

# Kilcullen Local Area Plan

2014–2020

Phlean Cheantar Aitiuil Kilcullen

November 2014



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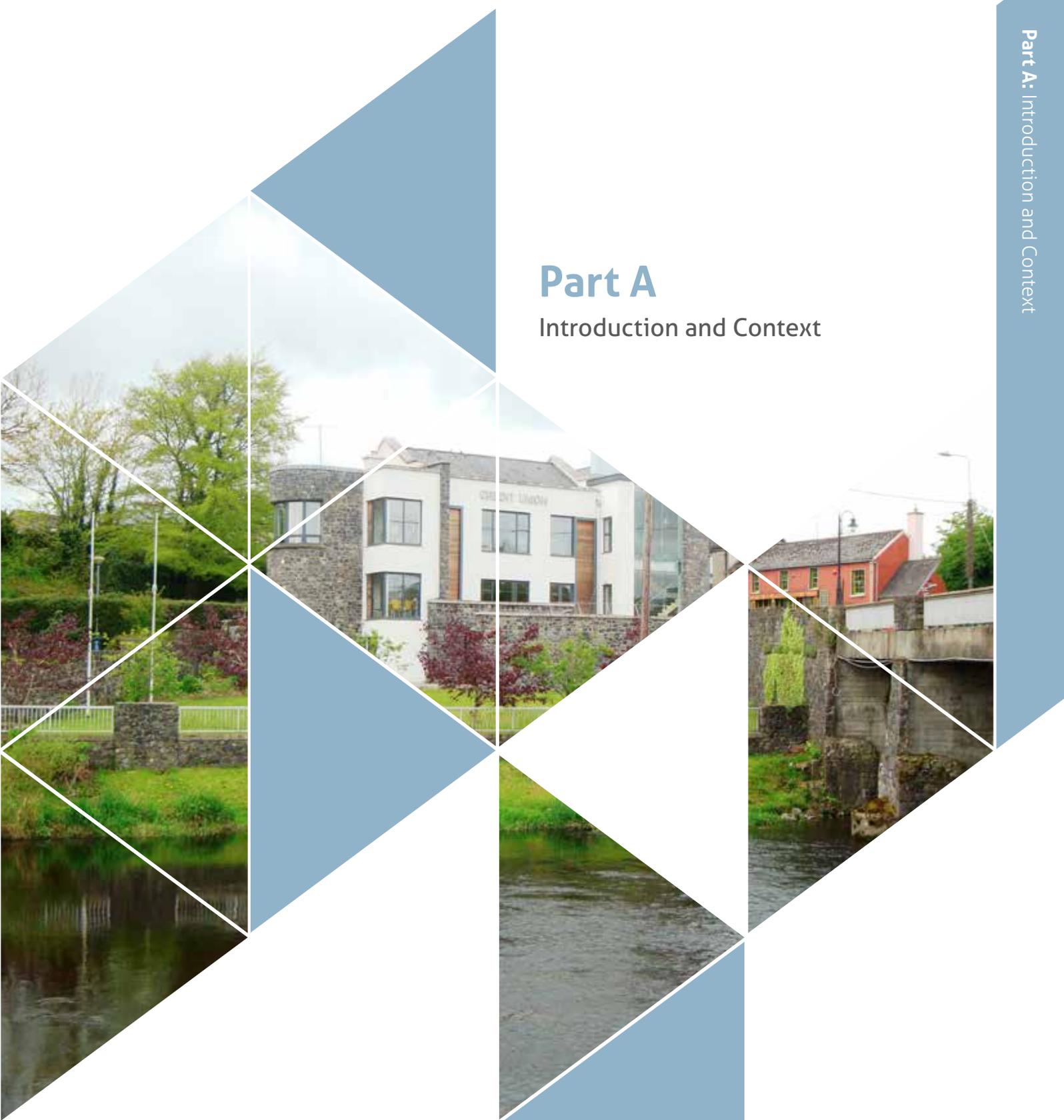
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# Part A

Introduction and Context





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**Aim:** *To establish a framework for the physical, socio economic, cultural and recreational development of Kilcullen in a planned, co-ordinated and sustainable manner in order to conserve and enhance the established tradition and intrinsic character of the town.*

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## 1.0 Introduction

The Kilcullen Local Area Plan 2014–2020 has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended. It sets out an overall strategy for the proper planning and sustainable development of Kilcullen in the context of the Kildare County Development Plan 2011–2017 and the Regional Planning Guidelines for the Greater Dublin Area 2010–2022. It is also informed by Ministerial Guidelines published pursuant to Section 28 of the Planning and Development Act 2000 as amended, together with EU requirements regarding Strategic Environmental Assessment and Appropriate Assessment.

This Plan is set out in a written statement with accompanying maps. It comprises:

- **Part A: Introduction and Context**

Outlines the social, economic and planning context for the town, setting the framework for the plan's policies and objectives.

- **Part B: Policies and Objectives**

Sets out specific policies and objectives for the plan relating to housing, economic development, retail, tourism, urban design, etc.

