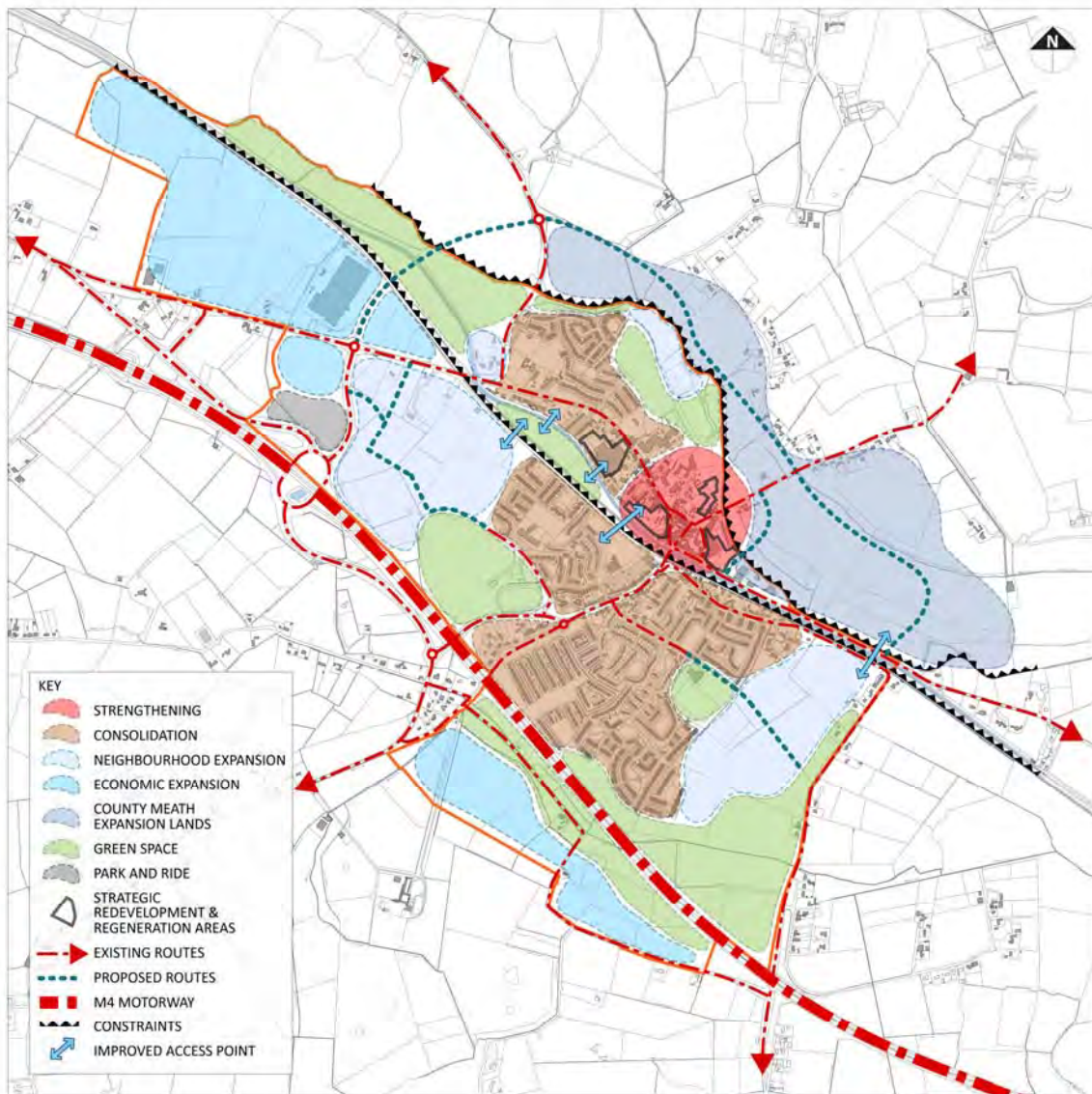
7.3 Strategic Approach

The Kilcock Local Area Plan has a critical role to play in ensuring that the needs of the future population are planned for. This local area plan will seek to provide for the consolidation, strengthening and expansion of Kilcock in an integrated manner. The plan seeks to build on the existing strengths of the town such as its historic core, landmark buildings and architectural heritage, urban spaces and civic amenities by identifying opportunity sites and providing design guidance which will complement Kilcock's existing assets and act as catalysts for change.

The local area plan vision for the urban form and structure of Kilcock is based on a number of key issues:

- The creation of a compact sustainable town where citizens can have a good quality of life by reducing urban sprawl and unsustainable travel patterns.
- The creation of a bustling town centre with an attractive public realm and a good mix of uses to encourage vitality and viability.
- The development of a well connected town with a network of streets and public spaces and the integration of a cultural and social vision into place making.
- Ensuring that the form and structure of the town supports real economic recovery.

- The creation of sustainable neighbourhoods, proximate to public transport services and a range of community infrastructure.
- The development of a green infrastructure strategy for recreation, amenity, biodiversity and climate change reasons.
- Formalising and improving the environmental quality of the entrances and approaches to the town for all modes of transport.



Map 2: Urban Design Strategy

7.4 Policies and Objectives

7.4.1 Urban Design Framework

This section establishes the general urban design principles and strategies that are proposed for Kilcock. This includes specific proposals to guide growth and manage change in the town by strengthening, consolidating and expanding Kilcock in order to create a lively, permeable town with a mix of residential, commercial, community and amenity uses.

The urban design framework seeks to enhance the physical environment of Kilcock and improve the factors that have a significant impact on the image of the town and the quality of the public domain. The urban design framework also seeks to develop, in an integrated manner, key infill and brownfield sites in order to intensify development within the town. It is a particular objective of this Local Area Plan that the town centre is consolidated, providing for commercial and mixed-use development.

In order to provide sustainable neighbourhoods and improve the provision of community infrastructure, the future expansion of Kilcock is also provided for. The urban design framework seeks to ensure that the entire plan area is connected by a coherent and legible network of pedestrian, cycling and vehicular routes and green infrastructure.

The upgrading of the public realm in the form of high quality street furniture, public lighting, improvements to surface material and traffic calming may improve the streetscape. However the overall success of the town centre will largely rely on the right combination and location of shops, services, cultural and civic activities, and well connected neighbourhood which will allow for the creation of a vibrant and vital town.

It is the <u>policy</u> of Kildare County Council	
SK 1	To consolidate, expand and enhance Kilcock by strengthening individual character areas.
SK 2	To develop Kilcock's character by enhancing streets and civic spaces and by creating new streets as part of the public realm when the opportunities arise.
SK 3	To protect the grain, scale and vitality of the town core.
SK 4	To revitalise the town core area by encouraging the redevelopment of brownfield sites.
SK 5	To promote the variety of social and cultural events in Kilcock's civic spaces.
SK 6	To create sustainable neighbourhoods with a range of community infrastructure.
SK 7	To develop a network of safe, clean, attractive pedestrian routes, lanes and cycle ways in order to make the town more coherent, navigable and connected.
SK 8	To protect important views and view corridors into, out of and within Kilcock, and to protect existing town landmarks and their prominence (see section 9.4.2 and map 9).

It is an <u>objective</u> of Kildare County Council	
SKO 1	To promote the social, physical and economic regeneration of Kilcock.
SKO 2	To promote an improvement to the image of Kilcock
SKO 3	To prioritise the development of derelict/brownfield and vacant units within the historic core area to ensure that development is based on the concept of consolidating the existing town centre.
SKO 4	To provide for sustainable neighbourhood expansion areas.
SKO 5	To promote and encourage high quality urban design.
SKO 6	To develop a green infrastructure strategy to combat climate change and provide for recreation, amenity and biodiversity (see Chapter 9 Greening Kilcock).



Map 3: Urban Design Framework

7.4.2 Strengthening

Kilcock's urban fabric and image form a fundamental part of the town's character and therefore must be enhanced through this Local Area Plan. The image of Kilcock is crucial to its vitality and therefore plays an important part in the success of the town centre. A key factor which contributes to the overall image of the town is the environmental quality of the public realm. The town core has a substandard public realm comprising several vacant and disused sites and buildings; clutter; speeding vehicles and unregulated car parking resulting in a negative environment and overall feeling of neglect. This negative tone is reiterated in the quality of entrances and arrival points to the town which provide the first impressions to Kilcock.

The success of Kilcock depends on the synergy between a legible core area, positive image and a successful mix of uses. The vitality and viability of the Kilcock depends on these factors. The key focus of this section is to provide policies and objectives along with design recommendations to strengthen the image of the town centre, create a legible core area to support its role as the principle commercial area.



Fig 14: Successful Public Realm, Cambridge.

7.4.2.1 Public Realm

The vacant buildings and brownfield sites dotted around the town centre as well as the quality of the public realm largely contribute to Kilcock's poor image. This is particularly evident in the Market Square and the surrounding streets and lanes.

Narrow streets, such as those found in the town core of Kilcock, present both charms and challenges. Their scale is ideally suited to the pedestrian, with similarly dimensioned streets a popular feature of tourist destinations throughout Europe. However, narrow streets also put pressure on available space and can become physically and visually cluttered. It is important that the public realm is inclusive for all users. Some of Kilcock's footpaths and streets are at present unsuitable for wheel or push chair users. Rectifying this should be part of a broader redesign of these areas. The safety of pedestrians and cyclists must be considered in relation to traffic and personal safety, particularly along walking routes to and from schools. Efforts to facilitate vehicular traffic have meant that the pavements on several of the streets in Kilcock's town core are very narrow or in places nonexistent. This affects the quality of the shopping experience and can cause difficulties for the mobility impaired.

Shopfronts and use of colour can have a significant impact on the quality of the town. The basic rules of good shopfront design are based on restraint in signage, sophisticated use of colour and complete harmony with the upper floor facades of their buildings. The architectural merit of buildings and the collective townscape qualities of the street are being eroded by poor quality shopfronts. Kilcock would benefit enormously from an improvement to the quality of shopfronts in the town. Kildare Shopfront Guidelines provides guiding principles for both designers and shop owners on the aspects of good shopfront design.

Finally it should also be remembered that the public realm sends out a message to those who use it. While Kilcock is a friendly place, some of the signs and messages contained within the public realm are less so. Multiple no entry signs, boarded up buildings and poor quality public realm do little to welcome people to

the town. (See Section 8.1 Movement and Transport)

It is a <u>policy</u> of Kildare County Council	
SK 9	To promote the development of a network of attractive active and safe streets and public spaces which are memorable and encourage walking as the preferred means of movement between buildings and activities.
SK 10	To promote the development of streets and public spaces which are of consistently high quality and which deliver vibrant, attractive and safe places for the community to enjoy.
SK 11	To promote streets and public spaces which are accessible and inclusive, meeting the requirements of a diverse community.
SK 12	To promote streets and public spaces which contribute towards increased urban greening.
SK 13	To promote street and public spaces which deter crime and anti-social behaviour and promote safety.
SK 14	To take enforcement measures wherever appropriate to secure the removal of authorised advertisements from private property. Unauthorised fabric banners or other advertising forms will be subject to enforcement measures.

It is an <u>objective</u> of Kildare County Council	
SKO 7	To seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.
SKO 8	To implement the key design recommendations contained in the Kildare Shopfront Guidelines.
SKO 9	To carry out a review of existing street furniture and signage in streets with an objective to removing superfluous or redundant elements in order to reduce street clutter.

It is an objective of Kildare County Council

SKO 10 To implement a programme of environmental improvements within the town centre area.

SKO 11 To require development proposals which include or impact upon the public realm consider the design of public spaces as a priority.

7.4.2.2 Entrances and Approaches

A key priority of this plan is to formalise and improve the environmental quality of the entrances and approaches to the town for all modes of transport. There are five main approaches to Kilcock.

1. The Western Approach

This approach to the Kilcock is from the M4 interchange and the Enfield Road through Church Street. The M4 interchange lacks planting, while the Enfield Road has a poor public realm, the road surface is poor and there are no footpaths or street lighting. Derelict buildings and vacant sites set a negative tone along Church Street. Consequently the environmental quality of this entrance is presently poor.

Opportunities

Opportunities exist to transform the Enfield Road and Church Street into a tree-lined boulevard increasing the width of existing footpaths in order to provide grass verges, trees, cycle lanes and formalised linear parking bays along Church Street. The image below shows an attractive boulevard providing a quality public realm with grass verges and footpaths. Extending the footpaths and street lighting to the nursing home and the graveyard will provide a safer environment for pedestrians and encourage people to walk and cycle. Any future development along this approach should ensure that parking is provided to the rear of buildings and that the built form is of a high quality. Providing dense planting similar to that found along other sections of the M4 towards Dublin would improve the environmental quality of the interchange which has become one of the main entrances to the town.



Fig 15: Griffith Avenue, Dublin

2. The Eastern Approach

The entrance to Kilcock from the east is along the Maynooth Road which provides a canal side approach to the town. Large building footprints such as Dermot Kelly Motors and the recent development of a Lidl Store form the entrance to the town from this direction. By the nature of their requirements (vehicular access and parking etc.) such areas exhibit a poor quality public realm, while the Royal Canal provides a positive environment.

Opportunities

Opportunities exist to locate a key building where the Maynooth Road joins the Royal Canal to signify the entrance to the town from this approach. Wide footpaths and cycle lanes with a crossing to the canal will slow traffic and also signify the entrance to the town. When redevelopment opportunities arise every opportunity should be taken to establish a new building line which will allow the transformation of the Maynooth Road into a generous tree-lined boulevard which can accommodate soft modes of transport by providing footpaths, cycle lanes and grass verges. Any further development along this approach road should ensure that car parking is provided to the rear of the buildings.

Fig 16: Images of a pedestrian boardwalk beside vehicular bridge

3. The Northern Approach

The northern entrance to the town is along the Dunshaughlin Road within the jurisdiction of Meath County Council. This rural road comprises picturesque views towards the Market Square in particular of Hugh Murphy's Pub. However the lack of footpaths along the road in particular at Meath Bridge provides an unsafe environment for pedestrians.

Opportunities

Opportunities exist to provide a pedestrian/cyclist boardwalk off the bridge along the north side of the road exiting at Hugh Murphy's pub. The images below shows how a boardwalk can be successfully integrated with a vehicular bridge in order to provide safe pedestrian access. It is also recommended that the Dunshaughlin Road be widened as necessary to accommodate a footpath and cycle lane.



4. The Southern Approach

The approach from Clane to Kilcock to the south of the plan area presents a good environment, particularly in the vicinity of Courtown Demesne with its attractive woodland and stone boundary walls. The public realm in the vicinity of the motorway bridge is also well planted. Residential developments along the Courtown Road, due to the departure from more traditional urban forms do not address the Courtown Road and mainly comprise fenced off open space with secondary access roads running alongside the approach road providing a negative environment.

Opportunities

Entrances to the town should provide a sense of progressive transition leading to the town centre. This can be achieved by transforming the street into a boulevard and by ensuring that when future development opportunities arise a new building line should be established which will allow the transformation of the Courtown Road into a generous treelined boulevard which can accommodate soft modes of transport by providing footpaths, cycle lanes and grass verges. Any further development along this approach road should ensure that car parking is provided to the rear of the buildings.

5. Approach from the Railway Station

The railway station forms a gateway to the town through the Fairgreen and over Shaw Bridge. The Fairgreen is used mainly for car parking related to the railway station and therefore lacks a sense of place. The nature of the road layout and associated railings at the junction of Shaw Bridge, School Street and Harbour Street provide an unpleasant and unattractive environment for the pedestrian. Shaw Bridge however provides picturesque views along the Canal.

Opportunities

To transform the Fairgreen into a landscaped plaza by regularising carparking and by providing alternative parking arrangements at other, more suitable locations in Kilcock. Replacing the railings with planters and appropriate hard landscaping along Harbour Street

and School Street will improve this arrival point to the town.

It is a <u>policy</u> of Kildare County Council	
SK 15	To ensure that any future development at the entrance and approaches to the town comprise high quality architecture.
SK 16	To ensure that any future development along the entrances and approaches to the town provides is so far as possible car parking to the rear of the buildings. Where this cannot be facilitated the developer will be required to provide landscape proposals which show how the visual impact of the car parking can be mitigated.
SK 17	To protect the views from the Dunshaughlin Road towards the Market Square.

It is an <u>objective</u> of Kildare County Council	
SKO 12	To improve the environmental quality of the entrances to the town.
SKO 13	To transform Church Street and Enfield Road into a tree-lined boulevard and to improve planting along the M4 interchange at Kilcock.
SKO 14	To widen existing footpaths along Church Street and the Enfield Road and extend the footpaths and public lighting to the nursing home and graveyard.
SKO 15	To formalise linear parking bays along Church Street providing for tree planting every four bays.
SKO 16	To transform the Maynooth Road into a generous tree lined boulevard.
SKO 17	To provide a pedestrian and cyclist crossing to the Royal Canal at the entrance to the town along the Maynooth Road.
SKO 18	To investigate the possibility of providing a boardwalk off the Meath Bridge to accommodate pedestrians and cyclists.
SKO 19	To improve the public realm at the Fairgreen.
SKO 20	To improve the quality of the public realm at the junction of Harbour Street and School Street.



Fig 17: View of Fairgreen which provides a poor entrance and sense of arrival to the town.



Fig 18: Fairgreen transformed by regularising car parking, increasing the amount of planting and the use of quality materials.



Fig 19: View of Harbour Street dominated by railing and poor quality paving providing a poor public realm.



Fig 20: Harbour Street transformed into an attractive pedestrian friendly street with an attractive public realm through the use of planting and quality surface materials.

7.4.2.3 Market Square

The feeling of neglect and sub-standard public realm is particularly evident in Market Square. The square is at the heart of the historic town core and is an important civic space for the town. This civic amenity is currently undervalued – its current purpose is to provide unregulated car parking for the town, a majority of which appears to be related to commuters. A small market takes place once a week (on Saturdays). While there are one or two noteworthy examples of buildings surrounding the square, there is a high level of dereliction, vacant sites and empty shop units. Some of the shops units which are occupied provide lower order goods and many also have poor quality shopfronts. Recent improvements have taken place to the paving on the south side of the square which improves the public domain in this area, however the planting and street furniture require on-going maintenance.

Opportunities

Opportunity exists to transform the square into a lively civic space. The square has the potential to become the central hub of economic, social and cultural activity, reinforcing its role as the primary public space in Kilcock and ensuring vitality and viability at the heart of the town centre. Proposals for development in the square must ensure that active street frontage is provided and the existing building line of the Market Square maintained. Proposals for new development should be fine grained with active frontages and a variety of operators. Apart from restaurants and bars, non retail uses should be located on upper floors so that retail frontage can be maintained at street level. Independent street access to upper floors of shop units should be retained to ensure use of the upper floors of buildings.

The following images show how the Market Square can be transformed into an attractive civic space. Key to achieving this is the provision of alternative carparking on the 'Island' for shoppers and commuters within the town, as well as the provision of park and ride facilities for commuters at a location close to the M4 interchange (see section 8.1.4.3 MTO 4). It may be appropriate to introduce a pay parking facility and fewer vehicle spaces in

the Market Square in order to rejuvenate the town centre. Interim uses or interventions should be explored for empty sites and vacant buildings (see sections 11.4.5 and 7.4.3.3.C).

It is a <u>policy</u> of Kildare County Council	
SK 18	To encourage the redevelopment of brownfield sites with active frontages along the square
SK 19	To encourage the provision of a temporary intervention to provide an edge to the square on the vacant corner site. (see section 11.4.5).
SK 20	To ensure that the existing building line of the Market Square is maintained and that any proposals of redevelopment contain active frontages on the ground floor.

It is an <u>objective</u> of Kildare County Council	
SKO 21	To promote the creation of a quality public realm in the Market Square in order to achieve a quality community space.
SKO 22	To promote the transformation of the Market Square into an economic and cultural civic space.
SKO 23	To regularise car parking within the Market Square and provide an alternative location for short trip car parking adjacent to the Market Square as well as a dedicated park and ride facility for commuters.
SKO 24	To implement the Derelict Sites Act.



Fig 21: View of Market Square dominated by car parking, traffic and derelict building providing a poor public realm



Fig 22: Indicative transformation of Market Square to become the central hub of commercial and community activity with a vibrant mix of uses and a quality public realm

7.4.2.4 New Road

New Road connects Market Square to Harbour Street. There are no active frontages along the street. The former Kelly's Bakery factory provides a blank brick frontage along the north side of the street while a storage yard and town houses front the street on its southern side. There is a footpath on the southern side of the street only. Overall the street is uninviting and lacks animation. Overhead cables and unattractive street lighting add to the feel of clutter.

Opportunities

Opportunities exist to find new uses for the former bakery buildings which will provide active frontages onto New Road along with associated footpaths and appropriate public lighting thereby increasing passive surveillance and opportunities for social exchange. Opportunities also exist to provide new building frontages on the southern side of the street thereby providing active frontages along this side of the street. (See section 7.4.3.3.D)

It is a <u>policy</u> of Kildare County Council	
SK 21	To encourage the redevelopment of brownfield and vacant sites with active frontages along New Road.
SK 22	To encourage the regeneration of the vacant factory buildings formally Kelly's Bakery to provide active frontages along New Road.
SK 23	To ensure that building frontage is provided along New Road. Any proposals of redevelopment contain active frontages on the ground floor with residential accommodation or commercial development on upper floors. Where appropriate, independent street access to upper floors shall be provided.

It is an <u>objective</u> of Kildare County Council	
SKO 25	To promote the creation of a quality public realm along New Road and reduce visual clutter.
SKO 26	To seek the development of a new footpath along the northern side of New Road adjacent to Kelly's Bakery.
SKO 27	To promote the creation of attractive shopfronts which have regard to the 'Kildare Shopfront Guidelines'.



Fig 23: View of New Road showing a lack of active frontages and visual clutter providing a poor public realm.



Fig 24: The indicative transformation of New Road into a vibrant street with active frontages and a quality public realm.

7.4.2.5 New Lane/Bridge Street

New Lane connects Market Square to Church Street/ Bridge Street and consists of several vacant shop units and derelict buildings and sites. Stapleton's and the adjacent vacant site on the north side of the street and the vacant supermarket building on the south side at the junction with Bridge Street have a particular negative effect of the public realm of the street. The shops which are occupied, with the exception of the pharmacy at the junction of New Lane and Church Street, are also uninviting due to multiple adhesive window displays and lower order shopping. The quality of footpaths along the street is for the most part poor, all are narrow and in a state of bad repair.

Opportunities

Opportunities exist to transform the street into a bustling town centre street which consists of higher order retail shops and a good mix of uses. The derelict building on the northern side of the street has the potential with careful conservation and regeneration to add to the character of Kilcock and provide a sense of place. This attractive building and adjacent vacant site have the potential to be transformed into a focal point for the town providing retail, commercial and residential accommodation. (see section 7.4.3.3.B)

It is a <u>policy</u> of Kildare County Council	
SK 24	To ensure that the existing building line of New Lane is maintained and that any proposals for redevelopment contain active frontages on the ground floor and residential accommodation and/or commercial development with independent street access on the upper floors.
SK 25	To ensure that redevelopment proposals have regard to the surrounding character, particularly where the proposed development is located on a small plot.

It is an <u>objective</u> of Kildare County Council	
SKO 28	To promote the creation of a quality public realm along New Lane and a reduction in visual clutter along the street.
SKO 29	To promote the creation of footpaths which are universally accessible along New Lane.
SKO 30	To promote the creation of attractive shopfronts which have regard to the 'Kildare Shopfront Guidelines'.
SKO 31	To encourage the redevelopment of Stapletons with active frontages along New Lane.



Fig 25: View of New Lane and Bridge Street showing vacant buildings and narrow footpaths and a lack of planting.



Fig 26: The indicative transformation of New Lane to a vibrant street with a quality public realm comprising wide footpaths, street planting and active frontages.

7.4.2.6 Fostering Cultural Activity

Public spaces should be capable of accommodating civic activities such as markets, festivals and events which allow for an animated urban landscape, by day and by night, on a year round basis. The addition of public art into the urban landscape further enhances its attractiveness and can add greatly to a creative town.

It is the policy of Kildare County Council

SK 26 To promote awareness of cultural heritage, promote safe and attractive streets and promote ease of legibility and connectivity between cultural spaces by encouraging and facilitating the provision of supporting cultural infrastructure in the public domain such as cultural signage, cultural information panels, a way-finding system and a high quality integrated network of attractive streets in the town.

SK 27 To animate the public domain by encouraging the provision of public art, temporary and permanent across all art forms and artistic disciplines in the town centre and in neighbourhoods through such mechanisms as the government supported Percent for Art Scheme and the development management process.

SK 28 To encourage active uses of public spaces for the enjoyment of individuals, families and visitors to Kilcock and contribute to a sense of place by encouraging and facilitating the provision of fit-for-all purpose, multi-functional outdoor spaces for festivals, events, public art, markets etc. in accessible, traditional and non-traditional locations.

It is an objective of Kildare County Council

SKO 32 To develop a coherent network of attractive, integrated streets and spaces with supporting tourism and cultural signage.

SKO 33 To encourage where appropriate the inclusion of public art in all major development schemes in the town.

SKO 34 To animate the public domain by facilitating and supporting the delivery of an annual events programme in collaboration with key event partners and organisers, whilst protecting the residential amenities of the surrounding areas.

SKO 35 To develop multi-functional, fit for purpose outdoor spaces capable of hosting festivals, events, food and craft markets etc. subject to proper planning considerations.

7.4.3 Consolidating

In order to achieve a viable town centre there should be an intensity of development from the edge of the town to the core. In Kilcock this is not the case. The historic town centre is compact and densely developed with continuous frontages and narrow clearly pronounced streets and spaces. Large building footprints are particularly evident adjacent to the historic town core constructed in the 20th century. The vacant former factory buildings (brownfield sites) result in an unconsolidated town centre. Apart from the vacant industrial buildings and brownfield sites dotted within and around the town core area, there are vacant shop units and derelict buildings along Church Street, Bridge Street, New Lane and New Row. Vacancy and dereliction is particularly prevalent in Market Square where two sides of the square comprise obsolete buildings and vacant sites. Therefore there are large areas of the town centre with no active frontages contributing little to the public realm, safety and vitality of the town core. The outer areas of Kilcock are of much lower density. This is noticeable along the three main approach roads to the town and within the residential areas to the south and west of the historic core. The result is an unconsolidated town.

Having large areas of the town centre with one single use can also make daytime and evening time use of the public realm unattractive. By accommodating a mix of uses within the public realm to ensure daytime levels of activity combined with evening time activity such as pubs and restaurants will increase the vitality of the public realm and consolidate the town.

Increasing permeability and connectivity between the surrounding residential areas and the town centre will provide easier pedestrian and cyclist access, thus aiding consolidation and ensuring the primacy of the town core as the main economic, commercial and retail area. Proposals relating to permeability and connectivity and associated policies and objectives are contained to Section 8.1 Movement and Transport and indicated on Map 7.