- **Part C: Mapped Objectives**

Sets out objectives in the plan which can be mapped including land use zoning, site specific objectives for road improvements, natural and built heritage, protected views, design briefs, etc. The written statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Kilcullen, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in

tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It should be noted that the general development management standards applicable to this LAP are contained in the County Development Plan.

### 1.1 Local Area Plans Status and Process

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

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

- 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.

The 2011 census indicated that Kilcullen had a total population of 3,473 persons and is designated a town. The town's status as a Moderate Sustainable Growth Town in the Regional Planning Guidelines for the Greater Dublin Area (RPGs) justifies the need for a Local Area Plan. This LAP was adopted at the Council Meeting on 20<sup>th</sup> October 2014 and takes effect from November 16<sup>th</sup> 2014. The plan shall cease to have effect at the expiration of 6 years from that date unless this period is extended by resolution in accordance with Section 19 (1) (d) of the Planning and Development Acts 2000–2014.



### 1.2 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).

In accordance with Article 13A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Screening Assessment was prepared for the Kilcullen Local Area Plan and sent to the Environmental Authorities<sup>1</sup>. A determination was made that a full Strategic Environmental Assessment was not required in this case.

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<sup>1</sup> Following receipts of correspondence from the Environmental Authorities.

### 1.3 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 Kilcullen Local Area Plan 2014–2020 was screened for Appropriate Assessment of Natura 2000 sites. It concluded that the Kilcullen LAP will not have significant effects on the Natura 2000 network and a Stage 2 Appropriate Assessment was not required.

### 1.4 Strategic Flood Risk Assessment (SFRA)

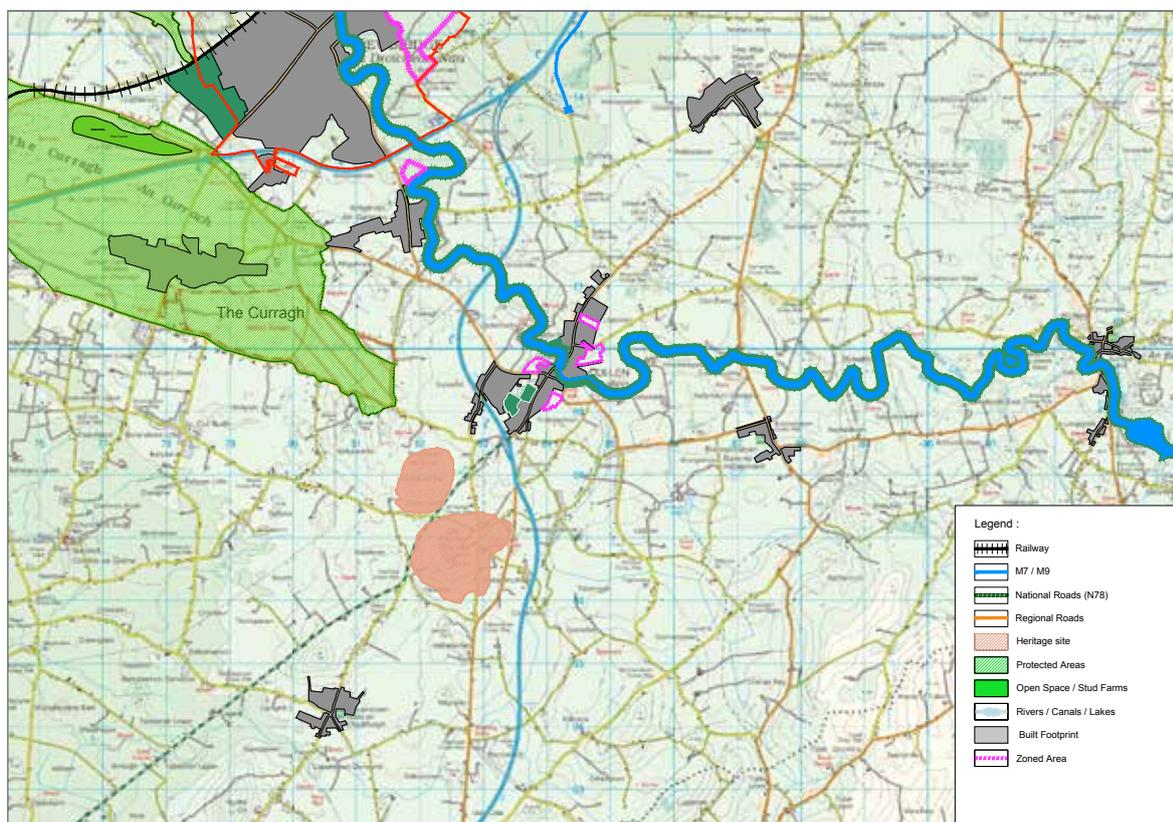
Under section 28 of the Planning and Development Act 2000, as amended, the DoEHLG published guidelines entitled “Planning Systems and Flood Risk Management Guidelines for Planning Authorities (November, 2009). These guidelines require planning authorities to introduce flood risk assessment as an integral and leading element in the plan making process. The preparation of this plan was subject of Strategic Flood Risk Assessment (SFRA). The SFRA has recommended that development proposals for a number of areas within the plan boundary be the subject of site specific flood risk assessment appropriate to the nature and scale of the development being proposed (refer to Map No.2)