The following sections outline proposals to consolidate Kilcock by setting out policies and objectives to boost the mix of uses and improve architectural design. Design guidance and recommendations are also provided for the various strategic redevelopment sites and regeneration areas within and adjacent to the town core. (see Section 8.1 Movement and Transport)

7.4.3.1 Mix of Uses

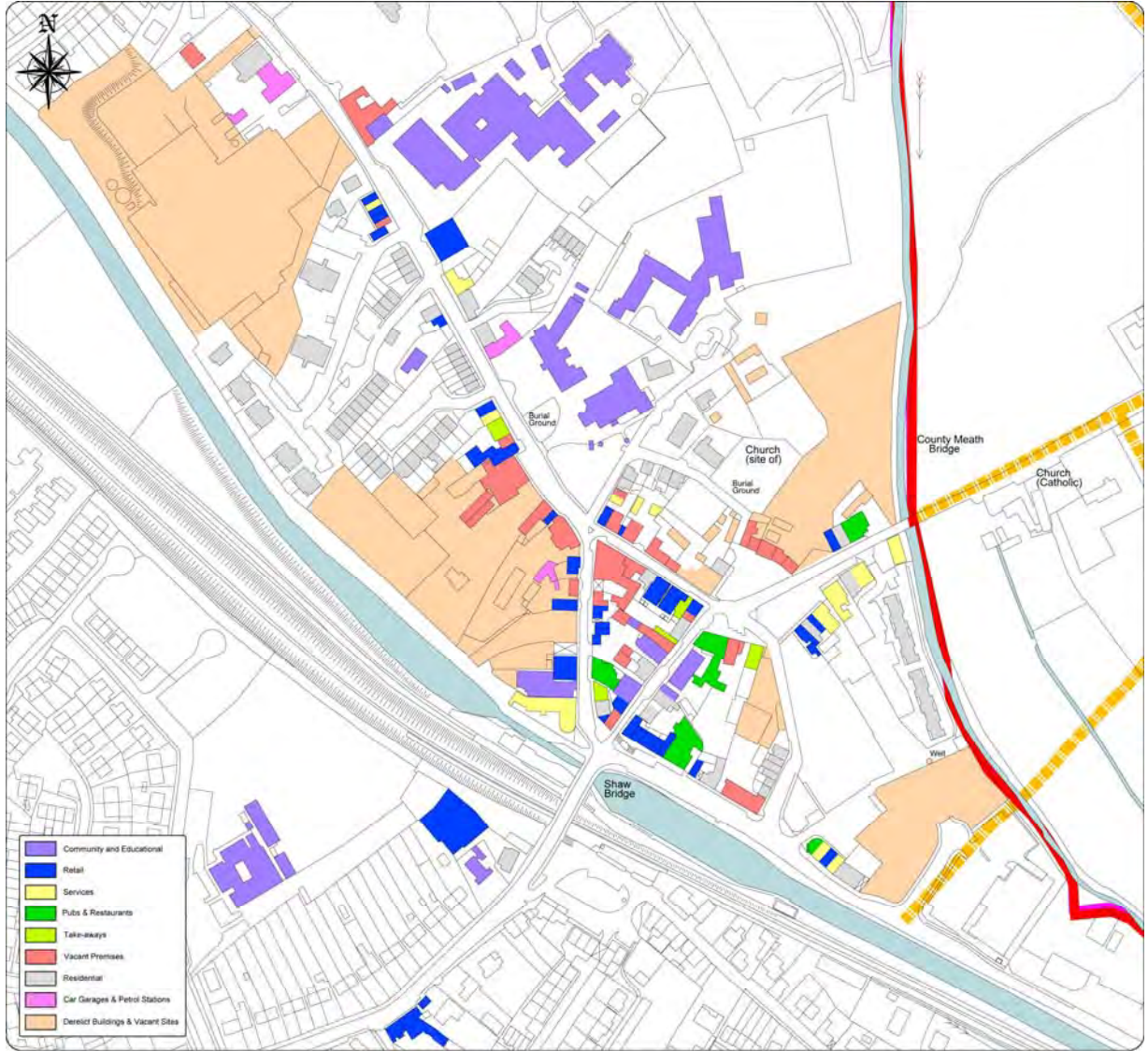
The historic core of Kilcock has a mixture of retail, leisure and cultural buildings densely concentrated within a compact area in the vicinity of Harbour Street, School Street and Bridge Street. Diversity of shops and businesses are required to ensure the vitality and viability of the town centre. Therefore the greater the mix of shops and services, the greater the attraction of the town centre.

There are a number of attributes that successful towns have in common. Good quality town centre streets have a good horizontal grain of mixed use active frontages. Within any block of units there might be two good food shops or deli's, a newsagent, an off-licence, a patisserie/bakery, a café/bar, a gallery, a restaurant, a pharmacy and a betting shop. Mix of uses and number of activity nodes have a direct influence on the vitality of the town. Successful towns tend to have a number of these activity nodes within a short walking distance of each other. Destination shops are also an important criteria in getting the mix right. They can stimulate shopper / pedestrian flows past other retail units and services. The provision of a destination shop appropriately sited within the Market Square would encourage pedestrian movement through the core and underpin activity there.

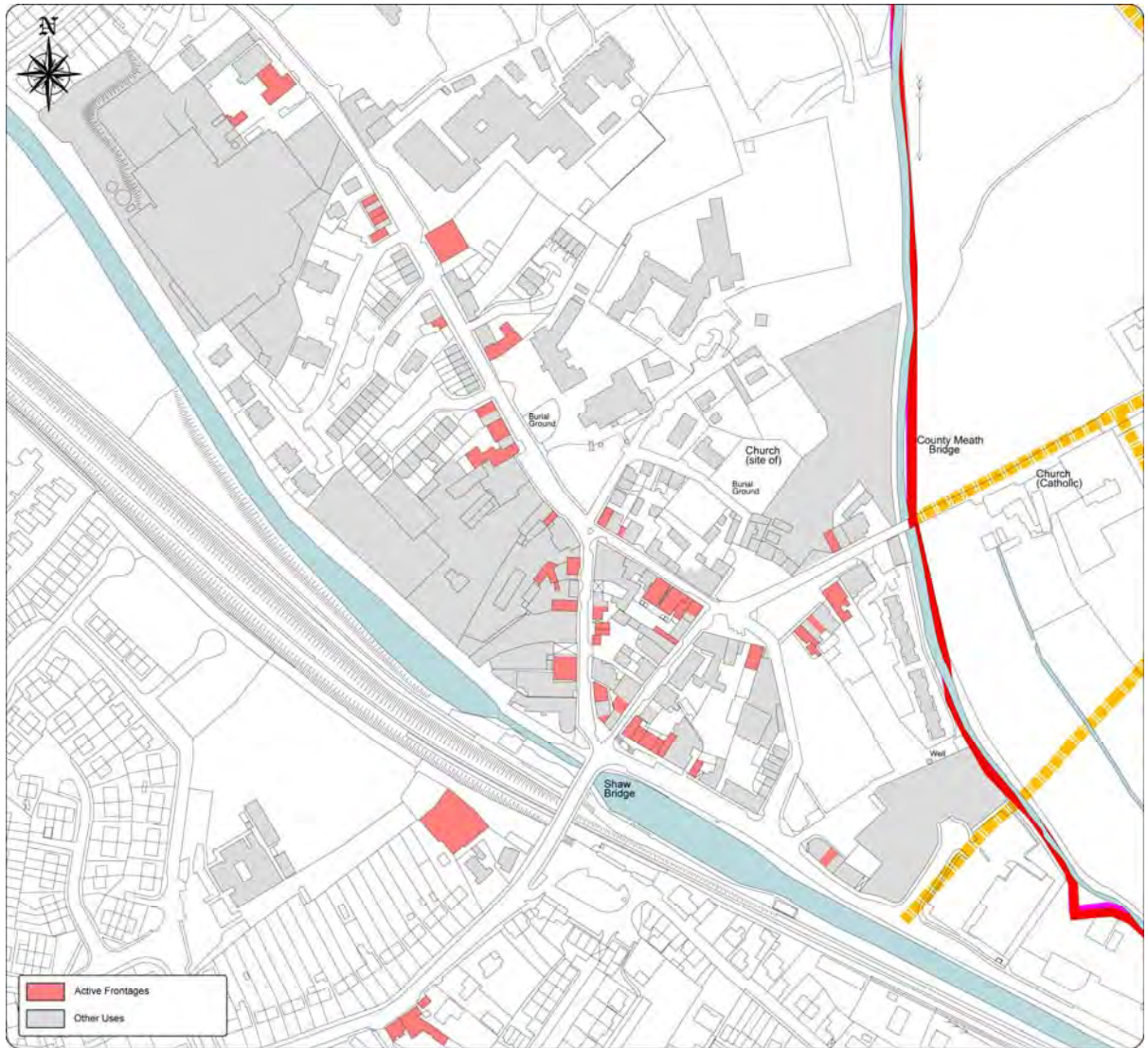
Different building uses have different relationships with the public realm, determined by their requirements for access, visual prominence, privacy etc. The land uses shown on the following maps show a mix of uses as well as daytime and night time active frontages making it possible to understand how the public realm is influenced by adjacent uses and where levels of animation and vitality are likely to be concentrated. As can be seen from the map, there is a large number of vacant and derelict buildings and sites within the town core area. While some areas therefore have active relationships with the public realm there is evidence that there are large areas in particular along New Lane, New Road and Market Square with no active frontages, contributing little to the public realm, safety and vitality of the town core.

It is a <u>policy</u> of Kildare County Council	
SK 29	To encourage residential uses within the town centre such as 'living over the shop'.
SK 30	To strengthen the town core area by encouraging a diversity of shops and businesses to ensure vitality.
SK 31	To ensure that new developments which might extend over more than one plot, should address the plot through design, with variations in the façade composition that echo the historic plot pattern.
SK 32	To ensure that where a proposed development is located on a small plot it should present an active front to the street.
SK 33	To ensure the vitality and viability of the town centre it is envisaged that any additional new retail units within the town centre be of a fine grain with active frontages and a variety of operators.
SK 34	To ensure that apart from restaurants and bars, non retail activities should generally be located on upper floor so that retail frontage is maintained at street level.
SK 35	To ensure that if amalgamation of buildings is required to facilitate a large retail unit the narrow frontage to the street should be retained while amalgamation can occur to the rear of the buildings.

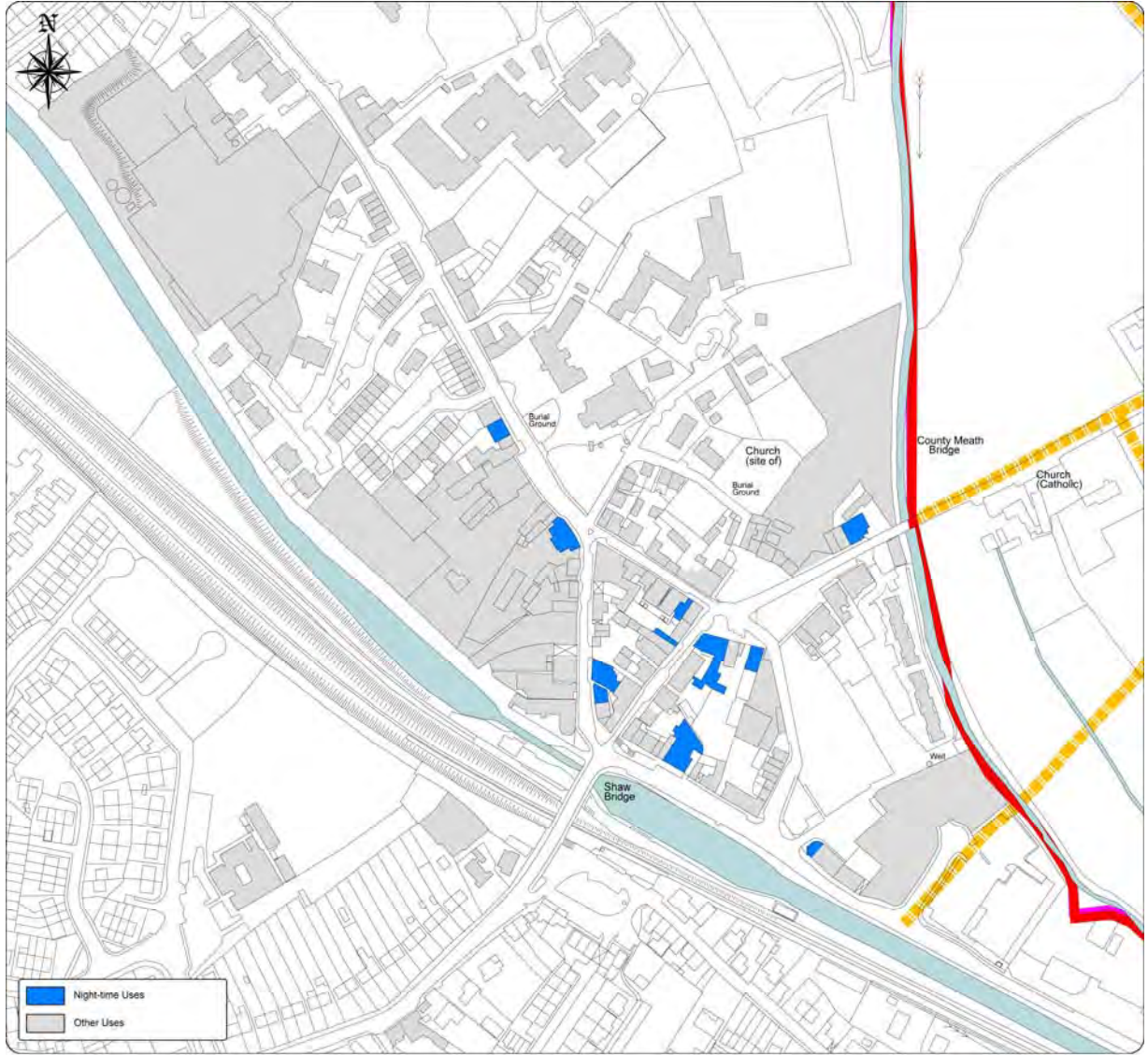
It is an <u>objective</u> of Kildare County Council	
SKO 36	To encourage a mix of uses within the town core area in order to reinforce the primacy of the town centre.
SKO 37	To facilitate and encourage the redevelopment of brownfield sites and vacant units within Kilcock.
SKO 38	To promote and facilitate appropriate temporary uses on vacant lands and buildings (see section 11.4.5).



Map 4: Building Uses



Map 5: Daytime Active Frontages



Map 6: Nighttime Uses

7.4.3.2 Urban Form and Architecture

The design of individual buildings and their form when combined into urban blocks, is central to defining the quality of the vitality and viability of Kilcock.

The quality of the architectural design improves economic value and is a key element in regeneration proposals. This highlights the need to develop strategies for improving the design quality across the town. Improving the design of buildings so that they are well thought through, sustainable and contribute to the public spaces they affect will improve the experience of all of Kilcock's communities in everyday life.

The Government's Policy on Architecture 2009-2015 seeks to promote awareness and understanding of the contribution of good design to civic life. It recognises that architectural quality is measured by a building's contextual and environmental response in addition to the aesthetic qualities of the individual building. The policy places an emphasis on the imperative to develop and maintain communities in a sustainable manner through the protection of the built heritage, the adaptation and reuse of the existing building stock, the application of urban and landscape design, urban and building conservation and architectural quality criteria at every level in the planning process.

It is a <u>policy</u> of Kildare County Council	
SK 36	To promote quality in architecture and urban design so that the citizens of Kilcock can enjoy the highest quality built environment. This relates not only to the creation of new landmarks where appropriate, but more importantly to the design of the general built fabric of the town.
SK 37	To promote understanding of Kilcock's historical architectural character to facilitate new development that is in harmony with the town's historical spaces and structures.
SK 38	To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to Kilcock's character and sense of place.
SK 39	To promote the development of architecture and urban design which enhances local environments and which mitigates, and is resilient to, the impacts of climate change.

7.4.3.3 Strategic Redevelopment Sites and Regeneration Areas

This set of guiding principles encourages and promotes the redevelopment and regeneration of strategic sites and areas within and adjacent to the town centre in order to achieve a consolidated town with an intensity of development from edge to core.

A. Zed Candy

The former Zed Candy factory (now demolished) site is located at the edge of the town centre along Church Street. The site is bounded to the north by Church Street and a petrol station, to the south by the Royal Canal and to the east and west by residential development. Fig 27 provides an indicative layout of how the following principles can be implemented.

1. To develop a new urban neighbourhood based on sustainable densities and with a strong sense of place.
2. To facilitate the provision of a socially cohesive community through the provision of a wide range of housing types and tenures including live/work units in an integrated manner.
3. To create a high quality physical environment through the development of a coherent spatial structure comprising the following elements:
 - Perimeter block structure.
 - Central spine road linking Church Street with the Royal Canal in the form of a neighbourhood street as outlined in Chapter 15 Urban Design, Kildare County Development Plan 2011-2017 and in accordance with the principles contained in the Design Manual for Urban Roads and Streets (2014).
 - Pedestrian and cyclist bridge over the Royal Canal linking Church Street with the recreational open space on the 'Island'.
 - A centrally located area of open space providing an area for play suitable for small children.

- Building frontage facing the Royal Canal providing passive supervision.

4. To open up the Royal Canal as part of this spatial structure and provide linkages over the canal to the 'Island' creating a network of linked public green spaces.
5. To promote the heritage, tourism and recreational opportunities of the Royal Canal by the creation of a linear park with linked pedestrian and cyclist routes.
6. To promote the amenity potential of the Royal Canal will be promoted as a key feature for this site and for Kilcock.

B. Corscaddens and Bridge Street

The site is located off Church Street and is bounded by the Royal Canal, Church Street and Bridge Street. Fig 27 provides an indicative layout of how the following principles can be implemented.

1. To create a highly sustainable, mixed use urban quarter with a strong sense of place.
2. To establish a coherent urban structure based on urban design principles to provide a focus for development comprising the following elements:
 - Perimeter block structure.
 - An interconnected network of streets and spaces.
 - New shared surface streets linking Church Street with the Royal Canal and Bridge Street with the Royal Canal as outlined in Chapter 15 Urban Design, Kildare County Development Plan 2011-2017 and in accordance with the principles contained in the Design Manual for Urban Roads and Streets (2014).
 - Building frontage along the Royal Canal providing passive surveillance.
 - A high quality urban square fronting the Royal Canal surrounded by ground floor active frontages, this civic space will provide a focus for the area.
3. To promote the creation of a high quality public domain by establishing a

high standard of architecture and landscape architecture.

4. To develop the amenity potential of the Royal Canal by the creation of a linear park with pedestrian and cyclist connections along the canal bank.
5. To promote the heritage, tourism and recreational opportunities of the Royal Canal as a key feature for this site and for Kilcock.
6. To promote an integrated approach for the regeneration of these lands will be promoted. The character and amenities of established residential areas adjoining the regeneration area will be respected as part of the design proposal.

(see section 7.4.2.5)

C. Monastery Site

The Monastery Site is located on the northern side of the Market Square. There is a current planning permission for a supermarket and associated uses on the lands. The site is bounded to the north by the Rye Water River. Mill Lane and the graveyard form the boundary to the west while Hugh Murphy's pub and the Rye River Cafe bound the site to the east. Fig 27 provides an indicative layout of how the following principles can be implemented.

1. To provide a high quality public realm in Market Square. This civic space will provide a landmark for the town and a focal point for the regeneration of Kilcock's town centre area.
2. To retain, renew and adapt Monastery buildings which provide a built edge and an important sense of enclosure to Market Square.
3. To provide ground floor active frontages onto Market Square.
4. To provide car parking to the rear of the Monastery buildings.
5. To sensitively regenerate the brownfield site to the rear of Monastery Buildings cognisant of the context, while optimising the potential to contribute to Kilcock in economic and employment terms.
6. To respect and enhance the important heritage features adjoining the site through urban design with particular

regard to the tourism, heritage, community and amenity value of the Monastery buildings, the Graveyard, Mill Lane and the Rye Water River.

7. To provide connectivity to the pedestrian and cyclist route along the Rye Water River linking the Ryebribe residential development to the town core.

(see section 7.4.2.3)

D. Kelly's Bakery

The former Kelly's Bakery occupies a large site just off Market Square along New Road. The site is bounded to the east by Lidl, to the west by the Market Square. Fig 27 provides an indicative layout of how the following principles can be implemented.

1. To retain, renew and adapt the former factory buildings to create a quality town centre mixed use development.
2. To capitalise on this important example of Kilcock's Industrial heritage.
3. To develop the Kelly's Bakery site into a collection of speciality shops, design studios and incubator units.
4. To provide a two storey building with an active frontages on the ground floor level and residential and/or commercial development on the upper floor with independent street access on the corner of Market Square and New Road.
5. To provide a footpath along New Road.
6. To provide active ground floor frontages along New Road.
7. To provide car parking to the rear of the buildings.

(see sections 7.4.2.4 and 10.4.5)



F

7.4.4 Expansion Areas

In order to provide sustainable neighbourhoods and improve the provision of community infrastructure, the future expansion of Kilcock is also provided for. This section provides guiding principles for neighbourhood expansion areas which are based upon key development principles promoting sustainable urban growth and the creation of a distinctive, enduring environment in line with the Department of Environment, Community and Local Government's 'Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual Best Practice Guide (2009)'.¹

(see Chapter 12 Quality Homes and Chapter 13 Sustainable Neighbourhoods)

7.4.4.1 Neighbourhood Expansion Areas

This section seeks to ensure that the neighbourhood expansion areas achieve sustainability at a number of different levels by incorporating the following principles:

1. Achieving Social Diversity

- **Critical Mass**

The neighbourhood expansion areas together with surrounding communities in Kilcock, will establish a critical mass of population to sustain local amenities and public transport.

- **Diverse Dwelling Types and Tenure Mix**

The neighbourhood expansion areas will include a wide range of dwelling types, with a mixture of unit sizes, house types and tenure to suit people of different incomes and at different stages of their lives.

- **Indistinguishable Social Housing**

Social and affordable housing will be provided, pepperpotted throughout, the external design of which will be indistinguishable from market housing.

- **Mix of Uses**

The local population will support the mix of uses within the neighbourhood expansion lands such as a proposed secondary and primary school, community facilities and live/work units. Increased pedestrian and cyclist links via bridges over the railway and Royal canal will increase access to the town core retail area.

2. Environmental Sustainability

- **Sustainable Urban Drainage System**

A Sustainable Urban Drainage system (SUDs) will be put in place to manage rainwater run-off. Rainwater harvesting technologies will be incorporated into block and building design to allow for rainwater use within homes.

- **Enhance Local Ecology**

The network of SUDs will also promote local biodiversity by allowing new wildlife habitats to establish. The SUDs will also create an ecological network linking with the Royal Canal habitats and surrounding areas.

3. Local Identity

- **Distinctive Local Character**

The design of the neighbourhood expansion areas will draw on the local vernacular, including urban morphology, architecture and landscape design. The use of local materials and an innovative approach towards their applications will help establish the new residential areas as part of Kilcock with a distinctive identity.

4. Livability

- **Accessibility**

To reduce reliance on cars and encourage a walkable environment, the neighbourhood expansion areas will be linked through a proposed interconnected network of streets, pedestrian and cyclist bridges to the town centre, train station and community infrastructure. Streets shall be designed with regard to the principles contained in Chapter 15 Urban Design of the Kildare County

Development Plan 2011-2017 and the Design Manual for Urban Roads and Streets 2014.

- **Well Connected Open Space Network**

To promote healthy lifestyles, neighbourhood expansion areas will offer easy access to public open spaces, recreation and amenity areas including the Royal Canal with its extensive pedestrian and cyclist routes as part of the canalway project.

- **Legible Design**

A legible structure of streets and perimeter blocks will link the neighbourhood expansion areas to adjacent developments and amenities based on the perimeter block principle of overlooked streets and public spaces.

The following sections provide specific design guidance for each neighbourhood expansion area in line with the urban design framework for Kilcock. (see section 7.4.1).

A. The Bawnogues

The Bawnogues residential expansion area is located to the south west of the town centre. The railway and Royal Canal form the boundary to the north while and M4 forms the boundary to the south. Brayton Park and the Bawnogues open space are located to the east and the M4 Interchange bound the lands to the west. The following design guidance should be incorporated into any proposals for the future development of these lands. Fig 28 provides an indicative layout for the future development based on the Urban Design Framework in section 7.4.1 and the following design guidance.

1. To develop a new urban neighbourhood based on sustainable principles outlined in section 7.4.4.1.
2. To create a high quality physical environment through the development of a coherent spatial structure comprising the following elements:
 - Perimeter block structure.

- Central Boulevard linking Courtown Road with the M4 interchange and to the Enfield Road along with an interconnected network of neighbourhood streets as outlined in Chapter 15 Urban Design, Kildare County Development Plan 2011-2017 and in line with the design principles contained in the Design Manual of Urban Roads and Streets.
- The provision of a pedestrian and cyclist bridge linking the Bawnogues with the proposed recreational open space on the 'Island', the Royal Canal and the train station.
- Building frontage along the Royal Canal.
- Building frontages addressing the open space in the Bawnogues
- The incorporation of SUDs into the layout which is integrated into landscape proposals for the development.

3. To provide new linkages to ensure increased connectivity with the town centre and train station.
4. To open up the Royal Canal as part of this spatial structure and provide linkages over the canal to the 'Island' creating a network of linked public green spaces.
5. To facilitate the provision of a socially cohesive community through the provision of a wide range of housing types and tenures including the provision of live/work units.
6. To identify a 12 acre site for a post primary school which will be:
 - Integrated and linked to the surrounding neighbourhoods and wider community by an interconnected network of streets and green linkages.
 - The boundaries of the school are to be 'wrapped' with residential development.

B. Commons East

Commons East residential expansion lands are located to the west of the town centre. The railway and Royal Canal form the boundary to the south while and the Enfield Road forms the boundary to the north. Existing residential developments surround the lands to the east and west. The following design guidance should be incorporated into any proposals for future development of these lands. Fig 28 provides an indicative layout for future development of these lands based on the following design guidance and the Urban Design Framework in section 7.4.1.

1. To develop a new urban neighbourhood based on sustainable principles outlined in section 7.4.4.1.
2. To create a high quality physical environment through the development of a coherent spatial structure comprising the following elements:
 - Perimeter block structure.
 - Building frontages addressing the Royal Canal and the Church Street
3. To provide new linkages to ensure increased connectivity with the town centre and train station.
 - Central spine road linking through the development from Church Street to the Royal Canal along with an interconnected network of neighbourhood streets as outlined in Chapter 15 Urban Design, Kildare County Development Plan 2011-2017 and in line with the design principles contained in the Design Manual of Urban Roads and Streets.
 - The incorporation of SUDs into the layout which is integrated into landscape proposals for the development.
 - To open up the Royal Canal as part of this spatial structure and provide linkages over the canal to the 'Island' creating a network of linked public green spaces.