## 2.0 Kilcullen Historic Development and Urban Context

Kilcullen derives its name from Cill Cuillinn, the Church of the Holly and was an important crossing point of the river Liffey from Medieval times. The town officially known, mapped and recorded as Kilcullen Bridge developed after 1319 when a bridge was constructed across the River Liffey. Even as late at the 18<sup>th</sup> century the new settlement was mainly on the eastern bank of the Liffey. The town further expanded in the early 19<sup>th</sup> century and in 1837 the official town area comprised one principal street of 112 buildings chiefly on the western bank of the Liffey. The town developed along the street leading to the bridge which expanded to the north and south in the 19<sup>th</sup> and 20<sup>th</sup> Century.

The town expanded west of the town centre in the latter part of the 20<sup>th</sup> century with the development of the Mart Site on the Newbridge road and the Link Business Park on the Naas road north of the town. Today, Kilcullen is a busy and diverse town with a mix of services including shops, restaurants, cafes, bars and community facilities. The most recent residential developments in the town have been developed to the south-west of the town in Castlemartin adjacent the schools and east of the town at Riverside Manor and Hillcrest. The M9 Motorway acts as a natural barrier to expansion to the west of the town and Castlemartin Demesne will constrain development to the northwest. Kilcullen Business Campus was developed south of the town centre in the early part of the last decade while the Link Business Park was developed to the north of the town. Both business parks are not operating at full capacity.

Figure 1: Kilcullen Strategic Context





*Kilcullen*

There are a number of natural and man-made constraints which have influenced the historic development of the town. These include the River Liffey flowing south east to north west of the town and Castlemartin Demesne and the M9 to the west of the town. Beyond the immediate areas within the town boundary lies Dun Ailinne to the south, an ancient ceremonial site on the hill of Knockaulin, Brannockstown to the east, Athgarvan and the Curragh to the west and Naas to the north. The plan is cognisant of the local context and environmental landscape and topography in which the town is located.

## 2.1 Kilcullen in a National Context

The National Spatial Strategy (NSS) was published in December 2002 and outlines a 20-year planning framework for Ireland designed to achieve a better balance of social, economic, physical development and population growth between centres. Under the NSS, the towns of Naas/Newbridge/Kilcullen are categorised as a Primary Development Centre. The Strategy stipulates that these centres need to aim at a population level that supports self-sustaining growth, but which does not undermine the promotion of

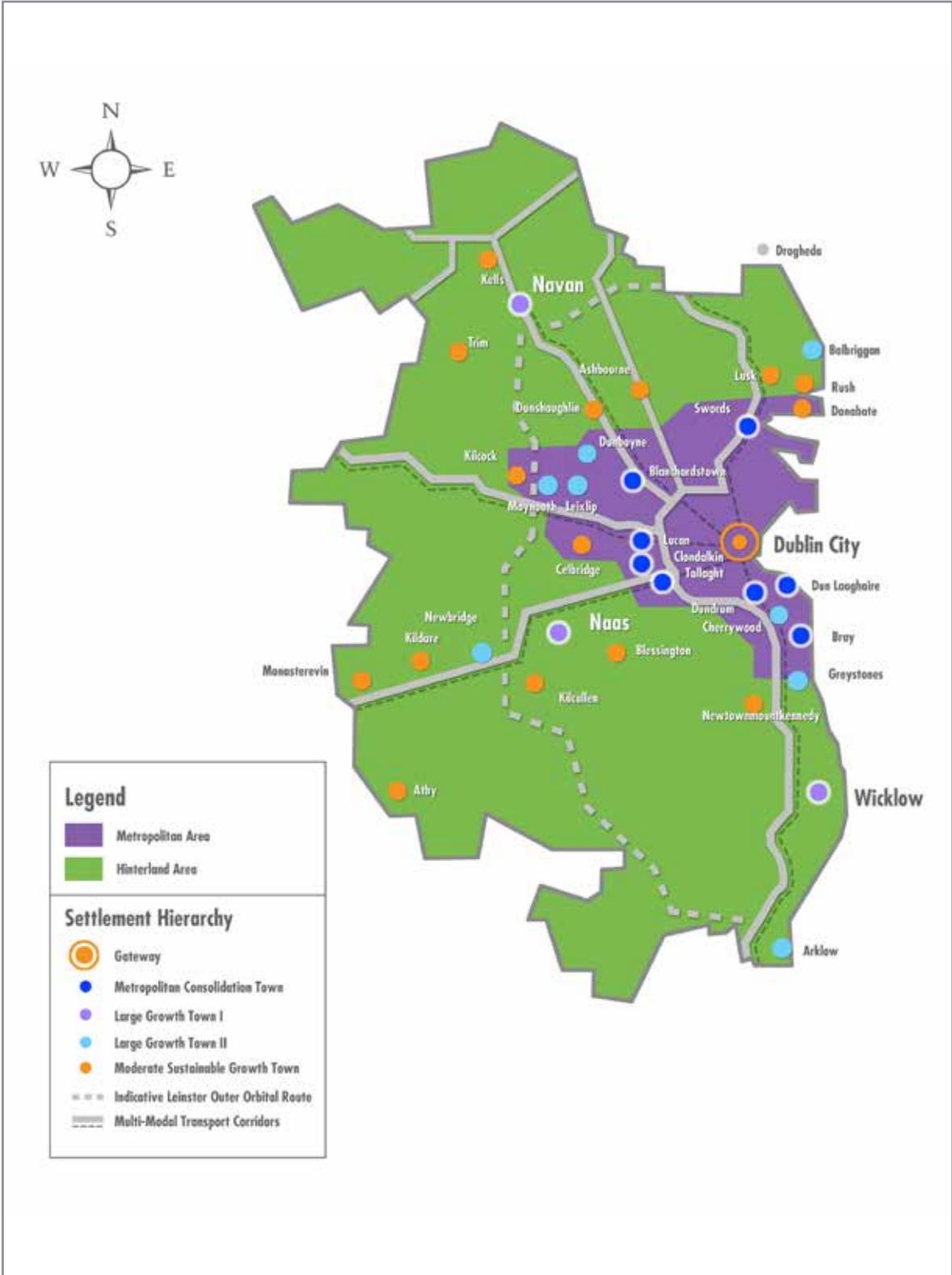
critical mass in other regions. Primary Development Centres must take account of wider considerations, for example, their relationship with Dublin. The strategy also refers to Kilcullen's location on a national transport corridor, the M9 Motorway.

## 2.2 Kilcullen in a Regional Context

The Regional Planning Guidelines for the Greater Dublin Area 2010–2022 (RPGs) 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). Kilcullen is located in the Mid-East Region and is designated in the RPGs as being a Moderate Sustainable Growth Town.

The settlement strategy of the Kildare County Development Plan 2011–2017 is consistent with the RPGs in its designation of Kilcullen as a Moderate Sustainable Growth town. Kilcullen's role is to develop in a self-sufficient manner reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas.

Figure 2: Kilcullen in the context of the Greater Dublin Area



### 2.2.1 Retail Planning Guidelines

The Retail Planning Guidelines for Planning Authorities were published by the Department of the Environment, Heritage and Local Government in December 2000 and updated in January 2005 and again in April 2012. The Retail Planning Guidelines provide a comprehensive framework to guide local authorities both in the preparation of development plans and the assessment of applications for planning permissions and to assist retailers and developers in formulating development proposals.

### 2.2.2 Retail Strategy for Greater Dublin Area 2008–2016

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

Kilcullen is identified as a Hinterland area Tier 2 Level 3 Sub County Town Centre along with Sallins and Monasterevin. The CDP details that the retail potential of Kilcullen is closely linked with its role within the County's designated Primary and Secondary Dynamic Clusters and its proximity to the higher order centres of Naas, Newbridge and Kildare Town respectively. Its proximity to other centres has detracted from its potential to develop into a more self sustaining Tier 2 Level 3 Town Centre in the County Retail Hierarchy. In addition, the Plan also notes that the population of the town has increased but retail services floorspace has not kept pace with the needs of the town and its catchment area. It is an objective of the CDP that this position is addressed over the period of the Plan and beyond. The Kilcullen Local Area Plan provides the framework to address this issue.

## 2.3 Kilcullen in a County Context

The County Development Plan sets out the overall strategy for the proper planning and sustainable development of County Kildare over the period 2011–2017. The Plan has a critical role to play in ensuring that the needs of future population growth are planned for. The CDP aims to direct population growth into the Metropolitan urban areas of the county but also into key towns and villages in the hinterland area including Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen. Significant new economic development is promoted within defined economic clusters such as Hinterland towns mentioned above. The CDP also emphasises the need to protect the built heritage, unique landscape, natural heritage and biodiversity of the county for their intrinsic value and as resources for the tourist economy of the future.

The designation of Kilcullen as a Moderate Sustainable Growth Town is reinforced in the CDP settlement strategy with the town being targeted for consolidated growth.