Fig 28: Indicative Layouts for The Bawnogues and Commons East

C. Branganstown

Branganstown lands are located to the south east of the town centre adjacent to Cambers Park residential development and the GAA grounds. The following design guidance should be incorporated into any proposals for the future development of the lands, figure 29 provides an indicative layout for future development based on the following principles and the Urban Design Framework in section 7.4.1.

1. To develop a new urban neighbourhood based on sustainable principles outlined in section 7.4.4.1.
2. To provide new linkages to ensure increased connectivity with the town centre, train station and adjoining neighbourhoods.
3. The provision of community infrastructure in the form of a reserved 3 acre site for a primary school which will be integrated and linked to the

surrounding neighbourhoods and wider community by an interconnected network of streets and green linkages.

4. To create a high quality physical environment through the development of a coherent spatial structure comprising the following elements:
 - Perimeter block structure.
 - Central Boulevard linking the development to Courtown Road along with an interconnected network of neighbourhood streets as outlined in Chapter 15 Urban Design, Kildare County Development Plan 2011-2017 and in line with the design principles contained in the Design Manual of Urban Roads and Streets.
 - Building frontages addressing the zoned area of open space adjacent to the GAA grounds
 - The incorporation of SUDs into the layout which is integrated into landscape proposals for the development.



Fig 29: Indicative Layouts for Branganstown

200 250 300 400 500 metres



Fig 30: Indicative Overall Masterplan for Kilcock

8 CONNECTING INFRASTRUCTURE

8.1 Movement and Transport

8.1.1 Introduction

Transport has an important contribution to make in shaping and achieving a sustainable town. Less dependency on the private car for routine trips and replacement by walking, cycling and public transport will result in a reduction in consumption of non-renewable resources and CO₂ emissions.

The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need to travel by car. In this regard the Local Area Plan has a significant part to play in addressing the impact transport has in Kilcock.



Fig 31: Harbour Street, Kilcock

8.1.2 Challenges

Access and circulation routes in Kilcock are largely defined by the historical development of the town and its relationship to its topography as well as the Rye Water River, the Royal Canal and the railway line which act as barriers and restrict access. As can be seen on Map 7 one of the consequences of these constraints is that there are few linkages north/south. This, combined with the one way system in place in the town core area puts an emphasis on Shaw Bridge linking the Maynooth and Clane Roads as a vehicular thoroughfare. Inadequate permeability between the town centre and surrounding residential areas, contributes to the weakening role of the town core as the principal social and economic area. It is therefore important to increase permeability and connectivity between the town centre and the surrounding residential areas in order to ensure that the town core is easily accessible from all areas within the Local Area Plan boundary. This will ensure that the primacy of the town core as a social and economic hub is reinforced.

The previous LAP 2009 indicated a relief road to the north of the historic town centre linking to the M4 interchange. The objective is contained in this LAP also and will open up the lands north of the Rye Water River. This is likely to have a positive impact on the town centre providing an additional crossing along the river. Care should be taken to ensure that this road does not create a hostile environment for pedestrians and cyclists but rather provides an urban street based on the perimeter block and on the principles of passive surveillance as outlined in the Urban Design Section of the Kildare County Development Plan 2011-2017 and the Design Manual for Urban Roads and Streets.

Congestion in the town core area is further compounded by servicing and deliveries to its shops. While this activity is essential for the functioning of these premises, scope exists for the coordinated management of servicing to minimise

impact on the main shopping area during peak times.

Uncontrolled car parking in the town which appears to be overflow commuter car parking related to the railway station and Dublin Bus also contributes to congestion within the town centre. This plan seeks to formalise car parking within the town and provide 'park and ride' facility at an appropriate location within the town.

8.1.3 Strategic Approach

Movement and transport policies and objectives will address these issues and arrive at a situation where the town is more people focused, less polluted, more accessible and where it is preferable to walk, cycle or use public transport than drive a car. The approach is to;

- Restrict car-parking and calm traffic generally within the town centre and to give increased levels of priority for pedestrians, cyclists and public transport.
- Cater not only for travel demand but also for reductions in congestion and pollution.
- Place a stronger emphasis on sustainable modes of transport such as walking, cycling and public transport, particularly for short trips and journeys to work and school.
- Take a pro-active approach to influencing travel behaviour and effective traffic management.
- Prioritise transport and movement schemes, particularly those that increase the use of public transport, walking and cycling.
- Improve the connectivity between the town core and residential areas.
- Improve movement and transport within the town and formalise car parking within the town core area.
- Provide a park and ride facility to increase usage of public transport and restrict the use of the Market Square as such a facility.

8.1.4 Policies and Objectives

8.1.4.1 Integrated Land-Use and Transportation

By shaping the pattern of development and influencing the location, scale, density, design and mix of uses, the integration of land-use and transportation can help reduce the need to travel and facilitate successful an sustainable urban development.

It is a <u>policy</u> of Kildare County Council	
MT 1	To support the sustainability principles set out in the National Spatial Strategy, The Regional Planning Guidelines for the Greater Dublin Area, Government's 'Smarter Travel, A Sustainable Transport Future 2009-2020' and the National Transport Authority's 'A Platform for Change', the Integrated Implementation Plan for Transport in the GDA and the Authorities Draft Transportation Strategy for the Greater Dublin Area (2011-2030) and to ensure that land-use and zoning are fully integrated with the provision and development of a comprehensive, sustainable and efficient transportation network that accommodates the movement needs of Kilcock and the region.
MT 2	To provide local services in a manner that ensures access for the local community by walking and cycling.

It is an <u>objective</u> of Kildare County Council	
MTO 1	To maximise the use of public transport infrastructure, walking and cycling and minimise car dependence.
MTO 2	To promote pedestrian and cycling movements for local trips.
MTO 3	To avoid severance within local catchments.

8.1.4.2 Promoting Modal Change

The 2011 Census figures for 'Travel to Work, School and College' indicate that the population of Kilcock relies heavily on motorised vehicles (cars, vans, trucks and motorcycles) which account for 69% of these trips. Increasing capacity and services on public transport including bus and railway lines will continue to reduce reliance on the private car usage and provide opportunities for people to alter their travel behaviour and increase modal shift to more sustainable modes of transport. Increasing pedestrian and cyclist routes and linkages within Kilcock from residential developments to key local destinations such as the town centre, the railway station, bus stops, schools and other community infrastructure will also reduce car usage.

It is a <u>policy</u> of Kildare County Council	
MT 3	To continue to promote the modal shift from private car use towards increased use of more sustainable modes of transport such as cycling, walking and public transport and to implement the initiatives contained in Government's, 'Smarter Travel, A Sustainable Transport Future 2009-2020'.
MT 4	To provide for public transport, walking and cycling infrastructure in collaboration with the National Transport Authority under the National Transport Authority's funding programmes.

8.1.4.3 Public Transport

Kilcock is located on the rail network. The train station is located south of the canal close to the town centre. The town is serviced by the Dublin/Sligo mainline train. However, it should be noted that train services from Dublin to and from Maynooth (6km to the east of Kilcock) are much cheaper and more frequent. Typically a single fare from Kilcock to Connolly Station in Dublin is double the cost of the fare from Maynooth to Connolly. Services from Maynooth to Dublin City Centre are also significantly more frequent with 41 no. trains per day (weekdays) as opposed to 9 no. trains per day from Kilcock. The infrequency of the service combined with the cost has an impact on the amount of rail use, therefore influencing levels of car use.

Rail services are due to be improved with the upgrading of the station facilities under the national 'Transport 21' investment programme. The National Transport Authority has prepared a draft Transport Strategy 2011-2030 for the Greater Dublin Area. The draft strategy includes proposals for the electrification of the line between Maynooth and Bray/Greystones. The draft strategy states that 'beyond the period of the Strategy, there is potential for further rail electrification west of Maynooth.'

The Bus Eireann 115/115A route from Dublin to Mullingar services Kilcock. It stops in the town centre. Previously the Dublin Bus 66 route from Merrion Square served Kilcock. The cessation of this service in November 2010 has limited public transport options to the Irish Rail and Bus Eireann options.

According to the 2011 Census 'Travel to Work, School and College' figures rail accounted for 7% of the modal share of transport while bus trips account for 4% of these trips in Kilcock.

It is a <u>policy</u> of Kildare County Council	
MT 5	To seek to ensure where possible, that all public transport is accessible to the disabled’.
MT 6	To co-operate with Iarnrod Eireann in the upgrading of the railway line and station in Kilcock.
MT 7	To co-operate with Bus Eireann and Dublin Bus and private operators in ensuring an adequate bus service and in the provision of adequate bus stops at appropriate locations.
MT 8	To promote the development of a local transport network linking the towns and villages of the County.

It is a <u>policy</u> of Kildare County Council	
MT 9	To achieve a strategic, coherent and high quality cycle network across the town that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions
MT 10	To enhance, extend and provide cycling infrastructure in accordance with the National Cycle Policy Framework 2009-2020 and ‘Smarter Travel, A Sustainable Transport Future 2009-2020.’

It is an <u>objective</u> of Kildare County Council	
MTO 4	To seek to develop a park and ride facility at a location close to the M4 interchange and provide car parking for rail services on ‘the island’ adjacent to the train station in order to remove commuter related parking in the town centre (See section 7.4.2.3).
MTO 5	To investigate the provision of bus transport facilities throughout the town and to seek to ensure an increase in the provision of bus stops, bus shelters and bus bays with appropriate timetable information.

It is an <u>objective</u> of Kildare County Council	
MTO 6	To develop a local cycle network for Kilcock connecting key destinations to the wider catchment and national cycle network.
MTO 7	To provide additional cycle and pedestrian bridges across the Royal Canal and railway line to form part of strategic cycling and walking routes.
MTO 8	To develop a direct cycle linkage system away from the primary traffic network including on and off-road cycle lanes designed and constructed to minimise conflict with other road users.
MTO 9	To develop new cycle links to a high standard for utility cycling including: <ul style="list-style-type: none"> • The Royal Canal Route • The Bawnogues to the Train Station using ‘the Island’ as a route along the Railway linking to the Royal Canal Cycle Track Route. • To enhance the outer orbital walking and cycling route from Courtown Demesne to Connaught Street and the Courtown Road. • Develop a pedestrian and cyclist bridges connecting the Ryebribe area to the schools in Bawnogues crossing the Royal Canal and Railway • The Ryebribe area to the Town Centre along the Rye Water River • Branganstown to the Trainstation and to the outer orbital route.

8.1.4.4 Cycling

Cycling is a healthy, efficient and environmentally friendly form of transport that has the potential to transform quality of life in the town and improve the health and well being of citizens. Currently cycling accounts for 1%¹ of the modal share of transport for trips to work, school and college. The vision for cycling is to make Kilcock a town where people of all ages and abilities have the confidence, incentive and facilities to cycle to the town centre, the railway station, bus stops, schools and other community and recreational infrastructure. (See Chapter 12 Greening Kilcock)

¹ According to Census 2011 ‘Travel to Work, School and College’.

8.1.4.5 Walking

Walking is a safe, healthy and sustainable form of transport that can improve levels of health within the community, provide vibrancy and activity on the street and in public spaces and reduce road traffic volumes. Providing and maintaining a high quality walking environment is critical to promoting a culture of walking in Kilcock and is essential to the creation of a sustainable, connected urban environment.

Kilcock has a low level of pedestrian activity in comparison to other modes of transport. For example in 2011 walking accounted for 16% of trips to work, school, whereas similar sized towns within the state had an average of 26% according to census data. Kildare County Council will seek to provide a safe, direct and pleasant walking experience for all in order to encourage walking as the foremost mode of transport for local trips in Kilcock.

Kilcock's streets and footpaths should provide an important setting for social interaction. This social aspect to our footpaths will be encouraged by providing adequate space for people to stop and talk without blocking other pedestrians. It is therefore important that within the town centre future improvements are structured around the pedestrian experience. Interventions in surrounding residential areas will focus on providing direct connections to the town centre, the railway station, bus stops, schools and other community and recreational infrastructure. (See Chapter 12 Greening Kilcock)

It is a policy of Kildare County Council

MT 11	To improve the pedestrian environment and promote the development of a network of pedestrian routes which link residential areas with recreational, educational and employment destinations to create a pedestrian environment that is safe and accessible to all.
MT 12	To provide for public transport, walking and cycling infrastructure in collaboration with the National Transport Authority under the National Transport Authority's funding programmes.

It is an objective of Kildare County Council

MTO 10	To create and support a network of pedestrian infrastructure to promote and facilitate walking and provide improved levels of priority and lighting for pedestrians and cyclists along key desire lines. (See Map 7)
MTO 11	To provide an attractive environment for pedestrians that facilitates and encourages social interaction.
MTO 12	To provide increased priority for pedestrians particularly at the entrances to the town centre through the introduction of increased pedestrian crossing points and other measures as appropriate. Traffic calming within the Market Square as well as pedestrian and cyclist crossing points over the Royal Canal and railway line and will be prioritised.
MTO 13	To develop a high quality pedestrian environment in the vicinity of the railway station.
MTO 14	To develop a high quality pedestrian environment and a safe and pleasant crossing point for pedestrians at the junction of Shaw Bridge, Harbour Street and School Street (See section 7.4.2.2).
MTO 15	To ensure the development of 'shared surface' and similarly passively calmed environments throughout the town core area. Candidate streets for shared surface include but would not be limited to School Street, Church Lane and Mill Lane.
MTO 16	To avail of opportunities to refurbish and increase footpath widths within the town core improving access for the mobility impaired as part of this refurbishment.
MTO 17	To provide footpaths and lighting at the following locations: <ul style="list-style-type: none"> • From the Fairgreen along Connaught Street. • Along the eastern side of Mollyware and Bridge Street. • Along Church Street and the Enfield Road to the Cemetery and Nursing Home. • Along the Royal Canal. • Along the Meath Bridge – in the form of a boardwalk. (See section 7.4.2.2)

8.1.4.6 Mobility Management and Travel Planning

Mobility management is a multi-dimensional approach that seeks to encourage as much travel as possible by sustainable means such as public transport, walking and cycling. At a strategic level this involves locating development in the most accessible locations while at a more detailed level it means designing new urban areas and developments in a way that minimises the need to travel from the outset.

Travel Planning is a tool that helps to implement mobility management policies and can be prepared for a variety of uses such as places of work, schools and mixed-use developments. In certain circumstances Travel Plans may be required to balance car use to the available road capacity and to provide for other more sustainable modes of transport.

A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development. In the case of developments with significant car trip generation potential and attraction rates, applicants will be required to submit a detailed assessment of the transportation systems provided and the impact of the proposed development on the surrounding environment and transportation network through the submission of a Transport Assessment.

It is a policy of Kildare County Council

MT 20	To promote the best practice in Mobility Management and travel planning to balance car use to capacity and provide for necessary mobility via sustainable transport modes.
--------------	--

8.1.4.7 Car Parking

Kildare County Council will seek to manage and provide car parking as part of the overall sustainable transport needs of Kilcock.

It is a policy of Kildare County Council

MT 13	To discourage commuter car parking within the town centre and to ensure adequate but not excessive parking provision for short-term shopping, business and leisure uses (Reduction in car parking provision will not generally be encouraged in the absence of appropriate alternative car parking provision.)
MT 14	To retain on-street parking as a resource for the town, where appropriate.
MT 15	To provide for sustainable levels of car parking in residential schemes in accordance with the development plan standards contained in the Kildare County Development Plan 2011-2017, sections 6.4.6 and 19.4.1.
MT 16	To encourage the use of innovative measures, such as car clubs, to reduce the requirement for car parking.
MT 17	To safeguard the residential parking component in mixed-use developments.
MT 18	To consider the relaxation of normal road and car parking standards where compatible with road safety within the Architectural Conservation Zone, to retain its attractive townscape quality.
MT 19	To ensure adequate car parking spaces are provided in all new developments.

It is an objective of Kildare County Council

MTO 18	To seek to reduce 'free' on-street parking particularly within the Market Square and adjacent streets where there is evidence of 'all day' commuter parking, through the imposition of appropriate controls.
MTO 19	To identify suitable and appropriate new locations for a town centre off-street car parking in co-operation with private enterprise.
MTO 20	To identify a suitable and appropriate new locations for commuter car parking providing easy access to public transport infrastructure. (see MTO 4)

8.1.4.8 Road Capacity Improvements

A number of key road improvements are required to allow for the sustainable movement of goods and people and to facilitate the urban expansion of Kilcock.

Road infrastructure is being progressively improved throughout the town. The new outer link road, currently under construction, from the Royal Canal through lands under the jurisdiction of Meath County Council will eventually connect to the M4 interchange and open up lands for development to the north of the town centre.

It is a <u>policy</u> of Kildare County Council	
MT 21	To develop, maintain and improve as required, the local road network to ensure a high standard of road quality and safety in accordance with the requirements of this plan and relevant legislation.
MT 22	To require all new developments including infrastructural developments carried out by or in conjunction with the local authority, to comply with the requirements of the Second Kildare Local Authorities Noise Action Plan 2013 and any revisions of this Plan.

It is an <u>objective</u> of Kildare County Council	
MTO 21	To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
MTO 22	To carry out the following road improvements; <ul style="list-style-type: none"> • Realign and improve the Courtown Road. • Improve and widen Connaught Street.
MTO 23	To facilitate the future construction of the following roads and in the interim protect their routes from development: <ul style="list-style-type: none"> • From Mollyware Street (Royal Meadows) to the Branganstown Road. • From the Enfield Road to the County boundary. • From the Bawnogues to the M4 interchange.

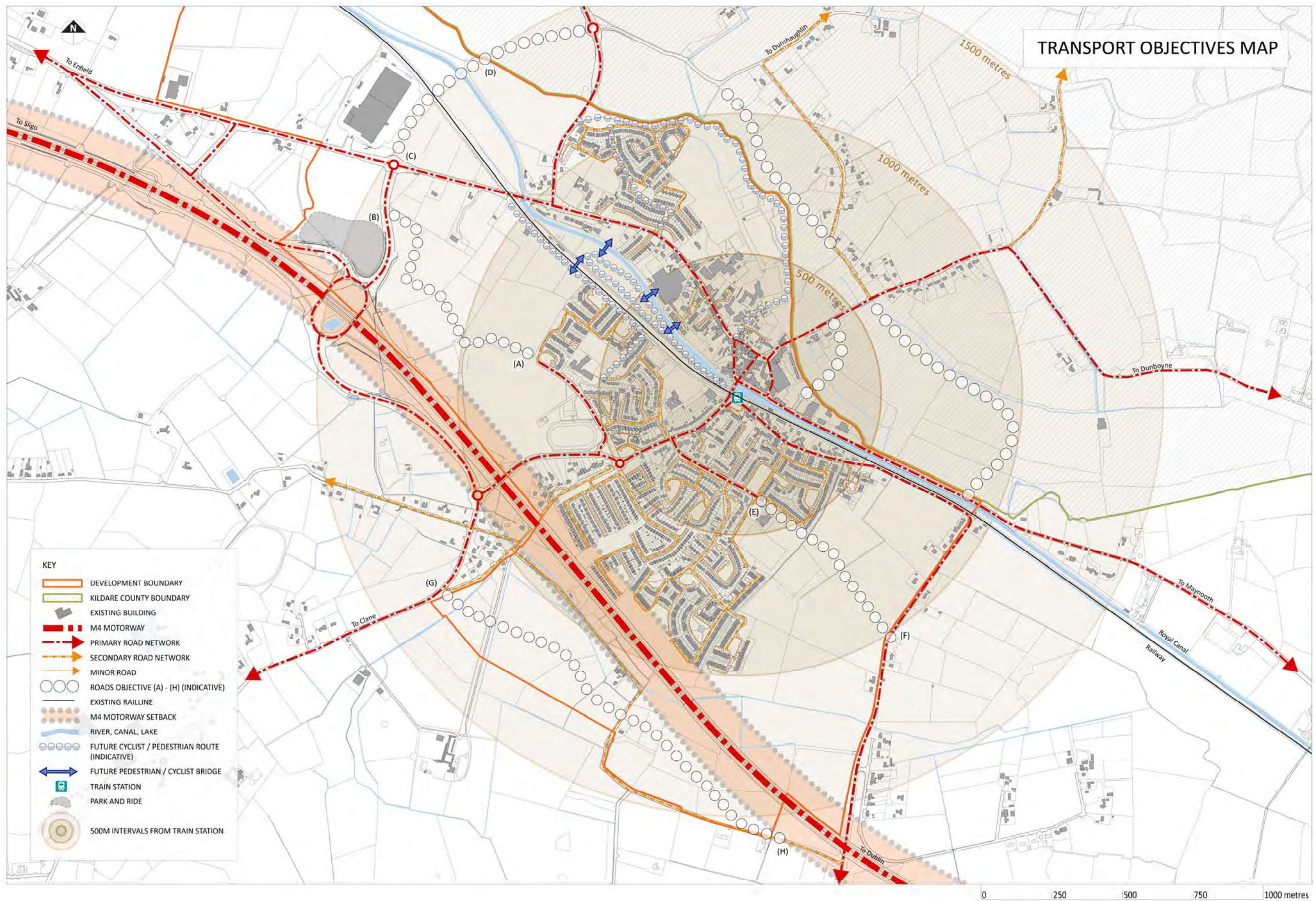
It is an <u>objective</u> of Kildare County Council	
MTO 24	To coordinate and co-operate with Meath County Council in the design and construction of the road network serving Kilcock.
MTO 25	To agree in consultation with Meath County Council the detail alignment and design of a local distributor road as illustrated on Map 7 (C) to (D), to facilitate a vehicular circulation route from the Dunshaughlin Road and adjoining development lands to the Maynooth Road.
MTO 26	To consult and co-ordinate with Meath County Council in the design and construction of new bridges connecting zoned lands in County Meath to the town in order to relieve pressure on the existing Meath Bridge and improve connectivity.
MTO 27	To improve the environmental quality of the entrances and approaches to the town by providing landscaping at the M4 interchange, the on/off ramps and along the link roads to the Enfield Road. (See section 7.4.2.2)
MTO 28	To promote the planting of native species along with natural regeneration when considering the landscaping requirements of new transport networks.
MTO 29	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.

8.1.4.9 Accessibility for All

Kildare County Council will develop a pedestrian network for Kilcock inclusive of people with mobility impairment and/or disabilities, linking key public buildings, streets, shops, public transport points, and tourist and recreational attractions.

It is a <u>policy</u> of Kildare County Council	
MT 23	To have regard where appropriate to the Irish Wheelchair Association's 'Best Practice Access Guidelines, Designing Accessible Environments' or such other standards as deemed appropriate.
MT 24	To improve facilities and encourage relevant transport agencies/ transport providers and private car parks to provide for the needs of people with mobility impairment and/or disabilities including the elderly and parents with children.

It is an <u>objective</u> of Kildare County Council	
MTO 30	To develop a pedestrian network which includes facilities for people with disabilities and/or mobility impairments based on the principles of universal design.
MTO 31	To provide on and off-street disabled driver parking bays in excess of minimum requirements where appropriate..
MTO 32	To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town in accordance where appropriate.
MTO 33	To prioritise the introduction of tactile paving, ramps and kerb dishing at appropriate locations, including pedestrian crossing, bus stops and rail platforms.



Map 7: Transport Objectives Map

8.2 Water, Drainage, Waste, Energy and Telecommunications Infrastructure

8.2.1 Introduction

Kildare County Council is committed to facilitating the provision and delivery of infrastructural services, which will enhance the quality of Kilcock's environment and also facilitate sustainable economic development. Kildare County Council's policies and objectives seek to provide high quality public infrastructure which aims to minimise waste, mitigate where possible and adapt to the impacts of climate change, protect and improve water resources/water dependant ecosystems, ensure efficient and effective wastewater treatment, and to support the green infrastructure network. Infrastructural requirements and issues relating to energy supply, telecommunications, the production and distribution of public drinking water supply and the collection and treatment of waste water, while not a direct remit of Kildare County Council have implications for planning and development. Kildare County Council will continue to have responsibility for surface water drainage.

8.2.2 Challenges

The Dublin metropolitan region is facing a number of infrastructural challenges particularly in the supply and demand for high quality drinking water and for waste water treatment.

The main challenge to be addressed regarding waste water treatment and drinking water supply are centred on meeting future demand due to population growth, improving the efficiency of the existing networks and encouraging water conservation. Progress in the development of the orbital sewer is essential to the future growth of the Metropolitan Region.

The main objective with regard to waste management is to facilitate the development of recycling in order to minimise the use of landfill.

Surface water drainage in Kilcock is inadequate and the practice of disposing of surface water through the combined sewerage network is unsatisfactory

It is crucial to respond to the issue of climate change and the impact of increased flood risk due to extremes of weather by flood risk management. Given the onset of climate change and increased flood risk due to extremes events, flood risk assessment and management is required for all aspects of the local area plan, including the areas of urban design, flood resilient construction materials and individual developments. In this matter the local area plan and all developments will have regard to the Department of the Environment, Heritage and Local Government, Guidelines for Planning Authorities on Flood Risk Management Guidelines 2009.

A sustainable approach is required in relation to the management of the essential engineering and water services with the emphasis on conservation and efficient use of resources.

8.2.3 Strategic Approach

Infrastructural services policies and objectives will address these issues in order to achieve a clean, healthy town with improvements to air and water quality, bio-diversity value and the use of renewable energy sources and which is adapted to climate change. The approach is to;

- Reduce Kilcock's reliance on unsustainable energy and fuel sources and its contribution to climate change in order to secure a sustainable, low carbon future.
- Work with Irish Water to ensure adequate and resilient supply of wholesome and clean drinking water in compliance with EU and Irish National Legislation (Drinking Water Regulations and future amendments) and to ensure the disposal of foul water.
- Facilitate the provision of necessary infrastructure and secure corridors for utility infrastructure to match the

compact spatial pattern of development.

- Protect and achieve the efficient use of natural resources, such as water.
- Encourage sustainable production, delivery and consumption of drinking water.
- Reduce dependency on fossil fuels and improve energy efficiency in new and existing buildings and promote the use of renewable energy in the town's building stock.
- Minimise waste, with an emphasis on maximum recycling.
- Utilise Flood Risk Assessment techniques, through the identification and protection of existing and proposed flood defences and the delivery of flood resilient urban and building design and construction.
- Develop greater co-ordination with other planning authorities, the Environmental Protection Agency and utility providers with regard to infrastructural and climate change issues.
- Improve the town's resilience and ability to adapt to climate change.

8.2.4 Policies and Objectives

8.2.4.1 Towards a Sustainable Kilcock

Kildare County Council seeks to reduce reliance on unsustainable energy and fuel sources. The transition to a low carbon economy will bring challenges for competitiveness but also opportunities for growth including a diverse and resilient local economy, a healthy environment and the attractiveness of a high quality of life.