## 3.0 Town Profile

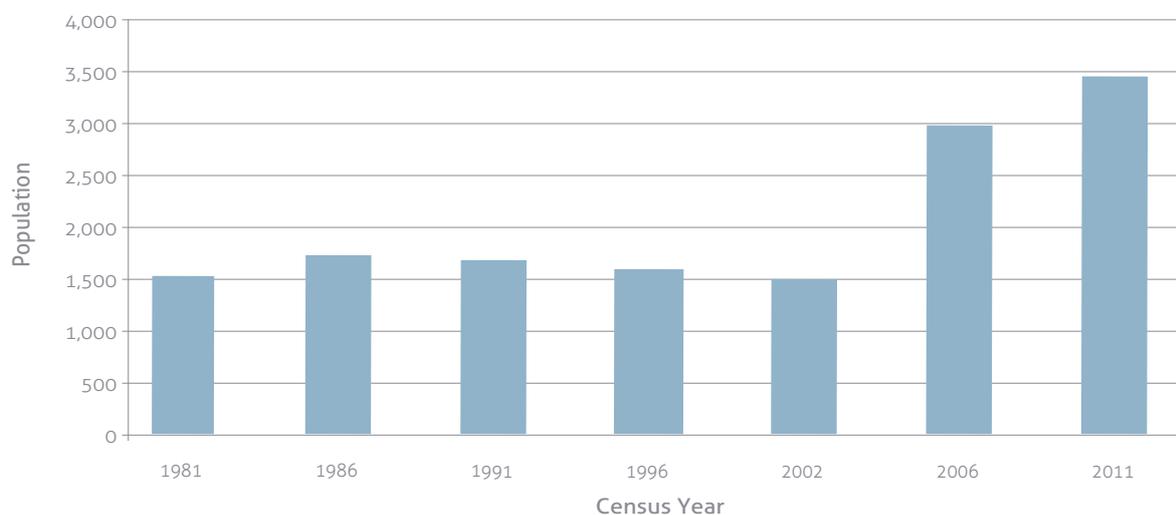
Kilcullen town is primarily a service centre for east and south Kildare. Since 2002, Kilcullen has experienced a significant increase in population. The majority of development has been residential in nature occurring to the south west and north of the town centre and comprising private housing estates with some apartment development. Demand for residential units was largely attributed to its proximity to large towns like Naas and Newbridge and the M9, together with the heritage and amenities qualities of the town and its environs.

### 3.1 Population

The population of Kilcullen is recorded in the CSO Census of Population (2011) as 3,473 persons, an increase of over 16% on the 2,985 persons recorded in the 2006 Census of Population. The population of Kilcullen declined very marginally between 1981 and 2002 however it experienced a significant increase

between 2002 and 2006 when the population doubled in a short period. This highlights the level of development under construction in the town at the time. The population of Kilcullen represents 1.6 % of the county population of 210,312 persons. (CSO 2011). It should be noted that limited development has taken place in Kilcullen since the census undertaken in 2006.

**Figure 3:** Kilcullen Population Growth



Source: CSO Small Area Population Statistics

**Table 1:** Kilcullen Population and Rate of Change

Census	Population	Percentage Growth
1981	1,537	3%
1986	1,715	2.5%
1991	1,664	-1%
1996	1,604	-1%
2002	1,483	-7.5%
2006	2,985	101%
2011	3,473	16%

Source: Census of population

### 3.2 Household Size and Profile

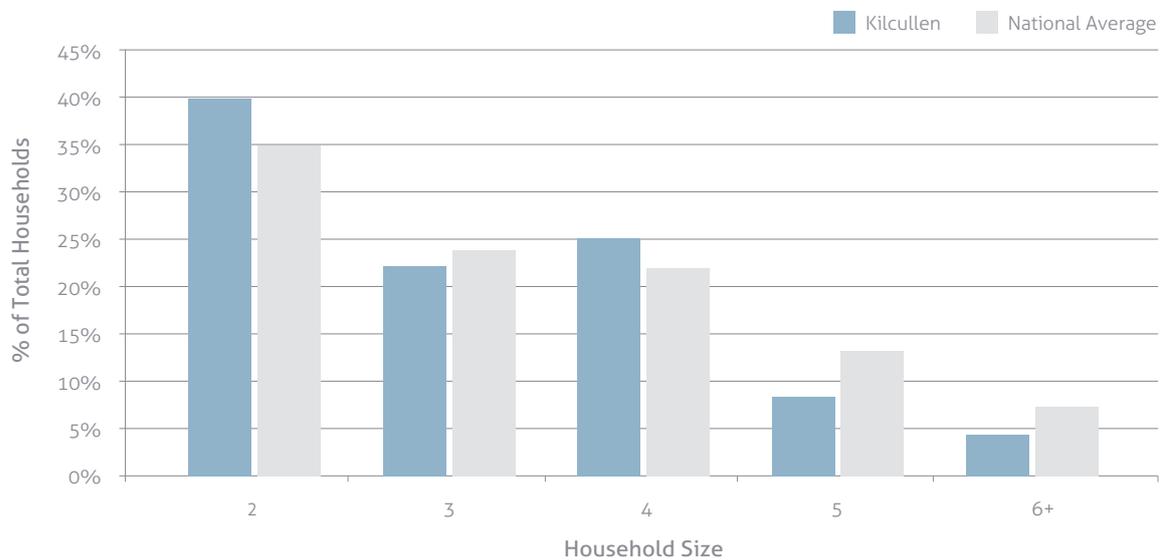
1,242 households were recorded in the 2011 Census in Kilcullen. The town's average household size of 2.83 persons is higher than the national average of 2.73 persons. A breakdown of the family unit size shows Kilcullen is predominantly made up of two and four person families. These figures are greater than the national average suggesting a large number of young families reside in the town.