It is a policy of Kildare County Council

SI 1	To have regard to relevant government policies including the National Climate Change Strategy – Adaptation Framework, The National Energy Policy 2007 and The National Energy Efficiency Action Plan 2007-2020.
-------------	---

It is an objective of Kildare County Council

SIO 1	To implement the recommendations and actions of the National Climate Change Strategy – Adaptation Framework.
--------------	--

8.2.4.2 Waste Management

Kildare County Council adopted a Waste Management Plan for Kildare (2005-2010). The Waste Management 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 current waste hierarchy sets down the preferential modes of waste management focusing on prevention, preparing for re-use, recycling, energy recovery and finally disposal.

In July 2012 the latest Government National Waste Policy document, A Resource Opportunity, recommended the consolidation of the waste regions to a maximum of three. Kildare is part of the Eastern-Midlands Waste Region for which a Draft Regional Waste Management Plan 2015-2021 was published for public consultation on the 18th November 2014.

It is a policy of Kildare County Council

SI 2	To support the principles of good waste management and the implementation of best international practice in relation to waste management.
SI 3	To prevent and minimise waste.
SI 4	To encourage and support material sorting and recycling.
SI 5	To minimise the amount of waste which cannot be prevented and ensure it is disposed of without causing environmental pollution.
SI 6	To ensure that effect is given as far as possible to the 'polluter pays' principle.

It is an <u>objective</u> of Kildare County Council	
SIO 2	To provide for municipal/public recycling and communal composting facilities in accessible locations throughout the town in conjunction with Meath County Council.
SIO 3	To seek the provision of adequately sized public recycling facilities in new commercial developments where appropriate.
SIO 4	To promote the reuse of building materials, recycling of demolition materials and the use of materials from renewable resources.
SIO 5	To implement the Litter management Plan 2012-2015 through enforcement of the litter laws, street cleaning and education and awareness campaigns.

8.2.4.3 Water Supply

Kildare County Council's seeks to ensure that there is adequate services and infrastructure associated with the water supply network for current and future development in co-operation with Irish Water. Kilcock's water supply is taken from Irish Water's Water Treatment Plant at Ballymore Eustace, via the Castlewarden Reservoir, the Ballycaghan Reservoir and interconnecting pipework. It is anticipated that there will be an adequate supply of water to facilitate development during the life of this plan. Water supplied to the town is tested regularly and is consistently of the highest quality. Recent EU legislation (i.e. Water Framework Directive) requires that we manage our water system and protect water quality.

It is a <u>policy</u> of Kildare County Council	
SI 7	To facilitate Irish Water in the implementation of strategies to ensure the development of adequate drinking water systems, to provide for their expansion to meet anticipated demand and to provide long-term adequate, wholesome, clean and resilient water supplies for the entire town.
SI 8	To maximise the potential for beneficial re-use of water through rainwater harvesting systems and to reduce leakage to the minimum possible level in the water supply system through operational leak detection measures.

It is a <u>policy</u> of Kildare County Council	
SI 9	To take all necessary steps to ensure that the quality of treated water supplied is in compliance with the Water Quality directives of the EU and national legislation.
SI 10	To comply with directions issued by EPA in its role as water regulator.
SI 11	To preserve free from development the way leaves of all public water mains.
SI 12	To seek to deliver water supply services and infrastructure in an integrated manner prior to the development of areas in co-operation with Irish Water.
SI 13	To ensure that development will not be permitted in instances where there is insufficient capacity in the public water and wastewater infrastructure.
SI 14	To ensure that development proposals comply with the standards and requirements of Irish Water in relation to water to facilitate proposed developments and to encourage all developers requiring a connection to the public water supply to contact Irish Water prior to submitting a planning application.
SI 15	To protect surface water and ground water resources and their associated habitats and species including fisheries and in particular Annex II listed species.
SI 16	To protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply.
SI 17	To maximise the use of existing capacity in water services in the planning of new development.
SI 18	To ensure that all new developments in Kilcock, utilise and connect to existing water infrastructure subject to an agreement with Irish Water.

It is an objective of Kildare County Council

SIO 6	To implement the European Communities (Drinking Water) Regulations (no.2) 2007 and ensure, in conjunction with Irish Water, that water supplies comply with the 48 parameters identified in these regulations.
SIO 7	To facilitate the implementation of water conservation projects, which reduce consumption and leakage in existing water distribution systems, in co-operation with Irish Water.
SIO 8	To have regard to the EPA publication 'The Provision and Quality of Drinking Water in Ireland – A Report for the year 2012' in the establishment and maintenance of water sources in the County in conjunction with Irish Water.
SIO 9	To undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA's Remedial Action List in conjunction with Irish Water.
SIO 10	To promote the introduction of efficient water saving fixtures and fittings in all developments in compliance with Kildare County Councils Byelaws for the Management of Water Supplies and the Conservation of Drinking Water 2007.
SIO 11	To promote a reduction in water supply demand through a range of conservation measures including rainwater harvesting.
SIO 12	To seek to initiate pilot projects encouraging homeowners to install rainwater harvesting/recovery systems where feasible in conjunction with local communities.
SIO 13	To protect and safeguard the integrity of water supply facilities, installations and pipes.
SIO 14	To facilitate the identification and securing of service corridors for water supply.
SIO 15	To ensure that all proposals for the development of an upgrade to the water supply system will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and where significant impacts are identified, a Natura Impact Statement will be prepared.

8.2.4.4 Natural Watercourses

The European Union Water Framework Directive aims to provide a strengthened system for the protection and improvement of water courses and water dependant ecosystems throughout the member states. Ireland has been divided into eight river basin districts. Kilcock is part of the Eastern River Basin District. The Environmental Objectives (Surface Water Regulations) which came into effect on the 30th July 2009 are a horizontal instrument that has significant implications across a range of existing legislation and they address the requirements of the Water Framework, Dangerous Substances and Priority Substances directives.

Kildare County Council recognises that surface water drainage in Kilcock is inadequate and the practice of disposing of surface water through the combined sewerage network is unsatisfactory. Kildare County Council is currently seeking to ensure the satisfactory and sustainable disposal of surface water into a separate sewer by facilitating the upgrade in infrastructure where necessary, as well as promoting sustainable urban drainage systems (SUDs).

It is a policy of Kildare County Council

SI 19	To promote the achievement of good ecological status, good ecological potential and good chemical status for the Royal Canal and the River Rye Water in accordance with the Water Framework Directive.
SI 20	To protect Kilcock's groundwater resources in accordance with The Water Framework Directive.
SI 21	To require on site surface water attenuation measures if a development is likely to cause flooding or potentially destructive storm surges in existing water courses.

It is an objective of Kildare County Council

SIO 16	To implement the European Union Water Framework Directive through the implementation of the Eastern River Basin Management Plan and programme of measures.
SIO 17	To take into consideration the Eastern River Basin Management Plan when considering new development proposals.
SIO 18	To renew surface water drainage along Church Street.
SIO 19	To ensure that no surface water either temporary or permanently is permitted to discharge to the canal or its feeders without written consent from Waterways Ireland.

8.2.4.5 Waste Water

The Greater Dublin Strategic Drainage Study identifies the policies, strategies and projects for developing a sustainable drainage system for the greater Dublin region. Kilcock forms part of the Lower Liffey Valley catchment area, which also serves the towns of Leixlip, Celbridge, Straffan and Maynooth. The Waste Water Treatment Plant at Leixlip, which serves Kilcock, as well as the aforementioned towns, is currently being upgraded to provide a treatment capacity of 150,000 PE (Population Equivalents).

It is a policy of Kildare County Council

SI 22	To facilitate Irish Water in the upgrading of wastewater infrastructure and to facilitate the provision and safeguarding of infrastructure corridors required to facilitate the sustainable development of the town.
SI 23	To co-operate with Irish Water in the provision of a sewerage network and sewage treatment for the town of Kilcock.
SI 24	To facilitate Irish Water in providing additional and improved wastewater treatment capacity by the upgrading of the Leixlip Treatment Plant.
SI 25	To implement the recommendations, as appropriate, of the Greater Dublin Strategic Drainage Strategy, subject to funding being made available in co-operation with Meath County Council and Dublin City Council.

It is a policy of Kildare County Council

SI 26	To refuse residential development that requires the provision of private waste water treatment facilities, other than single house systems.
SI 27	To ensure that development proposals comply with the standards and requirements of Irish Water in relation to wastewater infrastructure to facilitate the proposed developments.
SI 28	To ensure the changeover from septic tanks to mains connections in all cases where this is feasible subject to an agreement with Irish Water.
SI 29	To ensure that the necessary drainage facilities to serve the needs of all development are provided prior to the commencement of development.
SI 30	To ensure the separation of foul and surface water disposal through the provision of separate sewerage and surface water run-off networks.
SI 31	To preserve free from development the way leaves of all public sewers.
SI 32	To ensure that all new developments in Kilcock, utilise and connect to existing wastewater infrastructure subject to an agreement with Irish Water.
SI 33	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.
SI 34	To ensure that all licensable operators discharging waste-water are operating within permitted limits in relation to discharges to the public sewer network in conjunction with Irish Water.

It is an <u>objective</u> of Kildare County Council	
SIO 20	To investigate the possible extension of the public sewerage system to un-served areas within the Local Area Plan Boundary, in co-operation with Irish Water.
SIO 21	To work with Irish Water to provide a new upgraded sewerage pumping station to deliver flows to Leixlip Waste Water Treatment Works via Maynooth.
SIO 22	To implement the relevant recommendations set out in the EPA 2012 publication – Focus on Urban Waste Water Discharges in Ireland in conjunction with Irish Water,.
SIO 23	To facilitate Irish Water in compliance with the relevant provisions of the Urban Waste Water Treatment Regulations 2001 and 2004 and the Waste Water Discharge Regulations 2007.
SIO 24	To ensure that any proposals for the development of an upgrade of the Leixlip waste water treatment plant and waste water network will be subject to Appropriate Assessment in accordance with Article 6(3) and 6(4) of the EU Habitats Directive.

8.2.4.6 Flood Management

The Office of Public Works is responsible at a national level for addressing flood risk and along with the Department of Environment, Community and Local Government has published a national guidance document on the consideration of flood risk within planning and development management. The OPW's Flood Hazard Maps provide information about places that may be at risk from flooding.

It is recognised that the risk of flooding has increased due to climate change. There are two types of flooding events with can arise separately or in combination in Kilcock:

- Fluvial Flooding arising from river and streams.
- Pluvial Flooding arising from extreme rainfall.

Kildare County Council will not permit development in areas at risk of flooding,

particularly floodplains, unless there is wider sustainability grounds for the development. The developer will be required to show that the flood risk can be managed at an acceptable level without increasing flood risk elsewhere and where possible, show a reduction in the overall flood risk.





It is a <u>policy</u> of Kildare County Council	
SI 35	To require all new large scale development to provide 'Sustainable Urban Drainage Systems' (SUDS) as part of the development proposal.
SI 36	To ensure that existing wetland habitats are adequately protected, managed and where appropriate enhanced where flood protection/management measures are necessary.
SI 37	To ensure that any proposals aimed at alleviating flooding along the Rye Water River will be subject to Appropriate Assessment in accordance with Article 6(3) and 6(4) of the EU Habitats Directive.
SI 38	To support, in co-operation of the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010), the DECLG and OPW Guidelines for Planning Authorities, the Planning System and Flood Risk Management, 2009, updated /superseding legislation or Departmental guidelines and any future outputs from the Catchment Flood Risk Assessment and Management (CFRAM) Programme, once finalised.
SI 39	To protect water bodies and watercourses from inappropriate development, including canals, rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate and promotion of the sustainable management and uses of water bodies and the avoidance, where possible of culverting or realignment of these features.
SI 40	To require all applicants, where appropriate, to carry out a Flood Risk Assessment in accordance with the Departmental Guidelines on Flood Risk Management in locations identified in Map 8.

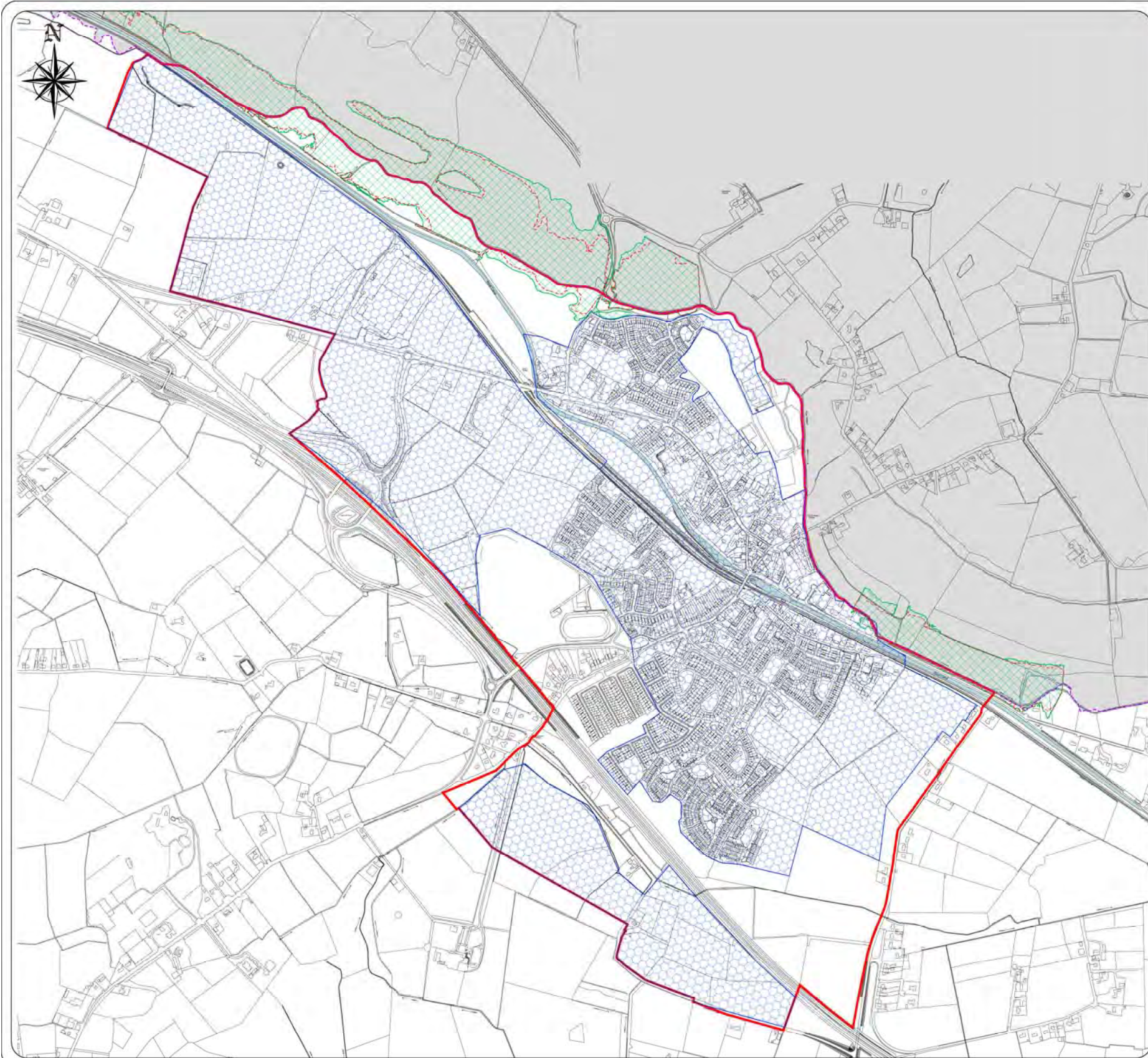


Kildare County Council
Planning & Economic
Development Department

Draft
Kilcock Local Area Plan 2014-2020

Legend :

-  Meath Zoning
-  Development Boundary
-  Kildare County Boundary
-  Rivers, Canal & Lakes
-  Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. Such development proposals shall also:
 - Indicate and quantify loss of floodplain storage arising from the development proposal;
 - Provide compensatory storage located within or adjacent to the proposed development;
 - Indicate measures to ensure that water-vulnerable elements of the development would not be flooded during the 1,000year flood;
 - Ensure that existing flow paths for flood waters will not be compromised.
-  1,000 year flood zone established by Detailed Flood Risk Assessment
-  Extent of 100year flood zone established by Detailed Flood Risk Assessment



Flood Risk Map

Scale : N.T.S	Map Ref :
Date: 30th Jan 2015	Drawing No: 200/14/688
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By: G McGrath

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

Map 8: Flood Risk Map

8.2.4.7 Sustainable Urban Drainage Systems (SUDs)

SUDs are a series of management practices and control structures that aim to mimic the natural environment. SUDs reduce flood risk, improve water quality and provide amenity through the use of permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands. Multiple objectives can be achieved through the use of SUDs such as removing pollutants from urban run-off at source, controlling surface water run-off from developments and ensuring flood risk does not increase further downstream. Furthermore SUDs offer the opportunity to combine water management with green space, which can increase amenity and biodiversity. SUDs also form an integral part of green infrastructure as set out in section 9.4.4.

It is a <u>policy</u> of Kildare County Council	
SI 41	To incorporate and promote the use of Sustainable Urban Drainage Systems within Kildare County Council developments and other infrastructural projects where appropriate.
SI 42	To require the use of Sustainable Urban Drainage Systems in all new developments where appropriate. The following measures will apply: <ul style="list-style-type: none"> • The infiltration into the ground through the development of porous paving, swales and detention basins • The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basins, ponds and wetlands. • The slow down of the movement of water.

It is an <u>objective</u> of Kildare County Council	
SIO 25	To improve and extend where technically feasible and economically viable the surface water disposal infrastructure to serve all zoned lands, in order to facilitate development.
SIO 26	To improve the understanding of flood risk amongst relevant stakeholders.

8.2.4.8 Telecommunications

Telecommunications infrastructure is a key requirement in the local and regional economy but also in local communities in everyday life. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment. 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 Kilcock area and the telecommunications network is being upgraded progressively. Kildare County Council is mindful that the provision of telecommunications infrastructure most notably antennae can impact on residential amenity visual amenity.

It is a <u>policy</u> of Kildare County Council	
SI 43	To encourage and facilitate telecommunications infrastructure in appropriate locations throughout the town as a means of improving economic competitiveness and contributing to sustainable movement by reducing the need to travel through enabling e-working, e-commerce and distance learning.
SI 44	To preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.
SI 45	To ensure that telecommunications infrastructure is adequately screened, integrated and/or landscaped so as to minimise any adverse visual impacts on the environment.
SI 46	To ensure that telecommunications infrastructure does not have an adverse impact on the built heritage.
SI 47	To require the use of ducting for information communication technology within individual new residential and commercial developments and also key developing areas as set out in this plan.
SI 48	To encourage the use of ducting by operators on a shared basis and where appropriate could contain other types of public utilities.

8.2.4.9 Energy Supply

The development of a secure and reliable energy network is recognised as an important element for not only supporting economic development but also for improving the quality of life for the community. Kildare County Council will support a wide range of energy supply solutions to meet future demand, with a particular emphasis on renewable energy sources and those which are less carbon intensive. Kildare County Council is cognisant of the future requirements of the energy providers in relation to enhancing and upgrading existing facilities or networks. Where possible Kildare County Council will support the statutory providers of national grid infrastructure by safeguarding strategic corridors where identified from other developments which might inhibit the provision of energy supply networks.

It is a <u>policy</u> of Kildare County Council	
SI 49	To support a wide range of energy solutions to meet consumption needs, with a particular emphasis on renewable energy sources to secure low carbon electricity supply.

It is an <u>objective</u> of Kildare County Council	
SIO 27	To support the government targets of having 40% of electricity consumption generated from renewable energy sources by the year 2020.

8.2.4.10 Energy Efficiency

Kildare County Council is fully committed to encouraging the efficient use of energy and the use of renewable energy in new and refurbished buildings throughout Kilcock.

It is a policy of Kildare County Council

SI 50	To promote energy efficiency, energy conservation, and the use of renewable energy in existing and new developments.
--------------	--

It is an objective of Kildare County Council

SIO 28	To encourage responsible environmental management in construction.
SIO 29	To promote sustainable approaches to development by spatial planning, layout, design and detailed specification.
SIO 30	To ensure high standards of energy efficiency in existing and new developments and encouraging developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.

9 GREENING KILCOCK

9.1 Introduction

A green town is a healthy town. Protecting and enhancing open spaces for both biodiversity and recreational use has benefits for the town's sustainability and attractiveness as a place to live, work and visit. While it is a key priority of this plan to consolidate Kilcock, this must be achieved by balancing the need for intensification of development with the need to protect and enhance vulnerable natural areas. It is therefore important to progress more sustainable forms of development which effectively work with the natural landscape. A coherent plan for the future recreation and open space needs of the community that at the same time ensures adequate protection of Kilcock's natural assets is essential in creating a clean, green and well connected town.

The Royal Canal and the Rye Water River are major assets for the town, providing green linkages and wildlife corridors. This plan will ensure their protection and enhancement with appropriate land use zoning. The Royal Canal affords scenic walkways and has been a popular canoe and polo venue with competitions held on a regular basis. The canal is also an important fishing amenity.

The provision of attractive recreational open space at the Bawnogues as advocated in the previous LAP and in the Integrated Services Programme for Kilcock is an essential component of the council's vision for developing Kilcock as a sustainable town.

9.2 Challenges

The main challenges for enhancing and improving public open space and providing opportunities of passive and active recreation lie in:

- Re-evaluating the existing public open space hierarchy for the future.
- Recognising the potential of existing open spaces for improvement.
- Balancing measures to support and enhance biodiversity against recreational needs.
- Promoting of physical activity and healthy lifestyles.
- Providing and maintaining play-spaces and sports facilities at neighbourhood level.

9.3 The Strategic Approach

In assisting in the achievement of a green well connected town and sustainable neighbourhoods the following approach will be followed:

- The development of a green infrastructure strategy.
- Creating sustainable connectivity between green areas.
- Providing for the recreational and amenity needs of the community.

9.4 Policies and Objectives

9.4.1 Green Infrastructure Strategy

The Green Infrastructure Strategy identifies and provides for the creation of a green network which connects green spaces and other natural features such as the Rye Water River and the Royal Canal and also links to other towns within the region. It includes and integrates open spaces, green corridors for cycling and walking, areas of high biodiversity value, and recreational areas. It recognises the importance and benefits of interaction between the cultivated urban areas and the natural environment. Kilcock's Green Infrastructure Network incorporates and promotes the following range of assets:

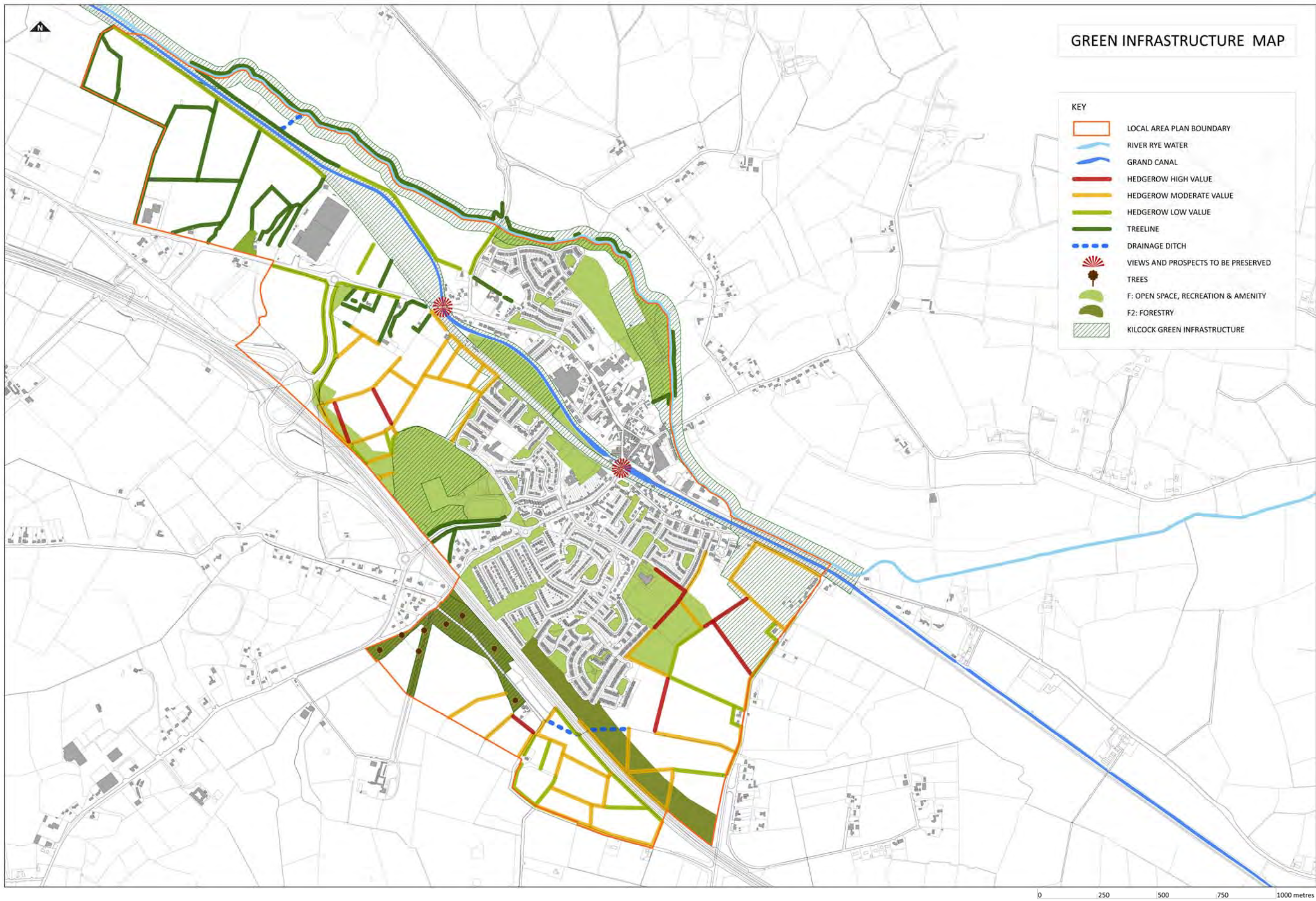
- Gardens and institutional grounds
- Green corridors such as the Royal Canal and the Rye Water River, (including their banks), the railway corridor, roads, cycling routes and rights of way.
- Natural and semi-natural sites including, wetlands, grasslands and brownfield sites.
- Archaeological and historic sites, and sites of natural or ecological value.
- Functional spaces such as flood storage areas and sustainable drainage schemes.
- Buildings and hard surfaced areas such as green roofs, green walls and planters.

Kildare County Council will actively promote a Green Infrastructure Strategy. The strategy comprises the Green Infrastructure map (map 9) and will be delivered through this LAP and the Development Management process.

It is a <u>policy</u> of Kildare County Council	
GK 1	To progress a strategic green network as illustrated in the Green Infrastructure map. (See Map 9).
GK 2	To protect from development where possible of hedgerows and trees as illustrated in the Green Infrastructure map. (See Map 9)
GK 3	To ensure that all proposals for development where appropriate have regard to the habitat description and recommendations set out in the site specific target notes contained in the Kilcock-Habitat Survey and Green Infrastructure mapping 2014.
GK 4	To improve pedestrian and cycle routes to recreational and amenity areas.
GK 5	To focus on key roads into Kilcock such as Church Street, Courtown Road and the Maynooth Road for 'greening' by way of higher standards of planting creating green avenues/boulevards entering the town. (See section 7.4.2.2)
GK 6	To protect and improve the natural character of the Royal Canal and the Rye Water River by promoting access, walkways, cycle lanes and other compatible uses along them, any such proposals in the vicinity of the Rye Water River are subject to Appropriate Assessment to determine the likelihood of such impacts on the designated site.
GK 7	To develop linear parks, particularly along the River Rye Water and the Royal Canal linking to areas of open space and amenity. Where lands are in private ownership it shall be policy, in any development proposal, to secure public access along the waterway.
GK 8	To co-ordinate between open space, biodiversity and flood management, in progressing a green infrastructure network.
GK 9	To develop a network of green corridors throughout the town interconnecting open space and extending out to the wider region.
GK 10	To ensure that the building line of new residential development shall be set back 91 metres from the M4, which is identified in map 7. Kildare County Council will support the planting of native woodland species within this zone. (See section 12.4.3 QH 15)

It is an objective of Kildare County Council

- | | |
|--------------|---|
| GKO 1 | <p>To progress the following critical linkages</p> <ul style="list-style-type: none">• To provide a continuous cycleway and walkway from Maynooth to Enfield along the Royal Canal in line with the proposals for the Royal Canal Cycle Track project.• To provide a continuous cycleway and walkway along the Rye Water River from the Rye Valley housing development to the Town Centre.• To provide pedestrian and cycle access in from Bawnogues to the Royal Canal, linking to the Train Station and to the Rye Water River. |
| GKO 2 | <p>To develop linear parks along the Royal Canal and the Rye Water River which are linked to existing parks and open space areas creating green routes and wildlife corridors throughout Kilcock.</p> |
| GKO 3 | <p>To implement, where appropriate, the recommendations of the Kilcock – Habitats Survey and Green Infrastructure Mapping 2014.</p> |



Map 9: Green Infrastructure Map

9.4.2 Landscape

Trees, woodlands and hedgerows make a valuable contribution to the landscape and visual amenity of Kilcock. Trees perform many functions particularly in urban settings such as providing shelter, absorbing pollutants, habitats and food source for wildlife, combating climate change by absorbing surface water faster than grasslands.

Kilcock's natural heritage is a unique and special resource. As well as the Royal Canal and the Rye Water River habitats the natural heritage includes woodland and Courtown Demesne to the south of the plan area. It is critical to retain existing key landscapes and open spaces which help provide a sense of identity and place to Kilcock.

It is a <u>policy</u> of Kildare County Council	
GK 11	To protect and enhance the landscape, including existing green spaces through sustainable planning and design for both the existing community and for future generations in accordance with the principles of the European Landscape Convention.
GK 12	To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.
GK 13	To require planning applications, with potential to impact adversely on the landscape character of the Plan area, to include an appropriate visual impact assessment of the proposed development.

It is a <u>policy</u> of Kildare County Council	
GK 14	To prohibit development 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, in particular those listed at GKO 4 below. 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.
GK 15	To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments include hedgerows as an integral part of the overall development design as appropriate.

It is an <u>objective</u> of Kildare County Council	
GKO 4	<p>To protect trees and groups of trees of special amenity value at the following locations including by way of tree preservation orders;</p> <ul style="list-style-type: none"> • The old cemetery off Church Lane. • Group of trees on the site to the south-east of Courtown Road, along the Commons south and bordering Ballybrack stud. • Line of trees along the boundary wall to the north of Church St. and adjacent to Scoil Dara. • Mature woodlands (main avenue and boundary planting) within Courtown Demesne. • Line of trees forming eastern boundary to Royal Meadows estate. • Along the Sli na Slainte route.

9.4.3 Designated Natural Heritage Sites

The Rye Water River valley/Cartron is a Special Area of Conservation (ref: 001398) located between Leixlip and Maynooth, downstream from Kilcock. It should be noted that development proposals in Kilcock the vicinity of the River Rye Water will be subject to an Appropriate Assessment to ensure that the integrity of the SAC is protected.

The Royal Canal, a proposed Natural Heritage Area (002103), is a manmade waterway linking the River Liffey at Dublin to the River Shannon near Tarmonbarray County Longford. The Royal Canal NHA comprises the central channel and the banks either side of it. The main water supply is from Lough Owel (also an NHA) via a feeder canal in Mullingar. The Royal Canal was closed for navigation in 1961. The section of canal west of Mullingar was allowed to dry out and the eastern section silted up and became overgrown. Restoration work began in 1988. Waterways Ireland continues the maintenance of the canal and towpaths. A number of different habitats are found within the canal boundaries – hedgerows, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland. The policies as set out in the County Development Plan 2011-2017 in relation to designated sites apply to this area.

It is a <u>policy</u> of Kildare County Council	
GK 16	To protect (c)SACs, SPAs, NHAs, and pNHAs which are designated or become designated and notified to Kildare County Council during the lifetime of this Local Area Plan.
GK 17	To protect any additional areas that may become designated during the lifetime of this plan, including the proposed and designated Protected Areas under the Water Framework Directive Register of Protected Areas.
GK 18	To ensure that any development proposal within the vicinity of/or having an effect on a designated site, or adjacent to/within an SAC will <ul style="list-style-type: none"> • Identify all ecological corridors, which are present on the proposed development lands (including hedgerows and masonry stone walls) that are likely to be affected by the development proposal. • Identify any losses to these corridors which would result if the application in question was granted. • Show that such losses would be fully offset if the application were to be granted through the replacement of the relevant corridors, with corridors composed of similar species and of a similar age prior to any losses to the existing corridors.

It is an <u>objective</u> of Kildare County Council	
GKO 5	To ensure that an Appropriate Assessment in accordance with the Habitats Directive is carried out for any plan or project which individually or in combination with other plans and projects is likely to have a significant direct or indirect impact on any Natura 2000 site or sites.
GKO 6	To develop linear parks along the Royal Canal and the Rye Water River which are linked to existing parks and open space creating green routes and wildlife corridors throughout Kilcock where appropriate and in accordance with the requirements of the Habitats Directive.

9.4.4 Open Space

Open spaces also require protection to meet recreational and conservational needs within the town. Public open spaces make a valuable contribution to the setting of a town and assist in creating an attractive environment. Opportunities exist to add to the level of existing public open space within the local area plan boundary through the development of open space areas in new urban developments and through the utilisation and enhancement of green spaces within existing neighbourhoods to their full potential.

It is a policy of Kildare County Council

GK 19 To ensure that new residential developments provide public open space in accordance with the provisions of the Kildare County Development Plan and which is sufficient in quantity and distribution to meet the requirements of the projected future population, including play facilities for children.

GK 20 To promote the enhancement of public open spaces to meet the social, recreational, conservational and ecological needs of the town and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces.

GK 21 To support the provision of community gardens/allotments/local markets/pocket parks, where feasible, and in particular as temporary uses on vacant under-utilised or derelict sites. (See section 11.4.5)

GK 22 To protect open spaces and recreational uses from encroachment by unsuitable and incompatible other uses.

GK 23 To promote the development of soft landscaping in public open spaces, where feasible, in accordance with the principles of Sustainable Urban Drainage Systems (See section 8.2.4.7).

It is an objective of Kildare County Council

GKO 7 To develop a town park at the Bawnogues for the entire community of Kilcock.

GKO 8 To transform the under-utilised area of the 'Island' into an area of public open space in conjunction with the provision of pedestrian/cycling crossings over the railway and Royal Canal (also See section 9.4.7 and 13.4.7).

9.4.5 The Rye Water River and the Royal Canal

The River Rye Water's habitats and river water quality is influenced by activities along the length of the river's path and therefore trans-boundary co-operation is required for effective river management. In relation to the Royal Canal, cooperation with relevant statutory bodies is important in improving amenity and biodiversity, and linking to the green infrastructure network.

River walks and cycleways, where appropriate, can be developed in the riparian zone if sensitively designed and implemented in consultation with Inland Fisheries Ireland. If appropriately managed the creation and/or enhancement of riparian buffer zones is recommended as they create habitats necessary for fish and other aquatic life, filter out pollutants and sediments from overland surface runoff, provide significant amenity and recreational value and enhance flood alleviation.

It is a <u>policy</u> of Kildare County Council	
GK 24	<p>To conserve and protect riparian (beside rivers) corridors new development will not be permitted within a minimum of 10m from either side of all watercourses measured from the top of the bank, apart from in exceptional circumstances, in order to provide:</p> <ul style="list-style-type: none"> • Visual amenity of the river; • Public space and access; • Public walkway / cycleway / lighting. • Spaces to allow for the conservation and enhancement of landscape features, such as tree coverage; • Spaces to conserve and enhance biodiversity capacity; <p>Redevelopment shall seek to create riparian buffer strips of at least 2.5m, along either side of all watercourses measured from the top of the bank. Riparian buffers have the greatest potential to control environmental damage, reduce flooding potential and provide habitats.</p>
GK 25	To conserve and protect the natural habitats in the River and Canal systems.
GK 26	To preserve views and prospects to and from the River Rye Water and the Royal 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 negatively disrupt the vistas available.

It is an <u>objective</u> of Kildare County Council	
GKO 9	To seek the improvement of the water quality of the Royal Canal in co-operation with Waterways Ireland ensuring recreational use of the community.
GKO 10	To enhance the amenities of the River Rye Water and the Royal Canal.
GKO 11	<p>To facilitate the development of linear parks along the Rye Water River and the Royal Canal in conjunction with all relevant statutory and non-statutory bodies to include Waterways Ireland and Meath County Council. The development shall include:</p> <ul style="list-style-type: none"> • The provision of a high quality well lit cyclist and pedestrian route. The route shall also be suitable for the requirements of the mobility impaired. • The planting of a mixture of semi-mature and mature trees for the length of the linear park. • Pedestrian crossings, suitable for the requirements of the mobility impaired, over the River Rye Water and the Royal Canal. Any proposed pedestrian crossings shall be designed so that there is minimum impact on either the River Rye Water or the Royal Canal.
GKO 12	To facilitate the development of a pedestrian/cyclist bridge over the River Rye Water to County Meath to connect the linear park (as above) to the area of amenity within the jurisdiction of Meath County Council.

9.4.6 Biodiversity

‘Biodiversity’ – or biological diversity – is the term given to the variety of life on earth. Biodiversity includes plants, animals and micro-organisms both on land and in water. By maintaining and developing existing bio-diverse habitats, advantages such as improved drainage, reduced carbon emissions, and pollution control can result. The current Kildare County Biodiversity Plan 2009-2014 translates international, European and Irish policies and legislation into a coherent document which aims to raise awareness, setting out projects to reduce biodiversity loss. Priority species and habitats to be protected are also identified.

It is a <u>policy</u> of Kildare County Council	
GK 27	To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
GK 28	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.
GK 29	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.
GK 30	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.
GK 31	To carry out bat surveys in the event of lighting being proposed along river or canal corridors a bat survey shall be conducted which will provide recommendations for suitable lighting.
GK 32	To ensure that proposed developments which impact on a site known to be a breeding or resting site of species listed in Habitats Regulations to obtain a derogation licence.

It is an <u>objective</u> of Kildare County Council	
GKO 13	To support the implementation of the Kildare County Biodiversity Plan 2009-2014 or as may be amended.

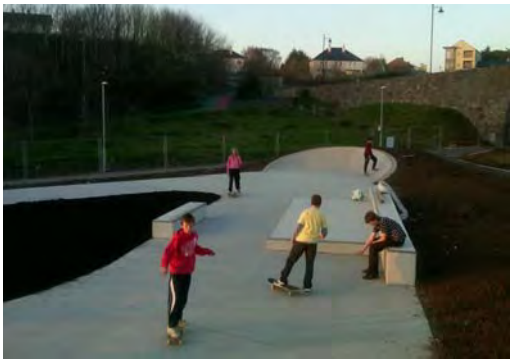
9.4.7 Sports, Recreation and Play

Children's play is important to their development. It is through play that they learn to socialise and interact with the world. In supporting play we need residential areas, parks and open spaces that are safe and enjoyable for children of different ages. The development of sport and recreation are important in encouraging a sense of wellbeing and social contact. Kildare County Council acknowledges the very important roles that open space, sporting and social clubs play in enhancing the social and recreational life of Kilcock's communities. Facilities for both formal and informal recreation and catering for the entire community of all abilities are required. Kildare County Council will liaise with sporting organisations to ensure where possible the needs of sports clubs and the communities in the provision of quality facilities.

It is a <u>policy</u> of Kildare County Council	
GK 33	To maintain and enhance existing recreation facilities.
GK 34	To continue to co-operate with community and sports bodies in the development of the canal and other recreational areas in the town.
GK 35	To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.
GK 36	To seek the provision of children's play facilities in new residential developments where deemed appropriate.

It is a policy of Kildare County Council

GK 37	To endeavour to provide play spaces throughout the town. Kildare County Council will ensure that play spaces are open to public use.
GK 38	To encourage and facilitate the provision of adult amenities in parks such as table tennis tables, outdoor gyms, basketball courts, bowling greens and associated facilities etc.
GK 39	To involve children and young people in greening initiatives and biodiversity projects, having regard to their need to interact with and be educated by nature.



It is an objective of Kildare County Council

GKO 14	To develop a public park at the Bawnogues incorporating the following passive and active recreation facilities: <ul style="list-style-type: none"> • All-weather playing pitches • Athletics track. • Playground. • High quality formal and informal seating arrangements. • High quality landscaping including the planting of a mixture of semi mature and mature trees.
GKO 15	To encourage the provision of a MUGA ² on the 'the island' adjacent to the Royal Canal and railway line (See sections 9.4.4 and 13.4.7).
GKO 16	To identify spaces which could be developed as playgrounds and recreational areas in neighbourhoods deficient in these facilities.



Figure 32: MUGA, Westport, Co. Mayo

² MUGAs are outdoor multi-use games areas which accommodates a number of different sports and is generally for the use of teenagers.

10 PROMOTING HERITAGE AND CULTURE

10.1 Introduction

Kilcock boasts a unique natural, built and archaeological heritage, characterised by landmark structures and features such as the Royal Canal, the Square, St. Coco's Church, and St Joseph's Hall on School Street. The town's street pattern reflects its historical development. The earliest evidence of human settlement is to be found around the burial ground at Church Lane. The narrow, twisting street pattern is typical of medieval towns and forms an attractive feature for the town contributing to the sense of place. Vernacular architecture makes a strong contribution to the character of streetscapes. The Square and Harbour Street dating from the late 18th century, contain some fine terraces and individual buildings reflecting the relative prosperity the town enjoyed at the time. The town's industrial buildings of traditional enterprises also contribute to creating a sense of place necessary for the future development of Kilcock.

10.2 Challenges

The key challenge is to balance the archaeological and architectural heritage of Kilcock with its future growth. An important mechanism to achieve this is to formulate appropriate objectives for the

protection, enhancement and management of the built heritage, while encouraging regeneration and change. It is equally important to increase public awareness of the importance of conserving important architectural features and streetscapes.

The tourism industry relies largely on the attractiveness of the built heritage of a town. Unlocking the tourism potential of the historic town centre is a key challenge of this Local Area Plan. Enlivening streets and public spaces with markets and entertainment, greening and creating pedestrian friendly routes will be required to regenerate Kilcock and create an attractive and active centre. It is also crucial that people are encouraged to live above shops and businesses in the town core.

The challenge for the future is to protect the unique character of Kilcock not as a 'museum piece' but rather as a historic town with sensitive modern infill projects and complementary buildings which mutually respect their surroundings.



Fig 33: Church Lane, Kilcock

10.3 The Strategic Approach

Kildare County Council will take the following approach to protecting and enhancing Kilcock's built heritage:

- Emphasising the regeneration of the historic town core to its former cultural and historic importance so as to leverage economic and social benefits for the entire town.
- Safeguarding historic open spaces and areas of significant Archaeological Potential.
- Promoting Kilcock's Industrial Heritage.
- Protecting and embracing the built heritage as a finite resource.

10.4 Policies and Objectives

10.4.1 Promoting Sustainable Development in Conservation

The retention, rehabilitation and reuse of old buildings can play a pivotal role in the sustainable development of Kilcock. In many cases they make a positive contribution to both the streetscape and sense of place.

It is a <u>policy</u> of Kildare County Council	
HC 1	To protect and conserve the town's built heritage sustaining its unique significance, fabric and character to ensure its survival for future generations.
HC 2	To seek the preservation of the built heritage of Kilcock that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the town.
HC 3	To continue to protect our built heritage, and development proposals affecting the built environment will be assessed in accordance with the DAHG document 'Architectural Heritage Protection Guidelines for Planning Authorities'.

It is an <u>objective</u> of Kildare County Council	
HCO 1	To promote pride and awareness of the importance and value of Kilcock's architectural and archaeological heritage, and manage interventions in such a way as to retain its character and special interest.
HCO 2	To positively and actively encourage redevelopment of derelict and obsolete sites in a manner that is sympathetic with and complementary to the inherent character of neighbouring structures and the historic character of the town.
HCO 3	To implement a high standard of shopfront design relating to the character of the shopfronts in the town in accordance with the principles contained in the County Kildare Shopfront Guidelines.
HCO 4	To apply best conservation practice to protect features and buildings of interest including: <ul style="list-style-type: none"> • Prioritise reuse and renovation over demolition of historic buildings. • Retain traditional features such as historic windows, doors, overlights/fanlights, renders, roof coverings, shopfronts and rainwater goods, in preference to their removal and replacement.
HCO 5	To facilitate and co-operate with voluntary groups and tidy towns committees in maintaining and improving the urban landscape.
HCO 6	To retain small features such as post boxes, kerbing etc., which in the whole contribute to the character of Kilcock.

10.4.2 Protected Structures

The Record of Protected Structures which is contained in the Kildare County Development Plan 2011-2017 is the principal mechanism for protecting and conserving the most important buildings and structures in the County. Protected structures and proposed protected structures are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. They are subject to a high level of protection, which extends to their exteriors and

interiors and to any structures within their curtilage. There are 16 protected structures in Kilcock. These are listed in the table below. The purpose of protection is to manage and control future changes to these structures so that they can retain their special heritage. Works which would materially affect the character of the protected structure require planning permission.

(See Table 6 and Maps 10 and 11)

RPS Ref. No.	NIAH Ref. No.	Item and Location	Description
B05-07	11900502	Boycetown, Kilcock	House
B05-08	11900503	Saint Patrick's, Boycetown, Kilcock	House
B05-15	11802042	Stapleton, New Lane, Kilcock	House with shop
B05-16	11802029	Toddy's, Harbour Street, Kilcock	House with shop
B05-19	11802016	The Shrubbery, Kinnegad Road, Kilcock	House
B05-19A	11802015	The Shrubbery, Kinnegad Road, Kilcock	Gates/railings/walls
B05-20	11802012	The Lion House, Church Street, Kilcock	House with public house
B05-21	11802002	The Square, Kilcock	House
B05-22	11802003	The Square, Kilcock	House
B05-24	11802035	Courtown Road, Kilcock	House
B05-37	11802004	Ulster Bank, Kilcock	Bank
B05-38	11802009	Saint Joseph's Christian School, School Street, Kilcock	School
B05-39	11802010	School Street, Kilcock	House
B05-40	11802020	Shalom Presentation Convent, Church Street, Kilcock	Convent
B05-41	11802021	Saint Coco's Catholic Church, Church Street, Kilcock	Church
B05-42	11802028	Allied Irish Bank, Harbour Street/New Road, Kilcock	Bank

Table 6: Built Heritage Items

It is a <u>policy</u> of Kildare County Council	
HC 4	To maintain and enhance the potential of protected structures and other buildings of architectural/historic merit which contribute to the cultural character and identity of Kilcock.
HC 5	To ensure that development proposals do not adversely affect the character of a protected structure or the setting of a protected structure, where the setting is considered to be of importance.
HC 6	To require that any alterations or interventions to protected structures are executed to the highest conservation standards in order to protect their significance or value. Applications for development affecting a protected structure shall be accompanied by an assessment carried out in accordance with the Council's requirements, by an accredited conservation consultant.
HC 7	To encourage the protection of the existing or last use of the premises listed on the Record of Protected Structures where that use is considered to be an intrinsic aspect of the social, cultural and/or artistic interest of that premises.
HC 8	To consider new uses which are compatible with the character of protected structures.
HC 9	To assist owners of protected structures in undertaking essential repairs and maintenance by providing architectural advice to recipients of Kildare County Council conservation grants and to promote the best practice and use of skilled specialist practitioners in the conservation of protected structures.

It is a <u>policy</u> of Kildare County Council	
HC 10	To require the protection of the special interest and character of protected structures while carrying out interventions to comply with requirements of the building regulations and the necessity to provide universal access.
HC 11	To promote the use of planned maintenance programmes to avoid the loss of historic building fabric through inappropriate repair work.
HC 12	To encourage the protection retention, appreciation and appropriate revitalisation of the vernacular heritage of the town.

It is an <u>objective</u> of Kildare County Council	
HCO 7	To promote best conservation practice and the importance of informed decision making with regard to protected structures and historic buildings by providing advice and encouraging the engagement of suitably qualified conservation specialists.
HCO 8	To provide guidance for owners of protected structures or historic buildings on upgrading for energy efficiency and to promote the principles of sustainable building design in conservation.
HCO 9	To promote the appropriate use/reuse and repair of protected structures, including the use of available conservation grants and any other funding opportunities that may become available
HCO 10	To maintain a register of Building at Risk in which protected structures at risk from neglect or wilful damage will be entered and actions will be taken to ensure their survival.

10.4.3 Architectural Conservation Areas (ACA)

The architectural conservation area in Kilcock has been designated in recognition of the unique architectural character of its townscape and the important contribution it makes to the heritage of the town. The designated area includes the town core area comprising of groups of buildings, streetscapes, associated open spaces and Royal Canal and the banks of the Rye Water River. This area requires special care in terms of development proposals which affect structures and landscapes in this area, both protected and unprotected.

The special value of the conservation area lies in the architectural design and scale and is of sufficient importance to require special care in dealing with development proposals and works. Kildare County Council will therefore seek to ensure that all proposals within the Architectural Conservation Area complement the character of the area, including the setting of protected structures, and comply with the development standards. All buildings within the Conservation Area are subject to a level of protection which extends to any works which materially affects the character of the exterior of the building. (See Maps 10 and 11)

It is a <u>policy</u> of Kildare County Council	
HC 16	To require that development proposals within the Architectural Conservation Area appropriately conserves and protects features of the townscape such as stone walls, pillars, piers, stiles, bridges, kerbing, cobbles, gates, railings, wells, post-boxes, memorials, milestones, benchmarks, streetlights, manhole covers, ventilation pipes etc.
HC 17	To seek the repair and retention of shop fronts and pub fronts of architectural interest in accordance with the principles contained in Kildare Shopfront Guidelines.
HC 18	To seek the retention and where redevelopment opportunities arise, the reinstatement of independent access doors to upper floors of shops and business in accordance with the principles contained in the Kildare Shopfront Guidelines.
HC 19	To identify and implement positive measures for the enhancement and regeneration of the historic core, to improve its image and sustain its character and authenticity.
HC 20	To consider the historical and cultural significance of setting in future public realm projects/works.
HC 21	To protect the traditional pitch-roofed forms in historic streetscapes.

It is a <u>policy</u> of Kildare County Council	
HC 13	To protect the special interest and character of Kilcock's Architectural Conservation Area in the development management process.
HC 14	To discourage any development that would adversely affect the character of the Architectural Conservation Area, and seek to prevent the demolition or partial demolition of any building or structure within the Architectural Conservation Area that contributes to its character
HC 15	To require new development proposals within the Architectural Conservation Area assimilates sensitively into the existing built fabric and utilises the highest quality materials.

It is an <u>objective</u> of Kildare County Council	
HCO 11	To carry out an inventory of the features and structures of significance and prepare a Character Statement of significance for Kilcock Architectural Conservation Area.
HCO 12	To encourage the improvement and redevelopment of key sites within the Architectural Conservation Area in order to protect the built heritage and enhance the image of the town.

10.4.4 Preservation of Areas of Significant Archaeological Potential

The Area of Significant Archaeological Potential can provide challenges to development and regeneration as well as providing opportunities for understanding our past. Part of the Town Core falls within an area of significant Archaeological Potential, this runs from the Rye Water River to New Lane, Church Street and New Road.

The Record of Monuments and Places (RMP) 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 7 below and Maps 10 and 11 depict all sites and monuments within or in close proximity to the development boundary of Kilcock.

In accordance with best international practice guidance and national policy, preservation in situ of buried archaeological remains is the preferred option and new development should, where practical, be designed in such a manner to facilitate in situ preservation. Retention of medieval street pattern, plot width, use of appropriate materials and medieval character are important considerations in maintaining the character and identity unique to Kilcock

(See Table 7 and Maps 10 and 11)

Ref.	Location	Description
KD005-001	Boycetown	Enclosure Site
KD005-002	Adjacent to Market Square, Kilcock	Church Site and Graveyard
KD005-003	Branganstown, Kilcock	Enclosure Site
KD005-022	Adjacent to Market Square, Kilcock	Holy Well
KD005-024	Boycetown	Excavation Site
KD005-025	Boycetown	Habitation Site
KD005-029	Church Street, Kilcock	Font
KD005-030	Fairgreen, Kilcock	Market Cross

Table 7: Monuments and Places

It is a <u>policy</u> of Kildare County Council	
HC 22	To promote awareness of and access to, Kilcock's archaeological inheritance.
HC 23	To promote the in-situ preservation of archaeology as the preferred option where development would have an impact on buried artefacts, except where other alternatives are acceptable or exceptional circumstances are determined by the relevant statutory agencies. Where preservation in situ is not feasible, sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment.

It is a <u>policy</u> of Kildare County Council	
HC 24	To protect and preserve the archaeological sites identified on the Record of Monuments, those yet unknown and those discovered since the publication of the Record of Monuments and Places (1998).
HC 25	To protect the integrity, quality and context of significant sites and recorded monuments.

It is an <u>objective</u> of Kildare County Council	
HCO 13	To promote best practice for archaeological excavation and encourage the dissemination of the finding of archaeological investigations and excavations through the publication of excavation reports thereby promoting public awareness and appreciation of the value of archaeological resources.

10.4.5 Industrial Heritage

Industrial heritage is a relatively new area that refers to industrial activities of the past and includes a range of buildings, artefacts, features and ancillary features. Kelly's Bakery and the Royal Canal are important examples of Kilcock's Industrial heritage. Examples where industrial heritage has been capitalised on includes the Guinness Storehouse and the Jameson Centre both huge visitor attractions in Dublin City Centre and 44 Stanley in Johannesburg. The latter was previously a series of industrial buildings which have been developed into a collection of speciality boutiques, food shops and design studios.