**Table 2: Household Size and Profile**

Family unit size	2	3	4	5	6+	Total
Total No. of Households	387	214	250	75	39	965
% of Total Households Kilcullen	40%	22%	25%	8%	4%	100%
National Average (%)	35%	24%	22%	13%	7%	100%

Source 2011 Census of Population

**Figure 4: Kilcullen Household profile**



Source: Census 2011

### 3.3 Age profile of Kilcullen

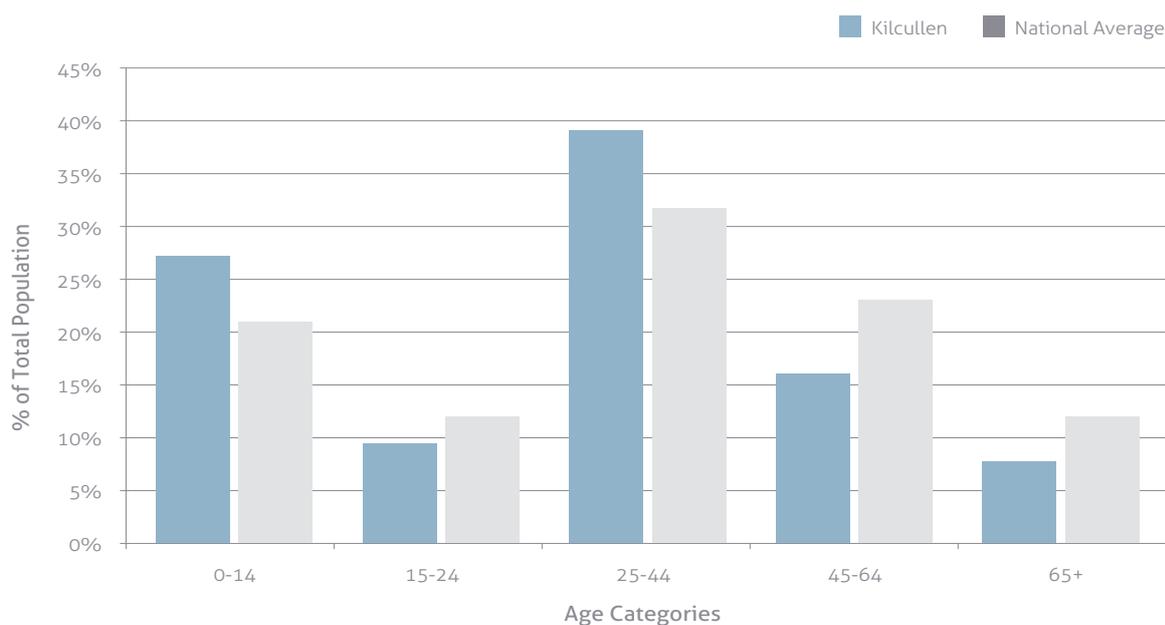
Kilcullen traditionally has a very young population. The 2002 census showed that 38% of the town's population was aged between 20 and 44 years of age. The 2006 census indicated that almost 45% of the town's population was aged between 20 and 44 years vis a vis 40% for the state as a whole. The 2011 census revealed a similar trend with 39% of the population in the 25–44 bracket compared to the 32% average for the state.

**Table 3:** Kilcullen Age Profile

Age bracket	Population	% of total population	National Average 2011 %
0–14	946	27%	21%
15–24	332	10%	12%
25–44	1,363	39%	32%
45–64	566	16%	23%
65+	266	8%	12%
<b>Total</b>	<b>3,473</b>	<b>100%</b>	<b>100%</b>

Source Census 2011

**Figure 5:** Kilcullen Age Profile



Source: Census 2011

### 3.4 Residential Profile & New Unit Target

Residential provision in Kilcullen is distributed evenly between north and south of the town centre. Recent residential development has occurred to the south west and east of the town, namely Castlemartin and Riverside Manor. The type of residential development varies from detached houses on the outskirts of the town, to ribbon development along the approach roads, to housing estates of varying designs and densities around the town centre.

In line with the town’s position in the County Settlement Strategy and the Regional Planning Guidelines, the residential unit allocation for Kilcullen over the lifetime of the CDP 2011–2017 is 470 units (Table 4 below). Kilcullen is projected to accommodate 1.7% of the residential unit growth allocated in the RPGs in the period 2016–2022. The RPGs have allocated an annual target of 3,122 units

for the county over the period 2016–2022, therefore 1.7% equates to an additional 53 units per year which is subsequently added to the 2017 housing unit target.

The 2020 Housing Unit target is based on the provision of 629 residential units over the period 2006–2017. A total of 56 residential units have been constructed over the period 2006–2011 resulting in a target of 573 units over the remaining period 2014–2020. As advocated in the ‘Development Plan Guidelines for Planning Authorities’ issued by the Department of the Environment Heritage and Local Government (2007), overzoning of up to one half is acceptable to ensuring that housing targets are met. Allowing an additional 50% overzoning the LAP target increases to 860 units. Regard must also be had to the 151 un-built units with valid permission currently in existence. Taking these permissions away from the LAP target leaves a remaining target of 709 units for the plan period.