Regard for industrial heritage is an important issue for future planning and development.

It is a <u>policy</u> of Kildare County Council	
HC 26	To promote awareness of Kilcock's industrial Heritage.

It is an <u>objective</u> of Kildare County Council	
HCO 14	To include where appropriate industrial heritage sites on the Record of Protected Structures.
HCO 15	To encourage and facilitate the conservation and sustainable future use of Kelly's Bakery.

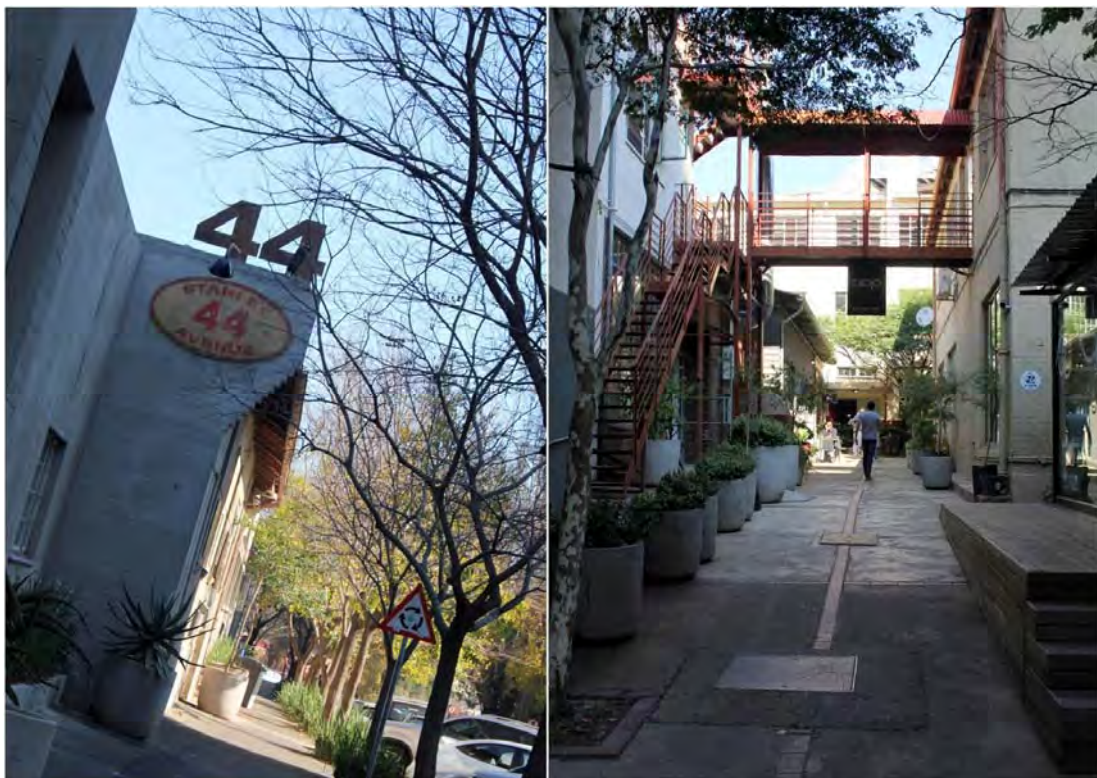


Fig34: 44 Stanley, Johannesburg, South Africa

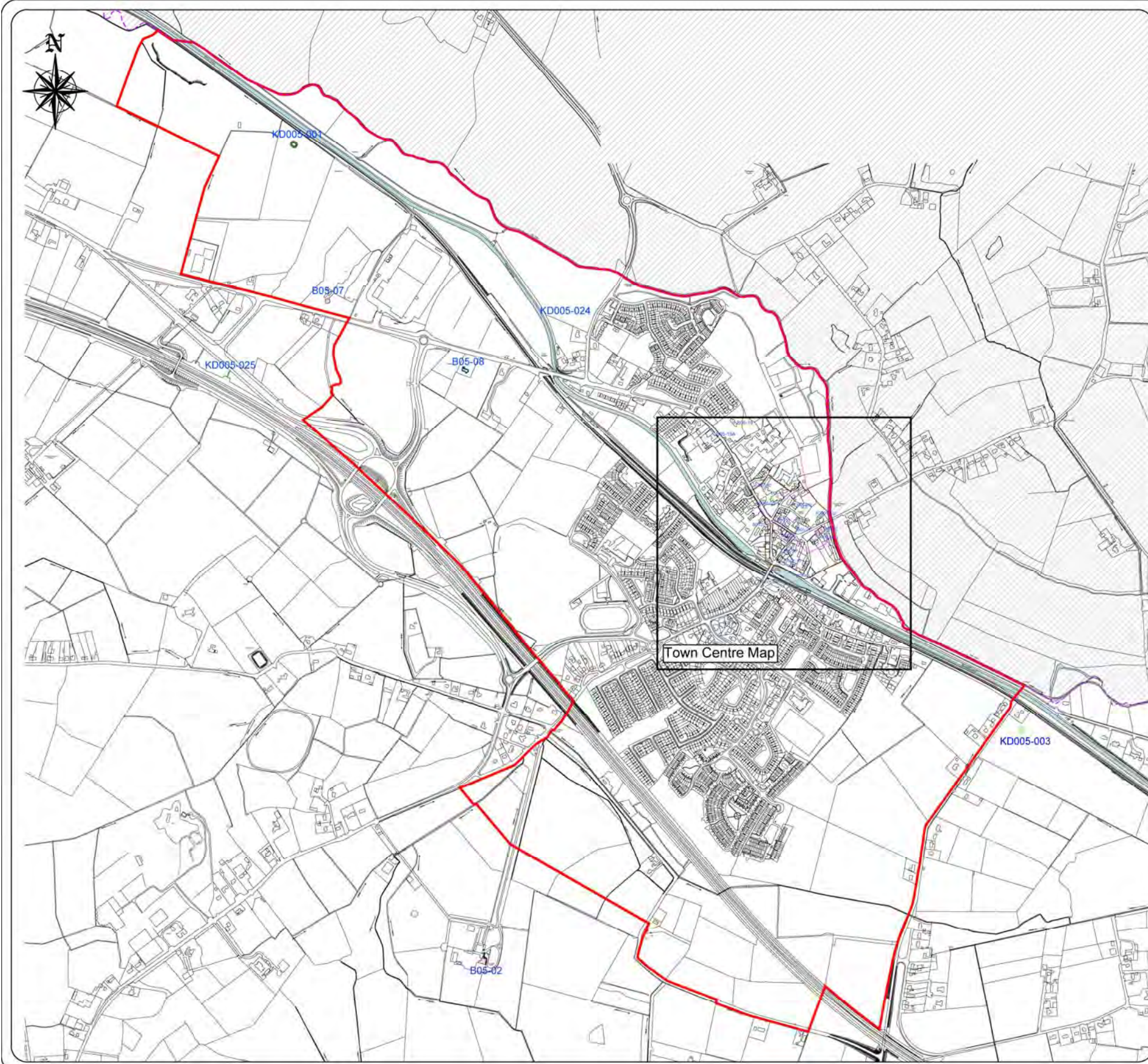


Kildare County Council
Planning & Economic
Development Department

Draft Kilcock Local Area Plan 2014-2020

Legend :

- Development Boundary
- Kildare County Boundary
- Architectural Conservation Area (ACA) Boundary
- Zone of Archaeological Potential
- Record of Protected Structures (RPS) (B26-08)
- SMR Sites & Monuments (KD005-002)



Built Heritage Map

Scale : N.T.S

Map Ref :

Date: 13th Feb 2015

Drawing No: 200/14/679

© Ordnance Survey Ireland.
All rights reserved.
Licence No. 2004/07CCMA
(Kildare County Council)

Drawn By : G McGrath

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

Map 10: Built Heritage Map

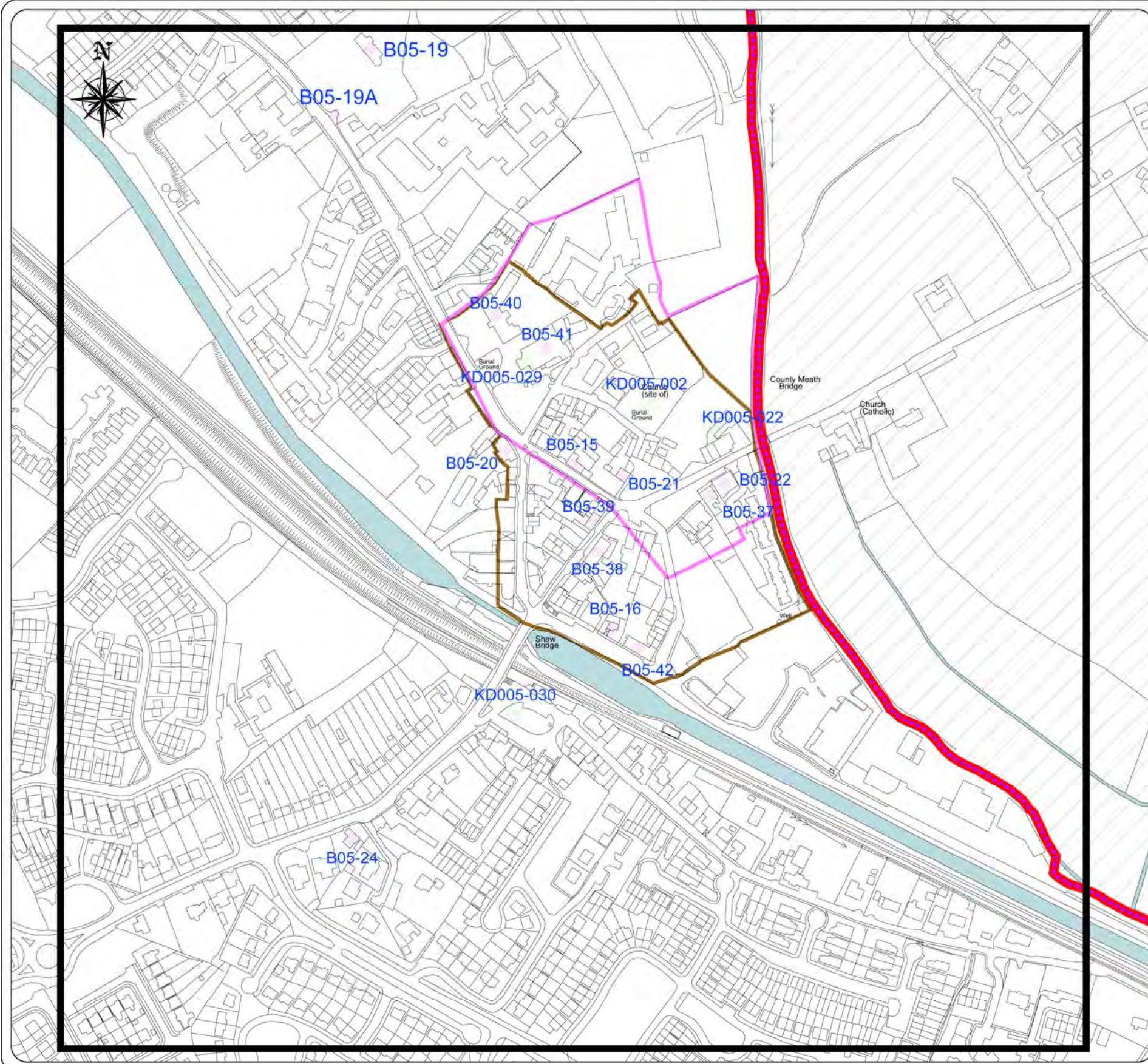


Kildare County Council
Planning & Economic
Development Department

Draft Kilcock Local Area Plan 2014-2020

Legend :

- Development Boundary
- Kildare County Boundary
- Architectural Conservation Area (ACA) Boundary
- Zone of Archaeological Potential
- Record of Protected Structures (RPS) (B26-08)
- SMR Sites & Monuments (KD005-002)



Built Heritage Map

Scale : N.T.S

Map Ref :

Date: 13th Feb 2015

Drawing No: 200/14/679

© Ordnance Survey Ireland.
All rights reserved.
Licence No. 2004/07CCMA
(Kildare County Council)

Drawn By : G McGrath

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

Map 11: Town Centre Built Heritage Map

11 REVITALISING KILCOCK'S ECONOMY

11.1 Introduction

The economic cluster of Maynooth, Celbridge, Leixlip and Kilcock is located in the Metropolitan Area of the Greater Dublin Area. The region as a whole supports Dublin City which is at the core of the Irish economy. The Regional Planning Guidelines for the Greater Dublin Area have designated Leixlip and Maynooth as large growth towns to act as self-sustaining economic drivers. Both these towns are economically vibrant, with a strong research and manufacturing employment base that includes Intel and Hewlett Packard, thus becoming a leading centre for Information and Communication Technology, and Research and Development industries in the region. The National University of Ireland is also located in Maynooth providing a highly educated labour force.

Kilcock's primary role within the cluster has been identified within the Regional Planning Guidelines as a moderate growth town, having a supporting function to the larger towns of Maynooth and Leixlip in terms of its status as a commuter town. This is particularly relevant to economic opportunity within the cluster, where quality of life is seen as a key component to facilitate the future economic development of the region. According to the RPGs *quality of life is the extent to which a person or group enjoy the important aspects of their life*. Other chapters within this local area plan contain policies and objectives to improve the factors such as commuting times, availability of childcare, recreation opportunities in tandem with quality of the built and natural environment impact on quality of life thereby increasing the potential of Kilcock as a commuter town.

In economic terms the Kildare County Development Plan 2011-2017 envisages that all towns within the cluster will develop in a mutually dependant way, so that the amenities and economies of the whole cluster are greater than the sum of the individual parts. Kilcock will continue to provide support to the knowledge based industries located in Maynooth and Leixlip by focusing on manufacturing/office based

industry, logistics, tourism and natural and built heritage.

Connectivity to adjoining suburbs/towns and employment locations within the Metropolitan Area is a key factor towards the success of the economic cluster. Improving road and rail connections within the region as well as improving local linkages focusing on bus/cycle/pedestrian routes in addition to benefiting commuters may also influence the potential for tourism in the town. It is therefore important that Kilcock seeks continued improvement of such connections with Dublin, Maynooth, Leixlip and Celbridge.

The plan will seek to promote employment and enterprise land uses in order to provide opportunities for Kilcock to become a self sustaining town as well as encouraging and facilitating the mixed use regeneration of Kilcock's town core retail area, the Market Square being of particular importance.

11.2 Challenges

In a global economy, the economic cluster of Leixlip, Celbridge, Maynooth and Kilcock together need to compete and collaborate with other economic regions and cities for economic development. In order for the region to function effectively Kilcock's role within the economic cluster needs to be enhanced by supporting the growth of the town in order to achieve the necessary critical mass for the economic cluster to compete for future economic development.

There is a need at a regional level to embrace a wider set of challenges such as green networks, developing settlement and transport policy which incorporates economic strategies and at a local level in developing a self sustaining economy and improving the quality of life for its community. Quality of life is now a key determinant of a region's success, demanded not only by its residents but also necessary to attract and hold onto a talented workforce. In an economic downturn, areas in need of regeneration face even greater challenges in attracting

investment and enterprise. The challenge lies in establishing a mix of good quality local independent shops and services within an attractive public realm at the core of the town which will help recapture the market share and create a successful and viable town centre.

11.3 Strategic Approach

In responding to the challenges facing the economic cluster and in particular Kilcock's role within the cluster, this local area plan will pursue the following approach:

- Develop enterprise particularly in services, manufacturing, business and logistics sectors.
- Facilitate the provision of appropriate office and commercial spaces within the town core area.
- Improve the general attractiveness of Kilcock for people and investors as a key part of maintaining competitiveness and creating a vibrant place that attracts and retains creative people.
- Realise the potential of tourist attractions within the surrounding region and harnessing the potential of Kilcock's built and natural heritage.
- Strengthen and consolidate the town core area and to create mixed-use, lively and vibrant central retail area.
- Facilitate choice and accessible shopping in a quality environment to cater for the regular needs of the local community.

11.4 Policies and Objectives

11.4.1 General

It is a <u>policy</u> of Kildare County Council	
RE 1	To make adequate provision for improved transport linkages including cycle routes to neighbouring towns and employment areas within the region. (See section 8.1)
RE 2	To consolidate and improve the image of the town and reinforce the primacy of the town core retail area. (See chapter 7)
RE 3	To promote, facilitate and support small scale, local indigenous enterprise through the Local Enterprise Office (LEO).
RE 4	To promote and facilitate foreign direct investment into the region by working closely with the IDA and other agencies, having regard to the needs of international investment.

It is an <u>objective</u> of Kildare County Council	
REO 1	To co-operate with Meath County Council in ensuring that the town grows in a balance and coherent fashion.
REO 2	To seek to improve the quality of regional connections to and from Kilcock.
REO 3	To improve the quality of the public realm in the town core retail area. (See Chapter 7)

11.4.2 Enterprise and Employment

The economic success of Kilcock will depend on the strength of its enterprise and employment base. The locally traded services sector (e.g. entertainment, restaurants, cultural and other services etc) is a major wealth and employment generator and plays a pivotal role in determining the performance of the economy. This sector has a major role to play in improving the economy and quality of life within the town. In particular aiding and improving the 'evening economy'³.

³ Evening economy refers to the lull time between workers leaving the town and residents returning home and often covers the period of 6pm and 9pm.

Social entrepreneurs and social enterprise also have a major role to play in improving the economy and quality of life in Kilcock.

While it is acknowledged that the plan cannot directly influence existing and future enterprise and employment development in Kilcock, it can facilitate the generation and retention of employment opportunities by ensuring that sufficient and appropriate land is zoned for such development. Live/work units are promoted across the local area plan lands, to facilitate employment. 32.7 Ha of land has been zoned for enterprise and employment to the south of the local area plan lands, within the Courtown Demesne Character Area, on lands adjacent to and including a portion of the Courtown Demesne. It is envisaged that these lands could be developed to accommodate a very high quality smart, green business park within the exceptional natural setting of Courtown Demesne. 68 Ha of land has been zoned for the development of office, light industry and warehousing to the north west in Boycetown. These lands are strategically located adjacent to the M4 motorway interchange providing efficient access to the region and beyond. It is envisaged that these lands could be developed for high quality business, manufacturing and logistics parks in a landscaped setting.

It is a policy of Kildare County Council

RE 5 To facilitate home based economic activities and pooled work centres where by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

RE 6 To encourage the development of live/work units as part of mixed-use developments where such accommodation can be provided without detriment to the amenities of adjoining residents.

It is an objective of Kildare County Council

REO 4 To promote and facilitate the development of light industrial, manufacturing and logistics development on lands zoned H:Office/Light Industry and Warehousing. Developments must achieve:

- A high standard of layout and design.
- A high standard of landscaping and screening appropriate to forming the entrance to the town from the M4 and the Enfield Road.
- Surface carparking fronting the M4 interchange and the Enfield/Church Street should be avoided and where this is not possible carparking should be screened by a high quality landscaping plan.
- Delivery of a high quality working environment which is attractive to both customers and employees.

REO 5 To promote and facilitate the development of an innovative business park on lands zoned Q: Enterprise and Employment. Development must integrate with the outstanding natural environment of Courtown Demesne and comprise:

- A high standard of layout and design.
- Low density high quality object buildings in parkland setting.
- Landscape and habitat considerations.
- Sustainable design through use of innovative smart green technologies.
- Sustainable transportation with pedestrian and cycle linkages to the town centre.
- Not to detract from the existing natural landscape.

11.4.3 Economic Area Regeneration

The speedy redevelopment of the extensive vacant/underutilised sites and buildings within the town core area is critical to the sustainable development and economic success of Kildare. Achieving a critical mass of investment and development in the short-term is essential to break the negative cycle of underdevelopment and to overcome the barriers to progress that have existed.

It is a <u>policy</u> of Kildare County Council	
RE 6	To promote enterprise creation opportunities and initiatives, in line with the designation of Kildare as part of the primary economic growth cluster in the Metropolitan Area.
RE 7	To facilitate the development of office based, light industrial, manufacturing and logistics development on appropriately zoned and serviced land in co-operation with the IDA, Enterprise Ireland, the Local Enterprise Office, Cill Dara Ar Aghaidh.
RE 8	To promote and facilitate enterprise and entrepreneurial activity including small/start up business.
RE 9	To promote and facilitate the provision of commercial developments that are flexible and can provide for a range of unit sizes including units suitable for small and start up business.
RE 10	To promote and facilitate the economic and employment generating and regeneration potential of the locally traded services sector, making Kildare attractive and vibrant for residents, shoppers, visitors and workers, and to recognise the clustering benefits of, for example, restaurants and cafes.
RE 11	To promote and facilitate the use, including the temporary use, of vacant commercial space and vacant sites, for a wide range of enterprise including cultural uses. (See section 11.4.5)
RE 12	To promote flexible buildings that facilitate work clusters and affordable work spaces that develop in proximity to each other so as to allow skilled self-employed workers operate independently and also in collaboration.

It is a <u>policy</u> of Kildare County Council	
RE 13	To promote and facilitate social enterprise and social entrepreneurial activity in Kildare with a view to realising the great potential of this sector to the success of the town.
RE 14	To provide opportunities to improve the attractiveness and competitiveness of the town, by promoting and facilitating investment and seeking funding to support regeneration initiatives, to the benefit of residents, employees, visitors.

11.4.4 Retail

The principal retail centres in Kildare are the town centre and the neighbourhood shopping centre on the Courtown road to the south of the canal and the rail line. With the exception of the opening of a Lidl Store on the Maynooth Road adjacent to the town centre and the Tesco Express on Church Street, there has been little recent retail development in Kildare, when compared to other towns in Kildare, reflecting its relatively small size and proximity to higher order retail destinations.

Kildare is predominantly a convenience centre served by a mix of stores such as Lidl, Tesco Express, Centra, Spar, Today and independents. As a result, local people must travel to nearby towns such as Maynooth and shopping centres outside of the County boundary for the majority of their shopping needs. In order to increase the vitality and viability of Kildare's town centre the primacy of the town core as the principal area for commerce and social interaction must be strengthened. Apart from Harbour Street, the remaining streets within the town core area such as Market Square, New Road, New Lane and Bridge Street are being adversely affected by inactive frontages and lower-order retail uses.

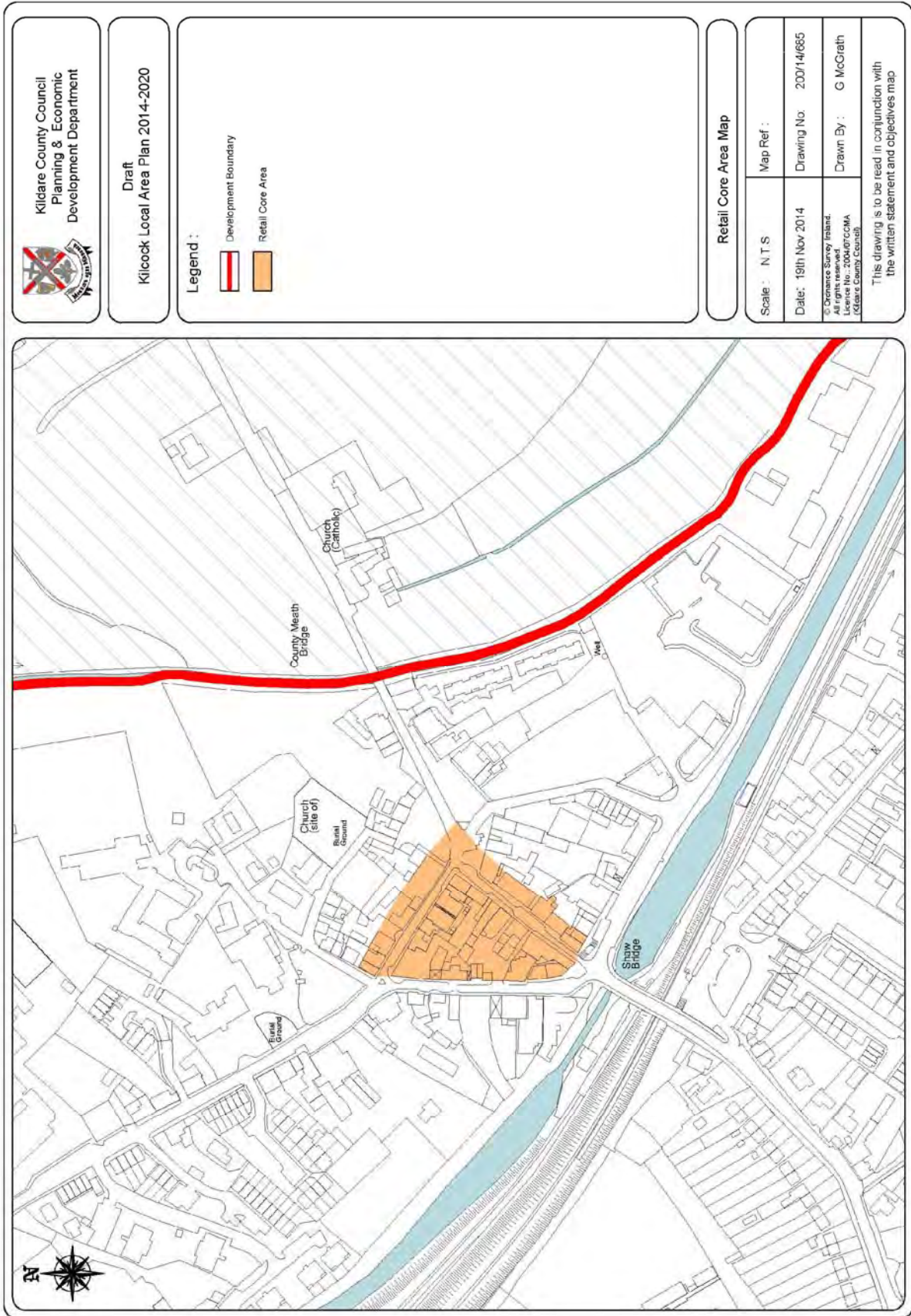
It is a <u>policy</u> of Kildare County Council	
RE 15	To have regard to the Retail Planning Guidelines, the Retail Planning Strategy for the Greater Dublin Area and the Draft Kildare Retail Strategy (or as maybe amended) in preparing plans and in the assessment of planning applications for retail developments.

It is a policy of Kildare County Council

RE 16	To promote and facilitate the significant role that new retail and other services can make to encouraging regeneration and investment of the town, providing local employment and attracting additional complementary services.
RE 17	To ensure that proposed large commercial developments where appropriate would incorporate retail, residential, employment and entertainment/cultural uses in order to ensure a mix of daytime and evening time activity to add to the vitality of the town centre.
RE 18	To require a high quality of design for new and replacement shopfronts, signage and advertising. Kildare County Council will actively promote and seek the principles of good shopfront design as set out Kildare Shopfront Design Guidelines. (See section 7.4.2)
RE 19	To minimise the negative impact of inactive frontage arising from high vacancy levels in retail by the promotion and facilitation of temporary uses which contribute to the vitality of the street with particular support for publicly accessible creative and community uses such as community cafes, local markets, performance art events, art installations, galleries or artist studios. (See section 11.4.5)
RE 20	To ensure that retail and service outlets are located within the identified town centre where they can best serve the population of the surrounding area, and discourage out-of-town shopping facilities that detract from the viability and vitality of the existing town centre, in line with the sequential approach.
RE 21	To have regard to the architectural fabric and fine grain of traditional retail frontage, whilst providing for modern retail formats.