**Table 4:** Kilcullen Housing Unit Target 2014–2020

TIMEFRAME	UNIT TARGET	CALCULATION DETAILS
2006–2017	470	= Circa 1.7% of the overall county unit target for 2006–2017 ( being 27,982 units)
2017–2020	159	= 1.7 % of the annual county target for the period of 2016–2022 (being 1.7% of 3,122 units = 159 (53 * 3 years))
2006–2020	629	= The 2006–2017 unit target + the 2017–2020 target
2014- 2020	573	= 629 (2006–2020 target) – 56 units (total units built from 2006–2012)
2014–2020	860	Additional 50% over-provision (573 + 287= 860)
2014- 2020	709	= 860 units (2013–2019 target) – 151 units with valid Planning Permissions

The quantum of land required to meet the unit target of 709 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 5 sets out the quantum of lands required to meet the 709 unit target depending on the average densities used. This Plan retains significant areas of lands previously zoned for residential purposes in the 2008 local area plan. All residential lands previously zoned not required to fulfil the target of 709 have been re-zoned to more appropriate land uses in order to comply with the core strategy of the CDP.

**Table 5:** Land Requirements to meet the unit target

2014–2020 Unit Target	25 units per ha	35 units per ha	45 units per ha
709	28ha	20ha	16ha

### 3.5 Economy

The 2006 and 2011 census results indicated that there was a 15% decrease in the number of people working in the town over that five year period. The total labour force aged 15 years and over in Kilcullen according to the Census in 2011 was 2,527. Of this figure, some 1,392 persons constituted the labour force, the remainder being students, retired, those looking after a family member/home etc. The results indicate that just under half of the population, 40% are indicated to

be at work, with just 10% unemployed. This indicates that the level of unemployment has doubled since 2006 when the number of persons out of work was just 5%. Table 6 illustrates the labour force breakdown for Kilcullen. It should be noted that a large proportion of the town's population is of working age. It is evident from Table 8 that a large proportion of the workforce in Kilcullen is employed in high skilled jobs in Commerce and Trade and Professional Services.

**Table 6:** Kilcullen Labour Force Breakdown

Total Labour Force	2,527 (100%)
At work	1,392 (55%)
Looking for first regular job	16 (1%)
Unemployed	307 (12%)
Student	202 (8%)
Looking after home/family	266 (11%)
Retired	235 (9%)
Unable to work due to permanent sickness / disability	82 (3%)
Other	27 (1%)

Source Census 2011

**Table 7:** Kilcullen Employment Break down

Employment Type	2011 No	2011 %	National Average %
Agriculture, Forestry and Fishing	42	1.2%	5%
Building and Construction	84	2.4%	5%
Manufacturing	198	5.7%	12%
Commerce and Trade	398	11.4%	25%
Transport and Communications	117	3.3%	8%
Public Administration	105	3%	6%
Professional Services	275	7.9%	24%
Other	173	4.9%	15%

Source: Census 2011



### 3.6 Town Centre

Kilcullen's town centre comprises areas north and south of the River Liffey. The town's street pattern reflects its historical development. The M9 acts as a natural barrier to expansion to the west of the town and Castlemartin Demesne constrains development to the northwest.

The town centre has experienced very little development over recent years. The Market Square development is the most notable addition to the town centre and was constructed prior to the adoption of the 2008 LAP. It comprises a mixed use development of apartments, offices and restaurant and retail units on the ground floor. There is a high level of vacancy in the town. However this is more concentrated in the northern area of the town. There are further underutilised backland sites capable of re-development off Main Street including the mart site on the Newbridge road.

### 3.7 Transportation

Kilcullen is located on the River Liffey, 38km from Dublin, 10km from Naas and 6km from Newbridge. Traffic congestion had been a major problem in Kilcullen until the bypass (M9) relieved it slightly. Traffic levels through the town centre are still

increasing and this is an issue the Council will seek to address. The provision of an additional crossing of the River Liffey remains an objective of this Plan which seeks to alleviate increasing traffic levels and facilitate service expansion of the town. Given the downturn in the economy, it is likely that this will remain a longer term objective. In terms of public transport, a range of public and private bus routes service Kilcullen. Both Bus Eireann and JJ Kavanaghs operate a number of express services to Dublin and Athy daily. At present the main bus stops are at the Hideout public house and outside the Cross and Passion Convent in the town centre.

### 3.8 Environment and Recreation

The River Liffey is one of the town's prime recreational and environmental assets. The maintenance of the environmental quality of the river and the development of amenity facilities for walking and cycling is important.

### 3.9 Education

Kilcullen has one primary school and one post-primary school which provide the educational facilities for the town and the surrounding hinterland. Table 8 indicates the pupil no.s for both schools.