It is an objective of Kildare County Council

REO 6	To maintain the role of Kilcock's town core area as the primary retail centre for convenience and local comparison shopping through continuing to develop the retail environment, the quality of the public realm, the range of retail uses and to facilitate complementary uses to retail.
REO 7	To actively promote the range of specialist shops within the town core, which will contribute to the character of the town and an attractiveness of Kilcock as a destination for shopping.
REO 8	To encourage the provision of accessible good quality convenience shopping with strong choice and competition within the town core to ensure that adequate provision is made for the local community.
REO 9	To implement the environmental and other improvements for the town core area as set out in the Urban Design Framework such as improving facilities for pedestrians, provision of a high quality streetscape, improved connectivity with adjoining residential areas and with the provision of new routes (See section 7.4.2).



Map 12: Core Retail Area

(Source: Draft Kildare Retail Strategy 2010)

11.4.5 Spaces and Places in Waiting

The local area plan through the core strategy, zoning objectives and standards focuses on appropriate long term uses for Kilcock. However Kildare County Council recognises that in the current challenging economic climate, there is merit and benefit in securing appropriate temporary uses as interim solutions to vacant land or buildings. Temporary uses such as short-term leases, carparks and storage have always been considered. However they do little to add to placesmaking within our towns. Temporary uses such as cafes, street markets, art galleries, allotments, parks or playing fields can add vitality to streets and neighbourhoods and benefit local businesses and communities. The following examples show how temporary uses can add to the vitality of a place and benefit the entire community. Kildare County Council will look positively on appropriate temporary uses as interim solutions for significantly larger sites or tracts of land; smaller opportunity derelict or under-utilised sites; and recently vacated buildings. The Council will actively engage with landowners/tenants to provide advice and guidance on the requirements for planning permission. The international examples below illustrate how temporary uses can benefit the community and add rather than detract from the public realm.



Fig 35: Ljubljana, Slovenia

In March 2006 an initiative began to open abandoned factories in Ljubljana, Slovenia, for temporary use, with the intention of carrying out non-profit activities on the premises.



Fig 36: Greenwich at Peninsula Square

Greenwich At Peninsula Square in North Greenwich, the 5m high green wall is a temporary device which can be dismantled and reused on other vacant sites, but in the interim creates an edge to the square and a habitat for wildlife.

It is a policy of Kildare County Council

RE 23	To promote and facilitate appropriate temporary uses on vacant lands and buildings as an interim solution pending redevelopment.
--------------	--

11.4.6 Tourism

As fig 37 illustrates, Kilcock is well situated within a wealth of tourism opportunities. These include the Royal Canal, Larchill Arcadian Gardens, Bridestream, Castletown House, Carton House, Conolly's Folly, Maynooth Castle, Leixlip Castle and the K Club. Opportunities exist to improve and strengthen the relationship between the town and these tourist attractions so that Kilcock could benefit from an increase in visitor numbers. (See Chapters 12 and 13)

It is a policy of Kildare County Council

RE 24	To improve the visitor experience to the town and to co-operate with all stakeholders and appropriate agencies in promoting tourism and securing tourist based enterprises and facilities.
--------------	--

It is a policy of Kildare County Council

- RE 25** To capitalise on potential tourist income by seeking to:
- Improve the public realm creating a cafe culture supporting craft and artisan/deli style retailing in the town core particularly in the Market Square.
 - Promote accommodation choices in the town.
 - Improve the promotion and marketing of Kilcock as a tourist destination and link it to the surrounding tourist attractions.
 - To promote and capitalise on Kilcock's unique position along the Royal Canal for long distance walking routes through the town.

It is an objective of Kildare County Council

- REO 10** To create a synergy between Kilcock and the surrounding tourist attractions.
- REO 11** To facilitate and guide the development of additional attractions and facilities within the town in order to encourage tourists to extend their stay and increase tourism generated expenditure in the town.



Fig 37: Tourism

12 QUALITY HOMES

12.1 Introduction

A sustainable town needs to be attractive as a place to live for all people. Providing homes that are adaptable to changing circumstances throughout peoples' lives, are affordable, pleasant and connected to areas where people work, relax and socialise, do not place an undue burden on the environment and contribute to making attractive residential places is fundamental to the creation of a compact town and a key factor in providing quality of life.

12.2 Challenges

The Regional Planning Guidelines for the Greater Dublin Area (2010-2022) provides a settlement hierarchy for the region and housing allocations for relevant local authorities. In line with the Regional Planning Guidelines the Council's Settlement Strategy sets out a new housing unit target for Kilcock over the period 2006-2017.

It is important that housing in Kilcock is affordable and attractive to all who want to live within the town. In order to ensure the delivery of quality housing residential development must provide:

- High quality, spacious housing units.
- Good levels of amenity in terms of green open space.
- Adaptable and flexible units that readily provide for changing needs over time including the needs of families with children.
- High quality well designed communal areas.
- Good property management.
- Effective phasing of larger developments to front load benefits including social infrastructure.
- Sustainable building design which are energy efficient and utilise renewable energy resources.

12.3 Strategic Approach

The approach to provide quality homes in a compact town is to build on the policies and zoning of the previous Kilcock Local Area Plan and implement the Core Strategy of the Kildare County Development Plan 2011-2017 by:

- Supporting the regional settlement strategy which seeks to consolidate development in the metropolitan area.
- Providing for an appropriate quantity and quality of residential accommodation incorporating sustainable densities and designs.
- Providing for a variety of housing typologies and tenures which are adaptable, flexible and meet family needs and the changing needs of people throughout their lives.
- Providing for housing that is accessible and affordable for all residents through the implementation of the housing strategy.
- Providing for the creation of attractive mixed use sustainable neighbourhoods which benefit from the phased delivery of supporting infrastructure.

12.4 Policies and Objectives

12.4.1 New Unit Target and Future Housing Provision

The County Settlement Strategy sets out a new housing unit target for Kilcock over the period 2006-2017. The unit target figure also needs to account for residential units built from 2006-2012 and for un-built units with valid planning permissions. Table 8 summarises the calculations discussed in the remainder of this section.

The county settlement strategy has set out a target of 850 new housing units⁴ to be provided for within Kilcock over the period 2006-2017. This equates to 3% of the total

⁴ Please refer to Chapter 3 (Settlement Strategy) of the Kildare CDP 2011-2017

residential unit growth target for the entire county for this period. The Regional Planning Guidelines have allocated an annual target of 3,122 units for the county over the period 2016-2022. Kilcock's allocation for 2017-2021 is therefore calculated as 3% of this annual county target (94 units x 4yrs). Adding this to the 2017 housing unit target (850 units) gives a revised target of 1,226 new housing units for Kilcock for the plan period 2006-2021.

A total of 136 residential units have been constructed in the town over the period 2006-2014 resulting in target of 1090 units for the period 2012-2017. As advocated in the 'Development Plan Guidelines for Planning Authorities', issued by the Department of the Environment Heritage and Local Government (2007), overzoning of one third to one half is acceptable to ensure that housing targets are met. The LAP housing target increases to 1,635 units when an additional 50% overzoning is applied. Regard must also be had to the 574 un-built units with valid permissions currently in existence. Taking these permissions away from the LAP target leaves a remaining target of 1,061 units for the period 2015 – 2021.

The quantum of land required to meet the unit target of 1,061 units will be dependent on the location and density of development. The location and nature of different land use zonings will allow for different residential densities. For instance a new neighbourhood zoning on a central brownfield site will allow for higher density development (e.g. 30 per Ha.) compared to an edge of town site with lower density standards (e.g. 25 units per Ha).

Table 9 sets out how the quantum of lands required to meet the 1,061 unit target ranges from 35–42 Ha depending on the average densities used. Currently in Kilcock there is 40 Ha of zoned land remains undeveloped and uncommitted with the potential to deliver 1,128 units. 69 units over and above the unit target of 1,061 is considered an acceptable amount.

Map 13 and Table 10 identify the location, phase, site size, density and unit potential and for undeveloped residentially zoned land within the LAP boundary.

Timeframe	Unit Target	Calculation Details
2006 - 2017	850	= 3% of the overall county unit target for 2006-2017 (being 27,982 units) ⁵
2013 - 2017	714	= 850 units (2006-2017 target) - 136 units (total units built from 2006-2015)
2017 - 2021	376	= 3% of the annual county target for 2016-2022 (being 3,122 units) = 94 x 4
2015 – 2021	1,635	= Additional 50% over-provision ⁶ (714 + 376 + 545 = 1,635)
2015 – 2021	1,061	= 1,635 units (2015-2021 target) – 574 units (with valid Planning Permissions ⁷)
2015 - 2021	69 units overzoned	= Potential Deliverable Units on remaining uncommitted lands 1128 (uncommitted unit total) – 1,061 (2021 unit target)

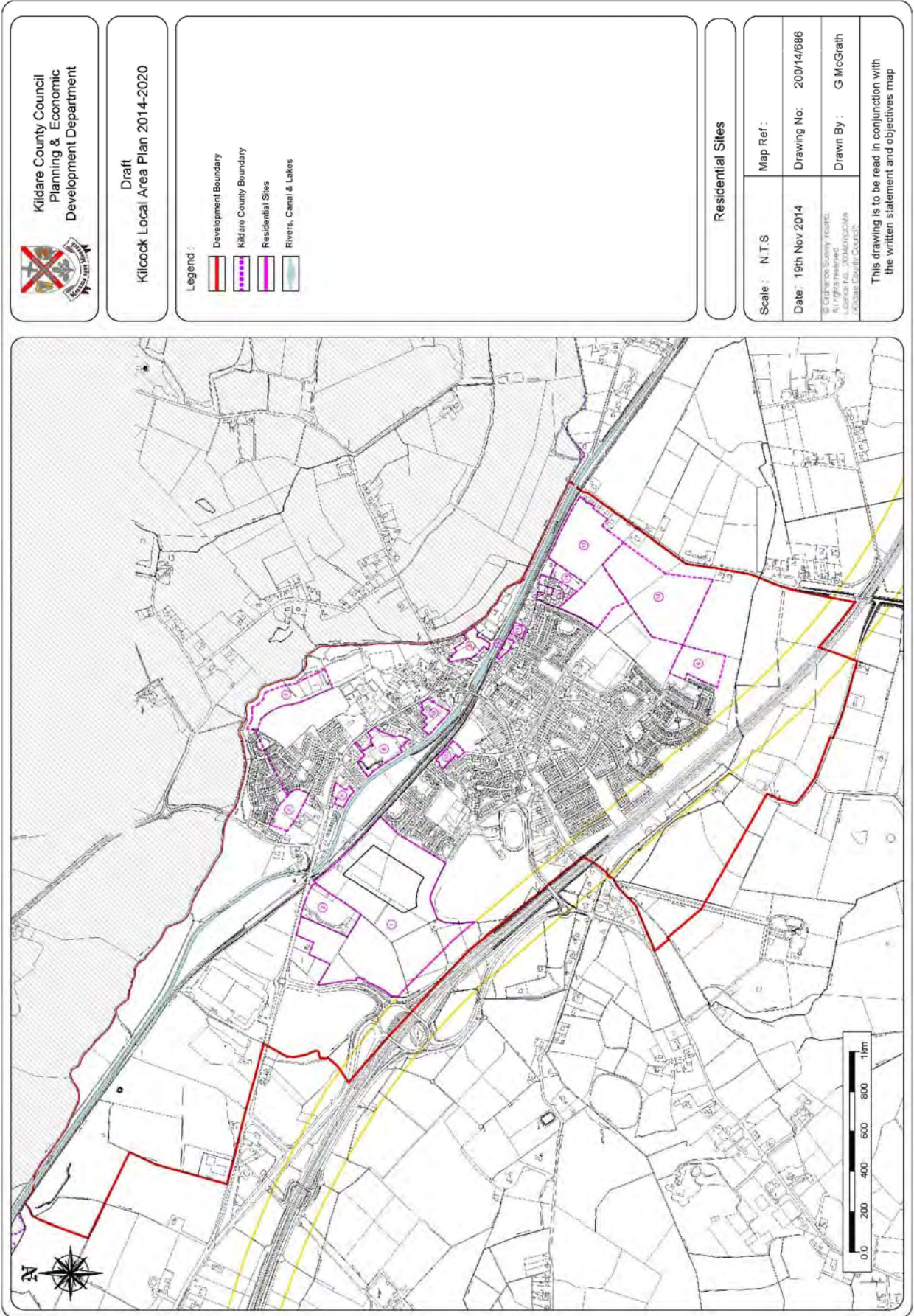
Table 8: Kilcock Housing Unit Target 2015 - 2021

2015-2021 Unit Target	25 Units per Ha.	30 Units per Ha.
1,061 units	42Ha	35Ha

Table 9: Land Requirements to Meet the Unit Target

Location	Zoning	Site Size	Committed Units	Density	Unit Potential
Site ref 1	New Residential	23ha	N/A	30 per ha	690 units
Site ref 2	Existing Residential	2.8ha	39 units granted	N/A	39 units
Site ref 3	Existing Residential	4.1ha	181 units granted	N/A	181 units
Site ref 4	Existing Residential	0.2ha	4 units granted	N/A	4 units
Site ref 5	Existing Residential	1.7ha	N/A	25 per ha	42 units
Site ref 6	Town Centre	2.2ha	N/A	30 per ha	66 units
Site ref 7	Town Centre	0.92ha	N/A	30 per ha	27 units
Site ref 8	Town Centre	0.5ha	N/A	25 per ha	13 units
Site ref 9	Town Centre	0.2ha	N/A	25 per ha	5 units
Site ref 10	Existing Residential	0.66ha	N/A	25 per ha	17 units
Site ref 11	Town Centre	0.44ha	N/A	25 per ha	11 units
Site ref 12	New Residential	9.3ha	291 units granted	N/A	291 units
Site ref 13	New Residential	9.5ha	N/A	25 per ha	237 units
Site ref 14	New Residential	0.78ha	N/A	25 per ha	20 units
Site ref 15	Town Centre	1.0ha	59 units granted	N/A	59 units

Table 10: Unit Potential Undeveloped Residentially Zoned Land



Map 13: Residential Sites

It is a <u>policy</u> of Kildare County Council	
QH 1	To have regard to the DoELG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities (2007); 'Delivering Homes Sustaining Communities – Statement on Housing Policy' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments' (2007) and Sustainable Residential Development in Urban Areas' and the accompanying Urban Design Manual: Best Practice Guide (2009).
QH 2	To have regard to the Regional Planning Guidelines for the Greater Dublin Area and make provision for the scale of population growth and housing allocations outlined in these guidelines.
QH 3	To require that all new residential developments comply with the Housing Strategy and Chapter 4 Housing of the Kildare County Development Plan 2011-2017, Urban Design Guidelines Chapter 15, Development Management Standards Chapter 19 of the County Development Plan 2011-2017 as well as the policies and objectives contained in Chapter 13 of this plan (or as may be amended).

12.4.2 Sustainable Residential Areas

Varied housing typologies will be sought within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities. Large residential schemes which are to be developed over substantial periods of time will be required to phase their building programme so as to ensure that important physical, social and community infrastructure are delivered in tandem with residential development. Kildare County Council will seek to ensure that such development is phased in line with the availability of essential infrastructure such as transport, schools, childcare facilities, health facilities and recreational facilities.

It is a <u>policy</u> of Kildare County Council	
QH 4	To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.
QH 5	To promote the development of underutilised infill town centre sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.
QH 6	To require that larger schemes which will be developed over considerable periods of time are developed in a phased manner ensuring that necessary community infrastructure is delivered in tandem with residential development.
QH 7	To discourage and in most cases prohibit gated residential developments as they negate Kildare County Council's vision of a permeable, connected and linked town.
QH 8	To encourage strong frontages along main thoroughfares creating definite building lines and continuity of the structure of the town centre.
QH 9	To ensure that new houses provide for the needs of family accommodation and provide a satisfactory level of residential amenity.
QH 10	To ensure that new housing development close to existing houses reflect the character and scale of the existing houses unless there are exceptional design reasons for doing otherwise.
QH 11	To refuse permission for residential development on zoned open green spaces and/or on lands which are designated as public space.
QH 12	To require applications for residential development where appropriate to demonstrate the provision of an appropriate mix of dwelling types having regard to the following: <ul style="list-style-type: none"> • The nature of the existing housing stock and existing social mix in the area; • The desirability of providing mixed communities; • The provision of a range of housing types and tenures; • The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle; • The need to cater for special needs groups.

12.4.3 Sustainable Building Design

Kildare County Council will support a sustainable approach to housing development by promoting high standards of energy efficiency in all housing developments, promoting improvements to the environmental performance of building including the use of renewable energy and through the spatial planning, layout, design and detailed specification of proposals.

It is a policy of Kildare County Council

QH 13	To promote more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance of all new development.
QH 14	To require all new residential estates to provide the 'white light' Compact Fluorescent Lamp (CFL) public lighting concept.
QH 15	To require that any proposals for residential development in the vicinity of the motorway are accompanied by a Traffic Noise Impact Study. (See section 9.4.1 GK 10).

12.4.4 Quality Housing for All

Housing with long term adaptability and potential for flexibility allows for change as circumstances alter and families grow. Adaptability that allows for the alteration of the fabric of a building and flexibility which allows for spaces to accommodate a range of uses are key considerations in the design of a home. Kildare County Council will have regard to Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Community and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)

It is a policy of Kildare County Council

QH 16	To ensure that all housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Development Management Standards Chapter 19 of the Kildare County Development Plan 2011-2017(or as may be amended) and with regard to the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Community and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)
--------------	---

12.4.5 Good Property Management

Good property management arrangements are needed to secure the satisfactory upkeep and maintenance of communal areas and facilities. The Kildare County Council's Taking-in Charge Policy Statement will be reviewed within the life of the plan to reflect the recent changes which have taken place with regard to responsibility of Irish Water for the management of water services in the county.

It is a policy of Kildare County Council

QH 17	To require compliance with Kildare County Council's policy on the taking-in charge of residential developments.
--------------	---

12.4.6 Unfinished Estates

In Kilcock there are a number of unfinished housing estates in Kilcock. It is essential that unfinished estates are secured in order to ensure public health and safety and essential services such as roads, public lighting, footpaths, piped services and amenity areas are satisfactorily completed.

It is a policy of Kildare County Council

QH 18 To have regard to Kildare County Council’s ‘Review of Finished and Unfinished Estates’ (2012) and the DoECLG’s ‘Stakeholders Code of Practice, between the Representative Bodies Dealing with Unfinished Housing Developments (2011).

12.4.7 Apartment Living

The provision of apartment development or other types of residential development that facilitates living at sustainable urban densities may be considered at appropriate locations within the town centre area. Successful apartment living requires that the scheme must be designed as an integral part of the neighbourhood.

Apartment standards aim to ensure that new apartment developments provide housing with high levels of amenity; within individual apartments; within the overall development including all communal facilities; and by ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.

It is a policy of Kildare County Council

QH 19 To restrict apartment developments generally to town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment.

QH 20 To promote the optimum quality and supply of apartments where appropriate for a range of housing needs and aspirations, including households with children and people with disabilities, in attractive sustainable, mixed income, mixed-use neighbourhoods supported by appropriate social and other infrastructure.

It is a policy of Kildare County Council

QH 21 To ensure apartment developments in Kilcock are models of international best practice and deliver the highest quality energy efficient apartment homes with all the necessary support infrastructure such as nearby public parks and suitable shops contributing to the creation of attractive, sustainable, mixed-use and mixed-income neighbourhoods.

QH 22 To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, achieving appropriate target average floor areas and levels of amenity within each apartment development; and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.

12.4.8 Demolition and Reuse

The demolition of existing housing is generally discouraged on sustainability grounds. It may also lead to a loss of residential accommodation and streetscape character. Providing residential accommodation on upper floors is encouraged, particularly in the town centre area as it will contribute to the creation of a vibrant mixed-use compact urban core.

It is a policy of Kildare County Council

QH 23 To discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied.

QH 24 To resist the loss of residential use on upper floors and actively support proposals that retain or bring upper floors above ground floor premises into residential use.

12.4.9 Social and Affordable Housing

The Kildare County Council Housing Strategy of the Kildare County Development Plan 2011-2017 and the policies and objectives contained in Chapter 4 Housing of the Kildare County Development Plan 2011-2017 addresses issues associated with housing in the county including housing need, the need for housing units of different types and sizes, improving social mix and catering for those with special needs including the elderly, travellers, homeless and disabled people.

It is a <u>policy</u> of Kildare County Council	
QH 25	To secure the implementation of the Kildare Housing Strategy 2011-2017 or any amendment or review thereto during the lifetime of this plan.
QH 26	To promote the provision of appropriate accommodation for people with special needs including people with disabilities, students, travellers, the homeless and the elderly in conjunction with voluntary bodies and the private sector in accordance with the Kildare County Development Plan 2011-2017 (or as may be amended).

13 SUSTAINABLE NEIGHBOURHOODS

13.1 Introduction

The real value of any neighbourhood is its community, with people both individually and collectively being the town's strongest asset. All good neighbourhoods should serve as focal points for the local community with a range of services and facilities. The range of community facilities throughout Kilcock includes *inter alia* primary and secondary schools, churches, library, community halls and a health centre, which facilitate a wide range of activities and underpin social and community interaction.

This chapter defines the essence of a good neighbourhood in order to strengthen existing neighbourhoods throughout the town and to define the qualities of good neighbourhoods for newly emerging residential areas.

13.2 Challenges

The National Spatial Strategy (2002-2020) identifies the potential for enhancement of quality of life, through integrating the provision of social infrastructure with policies that affect where people live and work. The Department of Environment, Community and Local Government have produced best practice guidance on urban planning and neighbourhood development. Kildare County Council has developed strategies relevant to creating good neighbourhoods in Kilcock including the Integrated Services Programme for Kilcock 2012-2016, Kildare Sports Partnership Strategic Plan 2012-2016; Kildare Age Friendly County Strategy 2011-2014; Children and Young Peoples Plan 2011-2014. The Local Community Development Committee (LCDC) is currently preparing a six year Economic and Community Plan. This plan will outline the strategic framework for economic and community development for the county and is expected to come into effect in 2015, superceding 'Kildare 2012- An Economic, Social and Cultural Strategy'.

Creating a sustainable neighbourhood requires the provision of a range of facilities and services to cater for all, such as schools, care centres, cultural spaces and good public transport links, all within walking distance of each other.

Sustainable neighbourhoods must also incorporate quality living spaces, amenity areas and green infrastructure. The provision of such social facilities and services involves a number of agencies and requires an inter-agency response to ensure the timely delivery of necessary infrastructure. Central to the delivery of social infrastructure is to ensure the optimum use of community facilities and services between neighbourhoods and communities throughout the town.

13.3 Strategic Approach

The strategic approach builds upon improvements in the residential amenity and urban design quality of recent residential development and seeks to

- Physically integrate new urban areas, individual developments and associated infrastructure with the existing town and landscape by extending the focus beyond the residential scheme with an equal emphasis on the quality of the surrounding area.
- Provide for the expansion of the town by setting out a series of principles for making neighbourhoods sustainable.
- Place an emphasis on delivering supporting infrastructure with particular focus on the value of social infrastructure for sustaining and supporting real communities.

13.4 Policies and Objectives

13.4.1 A Good Neighbourhood

A good neighbourhood should be big enough to support a range of services and facilities and small enough to foster a sense of community and belonging, with essential services and facilities all within walking distance of each other.

The DECLG's guidelines 'Sustainable Residential Development in Urban Areas, 2009' offers the most recent guidance with criteria on planning a sustainable neighbourhood under four main themes

- Provision of community facilities.
- Efficient use of resources.
- Amenity or quality of life issues.
- Conservation of the built and natural environment.

It is a policy of Kildare County Council

SN 1 To promote new neighbourhoods which are well designed, safe and suitable for a variety of age groups and tenures, robust, adaptable, well served by local facilities and public transport, and which contribute to the structure and identity of Kilcock.

SN 2 To promote neighbourhood developments which build on local character as expressed in historic activities or buildings, materials, housing types or local landscape to harmonise with and further develop the unique character of Kilcock.

13.4.2 Making Neighbourhoods Sustainable

New developments in Kilcock should contribute to the unique identity and sense of place. There will be a requirement for developments to demonstrate a positive urban design response. Applications for large scale developments will be required to include an Urban Design Statement with their proposals.

The Urban Design Manual: Best Practice Guide (DoECLG 2009) sets out a series of non-prescriptive questions which should be considered during the design process. Applications for development proposals for

buildings, public realm or infrastructure should demonstrate how the layout of proposals has addressed the principles of the 'Neighbourhood Section' of the Urban Design Manual.

It is a policy of Kildare County Council

SN 3 To have regard to the DoECLG's Guidelines on Sustainable Residential Development in Urban Areas and its accompanying Urban Design Manual 2009 in the making of sustainable neighbourhoods.

13.4.3 Neighbourhoods and Supporting Infrastructure

The importance of supporting infrastructure to underpin the making of successful neighbourhoods is recognised at a local level by the Kildare County Council's Integrated Services Programme for Kilcock 2012-2016. This initiative aims at providing a holistic and partnership approach to the integrated delivery of infrastructure such as public transport, sports and community facilities. It identifies requirements for key social infrastructure and seeks the delivery of essential community services and facilities in order to improve quality of life.

The South Western Area Health Board operates a Health Centre on the Courtown Road and the Enfield Road Day Care Centre caters for psychiatric patients. The Integrated Services Programme in Kilcock based on research highlights the need for a primary Health Care Facility to respond to existing gaps and access to health service provision in Kilcock. This facility has received planning permission at the Bawnogues site in the town.

Kilcock has a wide variety of sports and social clubs including a thriving GAA club, soccer club and canoe club. North Kildare Rugby Club based just outside the town along the Maynooth Road boasts successful teams both from juvenile to senior level. The Integrated Services Programme emphasises the need for a multipurpose community facility in order to increase the provision of recreational and community facilities within the town.

Kildare County Council will use development management phasing

mechanisms and positively liaise with the relevant stakeholders and agencies to ensure to secure strategic infrastructure for Kilcock.

It is a <u>policy</u> of Kildare County Council	
SN 4	To promote and seek to provide multi-use, fit-for-purpose, community facilities which are suitable for all ages and all abilities and are accessible in terms of physical design, cost of use, and opening hours at a suitable location in Kilcock.
SN 5	To promote and seek to provide a Primary Health Care Facility in Kilcock at a suitable location.
SN 6	To continue to liaise and support other statutory, voluntary and community groups in the provision of key services.
SN 7	To ensure that applications for significant large new developments in accordance with the Kildare County Development Plan 2011-2017 (and any subsequent plan) are accompanied by an Implementation and Phasing Programme in relation to community infrastructure, so that such facilities are provided in a timely and co-ordinated fashion.
SN 8	To support and encourage the future growth of a wide range of public, social and community services essential to local community life.

13.4.5 Schools and Educational Facilities

The population of Kilcock is served by three primary schools and one secondary school as outlined in the table below.

Kildare County Council will actively assist and liaise with Department of Education and Science in relation to the provision of schools with particular regard to forecasting demand and the timely identification of suitable sites and phasing arrangements. The potential for sharing of facilities either between schools, or with public open spaces and community facilities will also be pursued with the Department of Education and Science.

Level	Name	Enrolment	Notes
Primary	Scoil Choco Naofa	322 Girls	Newly built / refurbished building
Primary	St. Joseph's BNS	277 Boys	Waiting for building refurbishment
Primary	Gaelscoil Ui Riada	470 Boys and Girls	New school building, catchment includes Clane and Enfield
Secondary	Scoil Dara	820 Boys and Girls	Adequate school building, catchment includes surrounding areas such as Clane and Enfield. Some local children travel to Lucan, Maynooth and Celbridge to attend Secondary School

Table 11: Schools

There are eight playgroups/Montessori schools registered in Kilcock. These are

- North Kildare Club
- Happy Steps Childcare – Brayton Park
- Happy Steps Childcare – The Ryebriidge
- Kinder Crescent
- Naionra Group - St. Cocos Hall
- Seasaws
- Tir Na N'Og
- Tots Paradise

Kildare County Council will promote the delivery of crèches in tandem with residential development to ensure the delivery of this community resource.

It is a <u>policy</u> of Kildare County Council	
SN 9	To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare facilities.
SN 10	To seek to reserve lands for educational purposes close to the areas of greatest residential expansion and adjacent to community facilities such as sports facilities and community centres so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Science's and the Department of Environment, Community and Local Government's Joint Code of Practice 2008.
SN 11	To encourage the shared use of educational facilities and grounds including sports equipment with the local community, outside school hours in accordance with the requirements of the relevant educational authority.
SN 12	To facilitate the provision of continuing educational facilities which provide for lifelong learning for all, including the elderly.

It is an objective of Kildare County Council	
SNO1	To actively assist and liaise with the Department of Education and Science in the provision of new and additional school places in developing areas, for example, to progress the delivery when required of a new secondary school at the Bawnogues and a new primary school adjacent to Chambers Park.

13.4.6 Sustainable Provision and Optimum Use of Social Infrastructure

A key aspect in the sustainable provision of social infrastructure is to ensure the optimum use of community facilities in both emerging and existing neighbourhoods throughout Kilcock. Therefore the provision of new social and community infrastructure should complement the range of neighbourhood facilities already existing in the vicinity.

It is a <u>policy</u> of Kildare County Council	
SN 13	To support the provision of community facilities which act as a point of integration between residences of new and established communities within neighbourhoods.
SN 14	To seek to provide and to promote the provision and further development of community facilities throughout Kilcock.

13.4.7 Social audits and the provision of social infrastructure

Large-scale residential and/or mixed –use schemes, depending on local circumstances must be accompanied by a Social Infrastructure Assessment comprising an audit of existing facilities in the area in accordance with the Kildare County Development Plan 2011-2017 (or any subsequent plan). This audit must show how the proposal will contribute to the range of supporting community infrastructure.

Social infrastructure may include education and childcare facilities;

community and social facilities; passive amenity and open space and local retail. Proposals for large residential developments must be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the Department of Education and Science and the Department of the Environment, Community and Local Government's Code of Practice on the Provision of School's and the Planning System.

13.4.8 Social Inclusion and Regeneration

Social inclusion is important in creating sustainable neighbourhoods. The regeneration of the town centre and increasing connectivity between neighbourhoods into the fabric of the town is essential to this. The promotion of inclusive neighbourhoods that cater for all age groups, based on the principles of universal design, quality of design and good services and facilities to all will be a priority.

It is a <u>policy</u> of Kildare County Council	
SN 15	To facilitate the provision in suitable locations of sustainable fit-for – purpose childcare facilities in residential, employment, and education settings, taking into account the existing provision of childcare facilities and emerging demographic trends in the area.
SN 16	To encourage and facilitate the provision of a range of community facilities to cater for all.
SN 17	To enhance and improve the provision of playgrounds, play spaces, playing pitches and recreational spaces in Kilcock.
SN 18	To promote the development of an outdoor and indoor facilities for young people.
SN 19	To seek the development of a multi-use games area (MUGAs) on lands between the railway line and Royal Canal adjacent to the Bawnogues lands with improved access via a series of pedestrian and cyclist bridges. (See section 9.4.4 and 9.4.7)
SN 20	To facilitate the development or expansion and improvement of community based healthcare facilities, respite homes and day care centres for the elderly in residential areas.

It is a <u>policy</u> of Kildare County Council	
SN 21	To support urban regeneration in order to enhance social cohesion and the potential for positive change.
SN 22	To facilitate the balanced provision of social support services and avoid the proliferation of such facilities in any one part of the town.
SN 23	To support immigrant communities in relation to their social, cultural and community needs.
SN 24	To promote built environments and outdoor shared spaces which are accessible to all. Such developments must be in accordance with the principles of universal design.
SN 25	To promote sustainable neighbourhoods which cater for the needs of persons of all stages in their lifecycle i.e. children, people of working age, elderly, people with disabilities.

It is an <u>objective</u> of Kildare County Council	
SNO2	To investigate the opportunity, in consultation with young people, to provide for challenging play opportunities which provide a wide variety of play experiences and, where possible, allow access to the natural environment.
SNO3	To support the vision and aims of Kildare County Council's Children and Young Peoples Plan 2011-2014.

PART C – ZONING OBJECTIVES

14 IMPLEMENTATION

14.1 Land Use Zoning Objectives

A key method of implementing this plan is through the identification of land use zonings and objectives for specific sites in Kilcock. These are shown on Maps 14 and 15 attached, with terms and indicative land uses set out below. The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that Kildare County Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows the developer to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality. With due consideration to the extent and types of land use zoning objectives, the following factors have been taken into consideration:

- a) The present development area and recent trends in development;
- b) The amount of committed and uncommitted land within the existing development area;
- c) The accessibility, availability and location of land for development;
- d) The location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- e) The character of the town with regard to the scale and pattern of development;
- f) The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- g) Physical features and amenities of the town;

- h) The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- i) The emerging pattern of development in Kilcock and its environs and the need to rationalise connectivity and integration with the town centre
- j) The following specific planning and land use objectives refer to land zonings as identified on Maps 14 and 15 and Tables 12 and 13 below:

Ref	Use	Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Kilcock town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to town centre. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. It is also an objective of the Council that ground floors where appropriate will provide active frontages. Generally two and in exceptional circumstances three storey buildings will be preferred. Warehousing and other light industrial uses will generally not be encouraged within the town centre.</p> <p>Strategic Regeneration Sites and Redevelopment Areas have been identified in order to consolidate and intensify development in the town centre. Any proposals for development on these lands shall comply with the guiding principles contained in section 7.4.3.3.B, 7.4.3.3.C and 7.4.3.3.D.</p>
B	Existing/Permitted Residential	<p>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>
C	New Residential	<p>To provide for new residential development in the Bawnogues area of the town. This zoning provides for new residential development and other services incidental to residential development.</p> <p>While housing is the primary use in this zone, recreation, education, crèche / playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</p> <p>Proposals for development on these lands shall comply with policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.4.1.A.</p> <p>Note:</p> <ul style="list-style-type: none"> The building line of residential development shall be set back 91 metres from the Motorway, which is clearly identified in Map 7. Kildare County Council would support the planting of native woodland species within this zone.
C1	New Residential	<p>To provide for new residential development in Commons East. This zoning provides for new residential development and other services incidental to residential development.</p> <p>While housing is the primary use in this zone, recreation, education, crèche / playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</p> <p>Any proposals for development shall comply with the policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.4.1.B.</p>

C2	New Residential	<p>To provide for new residential development on the former Zed Candy site. This zoning provides for new residential development and other services incidental to residential development.</p> <p>This site has been identified as a Strategic Regeneration Site and Redevelopment Area. While housing is the primary use in this zone, recreation, education, crèche / playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</p> <p>Any proposals for development on these lands shall comply with the policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.3.3.A.</p> <p>Note:</p> <ul style="list-style-type: none"> Any proposed cycle routes, footpaths and footbridges along and over the canal and the river will require consultation with Waterways Ireland.
C3	New Residential	<p>To provide for new residential development in the Branganstown area of the town. This zoning provides for new residential development and other services incidental to residential development.</p> <p>While housing is the primary use in this zone, recreation, education, crèche / playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.</p> <p>Proposals for development on these lands shall comply with policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.4.1.C.</p> <p>Note:</p> <ul style="list-style-type: none"> The building line of residential development shall be set back 91 metres from the Motorway, which is clearly identified in Map 7. Kildare County Council would support the planting of native woodland species within this zone.
N	Neighbourhood Centre	<p>To protect and provide for and/or improve mixed-use neighbourhood centre facilities.</p> <p>These are areas which provide local facilities such as small convenience shops, hairdressers, hardware etc. within a residential neighbourhood. They can form a focal point for a neighbourhood and provide a limited range of services within approximately 5 minutes walking distance of the local population. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.</p> <p>Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. When opportunities arise, accessibility, particularly by public transport, walking and cycling, should be enhanced.</p>
E	Community & Educational	<p>To provide for institutional, community and educational facilities.</p> <p>This zoning objective provides for civic, religious, community and educational facilities including health care, child care, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
E1	Community & Educational	<p>To provide for institutional, community and educational facilities.</p> <p>This zoning objective provides for a reserved 12 acre site for post primary school educational facilities. Any proposals for development on these lands shall comply with policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.4.1.A.</p>

E2	Community & Educational	<p>To provide for institutional, community and educational facilities.</p> <p>This zoning objective provides a reserved 3 acre site for primary school educational facilities. Any proposals for development on these lands shall comply with policies and objectives of the Urban Design Framework Plan (see section 7.4.1) and with the guiding principles contained in section 7.4.4.1.C.</p>
F	Open Space & Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use-zoning objective include; to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities. The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Development 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>Note:</p> <ul style="list-style-type: none"> The building line of residential development shall be set back 91 metres from the Motorway, which is clearly identified in Map 7. Kildare County Council would support the planting of native woodland species within this zone.
F1	Open Space & Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>To provide for a town park in the Bawnogues with associated active and passive recreational and community facilities.</p>
F2	Open Space & Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>The aims of this land use-zoning objective include; to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space and to provide recreational and community facilities including a Multi Use Games Area (MUGA) with pedestrian and cyclist links to the town centre, train station and surrounding neighbourhoods.</p>
F3	Open Space & Amenity	<p>To preserve a buffer zone from the Motorway.</p> <p>The planting of forestry will be particularly encouraged in this zone.</p>
H	Office, Light Industry and Warehousing	<p>To provide for new office, warehousing and light industrial development.</p> <p>This zoning provides for new warehousing and light industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone this includes the the provision of a park and ride facility.</p> <p>Note: Any proposed development shall have particular regard to adjacent/ nearby land uses including the following: nursing homes, schools and residential areas.</p>
I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields, or parks.</p>

J	Transport and Utilities	<p>To provide for and protect transportation and other lands for the provision of infrastructure and utilities.</p> <p>This zoning objective provides for the development of the railway station (and associated access, car parking and bus stops), a park and ride facility, petrol stations, telecommunications sites and other such facilities.</p>
Q	Enterprise & Employment	<p>To facilitate an appropriate mix of employment uses within a high-quality campus type development including office-based industry, enterprise & incubator units, business, science & technology, and institutional use.</p> <p>No development shall commence on these lands without the prior delivery of the proposed road through this site as shown on Map 7.</p> <p>The following definition of use are provided:</p> <ul style="list-style-type: none"> • Office Based Industry: Where the activity is concerned primarily with producing an end-product (e.g. software development, research and development) or provides telephone or web based services (e.g. telemarketing). Only office developments to which the public do not normally have access will be permitted within this zone. • Enterprise & Incubator units: Small and mixed sized workspace units suitable for small businesses and start-up companies. Limited light industrial will be considered in the context of the overall campus development. No heavy Industrial workshop units will be permitted within this zone. • Business, Science & Technology units: High technology, research and development facilities, corporate/industrial offices, and support service facilities. • Institutional Use: Includes medical facilities and educational / knowledge based research facilities. • Support Facilities: Without compromising policy of resisting inappropriately located retail and leisure development, provision is made for small scale, 'walk to' facilities (i.e. restaurant, sandwich shop and specialist services like crèches), which are integrated with employment units and are of a nature and scale to serve the needs of employees within this employment area. <p>A comprehensive masterplan, shall be agreed with Kildare County Council prior to the granting of permission for any development on these lands. The masterplan shall comply with policies and objectives contained in section 11.4.2. Proposals for development on these lands must integrate with the outstanding natural environment of Courtown Demesne and comprise:</p> <ul style="list-style-type: none"> • A high standard of layout and design. • Low density high quality object buildings in parkland setting. • Landscape and habitat considerations. • Sustainable design through use of innovative smart green technologies. • Sustainable transportation with pedestrian and cycle linkages to the town centre. • Not detract from the existing natural landscape.

Table 12: Specific Land Use Zoning Objectives

14.2 Zoning Matrix

The Zoning Matrix (see Table 13) illustrate a range of land uses together with an indication of their broad acceptability in each of the land use zones. 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 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.

14.2.1 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 and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and development of the town.

14.2.2 Definition of Terms

- **Permitted in Principle**

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the plan. Land uses designated under each zoning objective, as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2011- 2017.

- **Open for Consideration**

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all

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

- **Not Permitted**

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 13) will not be permitted.

- **Other Uses**

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

- **Non-Conforming Uses**

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

- **Transitional Areas**

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

Land use	A	B	C	C1	C2	E	E1	E2	F	F1	F2	F3	H	I	J	Q
Dwelling	Y	Y	Y	Y	y	N	N	N	N	N	N	N	N	O	N	N
Guest house/ hotel/hostel	Y	O	O	O	O	N	N	N	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	O	O	N	N	N	N	N	N	N	N	N	N	O
Pub	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	O
Shop (convenience)	Y	O	O	O	O	N	N	N	N	N	N	N	N	N	N	O
Shop (comparison)	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	O	O	O	O	Y	Y	Y	O	N	N	N	N	N	N	O
Medical and Related Consultant	Y	O	O	O	O	Y	N	N	N	O	N	N	N	N	N	Y
Health Centre	Y	O	O	O	O	Y	N	N	N	O	N	N	N	N	N	Y
Nursing Home	Y	O	O	O	O	Y	N	N	N	N	N	N	N	N	N	N
Community hall & sports halls	Y	O	O	O	O	Y	O	O	O	O	O	N	N	O	N	O
Recreational buildings	Y	O	O	O	O	Y	O	O	O	O	O	N	N	O	N	O
Cultural uses, library	Y	O	O	O	O	Y	O	O	O	N	N	N	N	N	N	O
Offices	Y	N	N	N	N	N	N	N	N	N	N	N	O	N	N	Y
Live/work Unit	Y	O	O	O	O	N	N	N	N	N	N	N	N	N	N	N
Garages, panel beating and car repairs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Petrol station	O	N	N	N	N	N	N	N	N	N	N	N	N	O	Y	Y
Motor sales	O	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
Car parks	Y	N	N	N	N	O	O	O	O	O	O	N	Y	N	Y	Y
Heavy commercial vehicle parks	N	N	N	N	N	N	N	N	N	N	N	N	O	N	Y	N
Cinema, dancehall, disco	Y	N	N	N	N	O	N	N	N	N	N	N	N	N	N	O
Repository, store, depot	O	N	N	N	N	N	N	N	N	N	N	N	O	N	O	O
Industry	N	N	N	N	N	N	N	N	N	N	N	N	O	N	O	N
Industry (light)	O	N	N	N	N	N	N	N	N	N	N	N	Y	N	O	O
Workshops	N	N	N	N	N	N	N	N	N	N	N	N	O	N	Y	N
Playing fields	O	O	O	O	O	Y	Y	Y	Y	Y	Y	O	N	Y	N	O
Place of worship	Y	O	O	O	O	Y	O	O	N	N	N	N	N	N	N	O
Park/playground	Y	O	Y	Y	Y	Y	O	O	Y	Y	Y	Y	N	Y	N	O
Tourist related facilities	N	N	O	O	O	N	N	N	O	O	O	O	N	O	N	O
Cattleshed/slatted unit	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Broiler house	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Stable yard	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Hot food take-away	O	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Utility Structures	Y	O	O	O	O	Y	Y	Y	O	O	O	O	O	Y	Y	O
Funeral Homes	Y	O	N	N	N	Y	N	N	N	N	N	N	N	N	N	O
Creche/playschool	Y	O	Y	Y	Y	Y	O	O	O	N	O	N	N	N	N	O
Adult Education /literacy/ basic education/youth reach facility	O	O	O	O	O	O	O	O	O	N	O	N	N	O	N	Y
Neighbourhood Centre	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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


















Table 13: Land Use Zoning Matrix. To be read in conjunction with Maps 14 and 15



Kildare County Council
Planning & Economic
Development Department

Draft
Kilcock Local Area Plan 2014-2020

Legend :

-  A: Town Centre
-  B: Existing Residential & Infill
-  C: New Residential
-  N: Neighbourhood Centre
-  E: Community and Educational
-  F: Open Space and Amenity
-  I: Agriculture
-  H: Light Industry & Warehousing
-  J: Transport and Utilities
-  Q: Enterprise & Employment
-  R: Commercial / Retail Park
-  Meath Zoning
-  Development Boundary
-  Kildare County Boundary
-  Strategic Redevelopment & Regeneration Areas
-  Rivers, Canal & Lakes
-  Roads Objective (i) - (vii) (Indicative only)
-  Pedestrian / Cycle Path (Indicative)
-  Pedestrian / Cycle bridge (Indicative)

Land Use Zoning Objectives Map

Scale : N.T.S

Map Ref :

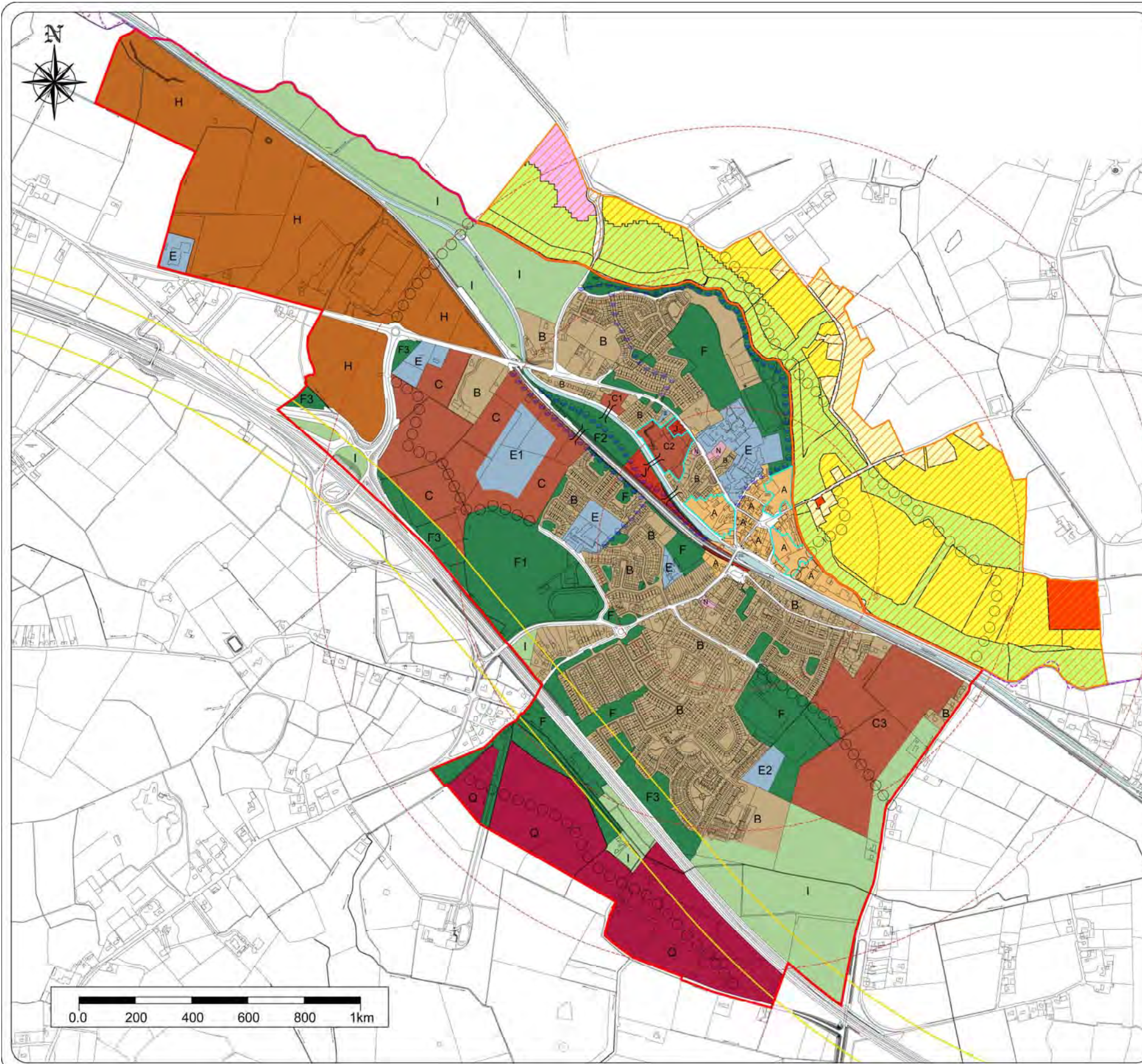
Date: 11th Feb 2015

Drawing No: 200/14/678

© Ordnance Survey Ireland.
All rights reserved.
Licence No.: 2004/07CCMA
(Kildare County Council)

Drawn By: G McGrath

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



Map 14: Land Use Zoning Objectives Map



Kildare County Council
 Planning & Economic
 Development Department

Draft
 Kilcock Local Area Plan 2014-2020

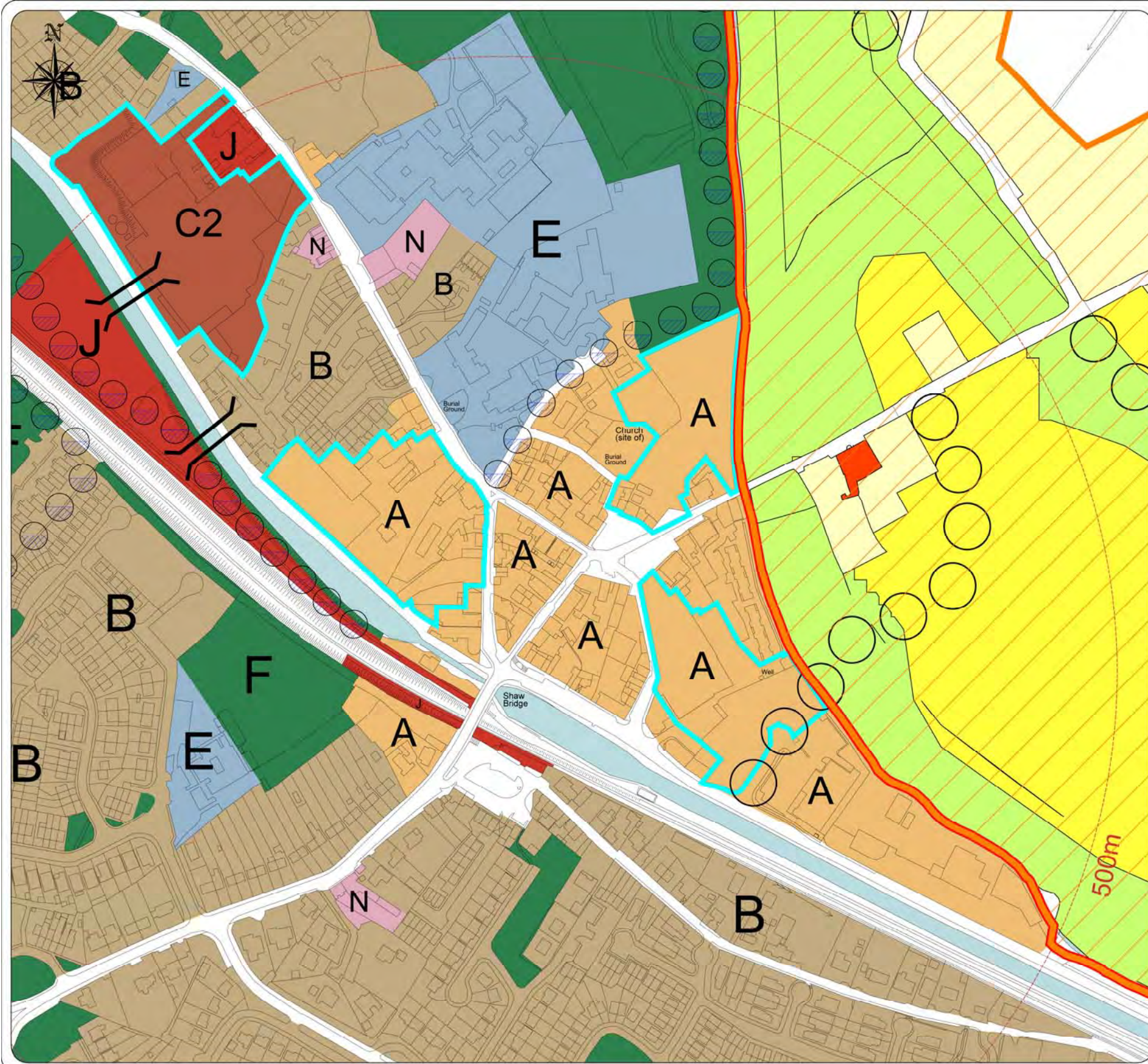
Legend :

- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- N: Neighbourhood Centre
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- H: Light Industry & Warehousing
- J: Transport and Utilities
- Q: Enterprise & Employment
- R: Commercial / Retail Park
- Development Boundary
- Kildare County Boundary
- Strategic Redevelopment & Regeneration Areas
- Rivers, Canal & Lakes
- Roads Objective (i) - (vii) (Indicative only)
- Pedestrian / Cycle Path (Indicative)
- Pedestrian / Cycle bridge (Indicative)

Land Use Zoning Objectives Map

Scale : N.T.S	Map Ref :
Date: 19th Nov 2014	Drawing No: 200/14/678
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : G McGrath

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



Map 15: Town Centre Land Use Zoning Objectives Map