**Table 8:** Profile of existing schools in Kilcullen

	Name	Enrolment No. 2012/13
Primary	St Brigids	509
Post-primary	Cross and Passion College	685

Source: DoES.

The Cross and Passion post primary school was granted planning permission for a number of pre-fabricated classrooms in recent years and has been approved funding from the Department of Education and Skills for an extension to the school.

## 4.0 Key challenges facing the town

The Kilcullen Local Area Plan has a critical role to play in ensuring that the needs of the future population is planned for. However there are a number of key challenges that need to be addressed including:

- (i) Ensuring that the planning framework for the town is established so that Kilcullen can accommodate its population target in order for the town to be a driver of balanced development within the county and the region.
- (ii) Protecting the built and natural heritage and biodiversity of the town for their intrinsic value and as resources for the population of the town and the tourist economy of the future.
- (iii) Promoting Kilcullen as a self sufficient town by encouraging existing businesses in the town centre while supporting appropriate new development.
- (iv) Ensuring the availability of local employment opportunities, community and commercial services and recreation and amenity facilities for the existing and future population of Kilcullen.
- (v) Facilitating the upgrading of infrastructure in the area thereby facilitating employment and residential development.

- (vi) Facilitating the development of educational/ community facilities for an expanding population.
- (vii) Supporting the re-use of land and buildings, particularly through backland development and regeneration of town centre sites.
- (viii) Promoting a sustainable transport system and a network of linkages including the provision of roads, footpaths, cycle lanes, public transport infrastructure and promoting interconnectivity between modes through the implementation of the principles set out in the Design Manual for Urban Roads and Streets(2013).
- (ix) Minimising the impact of future development on the local environment by ensuring that all development embraces a green infrastructure strategy.

## 5.0 Future Development Strategy

The strategy for the future development of Kilcullen is based on the principles established in the previous LAP in 2008 and the framework provided by the Regional Planning Guidelines 2010–2022 and the Kildare County Development Plan 2011–2017. It provides a blueprint for the development of Kilcullen Town for the period 2014–2020, setting out a vision for the area, specifying the type, amount and quality of development needed to achieve that vision while seeking to protect and enhance the environment and amenities.

The vision for the town is to build on the strengths of Kilcullen and to provide a focused approach to planning for future development in a coherent sustainable fashion. It is envisaged that Kilcullen will continue to grow over the short to medium term to achieve a critical mass which will support competitiveness, sustainability and create opportunities for local economic development. The development of the town will be complemented by a range of residential, employment, recreational, community, retail and educational facilities appropriate for a town of its size.

## The strategic direction for the future development of Kilcullen will focus on:

### 1. Economic Development

This LAP seeks to consolidate and enhance Kilcullen's role which is to support the primary economic growth cluster of Naas and Newbridge. Key to this will be supporting the existing industrial and manufacturing enterprises in the town and facilitating opportunities for expansion and increased employment.

### 2. Town Centre Consolidation

It is critical that the primacy of the town centre as the commercial heart of Kilcullen is maintained. Development which undermines the vitality and viability of the town centre will not be permitted. Protecting and providing residential accommodation within the town centre will be promoted.

### 3. Planning for Residential Expansion

The Plan ensures the supply of suitably zoned land to accommodate the future growth of Kilcullen in line with its designation in the Regional Planning Guidelines as a Moderate Sustainable Growth Town. Much of the land zoned for residential purposes under the 2008 LAP remains zoned in this Plan. The Plan also supports the provision of services and amenities for the town's residents.

### 4. Retail Development

Kilcullen has a limited retail and service offer. It is therefore critical that the retail base of the town expands within the identified town centre to become more self sufficient. Design briefs for key sites within the town are outlined. It is important that new retail and mixed use developments comply with the general principles of the design briefs in order to preserve the town as a thriving commercial area set within a high quality built environment.

### 5. Protection of the Natural and Built Heritage

Protection and enhancement of the unique architectural and archaeological heritage of the town is paramount. The retention of vernacular buildings on the Main Street will ensure the character of the town remains intact.

## Part B

### Policies and Objectives





## 6.0 Introduction

This section outlines specific policies and objectives of the County Council with regard to the development of land within the boundary of the Local Area Plan. The overarching policies and objectives of the County Development Plan (or as maybe amended) will also apply to development within the Local Area Plan boundary.

Specific policies and objectives applicable to Kilcullen are set out in this part of the Plan in order to facilitate integrated land use development in a manner that will promote the proper planning and sustainable development of the town. Key issues include housing provision, economic development, town centre development, movement and transport, infrastructure provision, community and cultural developments together with natural and built heritage.

### **(i) Compliance with the Core Strategy to achieve Sustainable Growth**

To ensure that the future development of Kilcullen is in accordance with the Core Strategy of the Kildare CDP 2011–2017, the plan provides for the zoning of lands for residential and employment uses.

A framework is also established for the town's sustainable growth through the incorporation of policies in relation to density, housing mix, community development and new housing provision.

### **(ii) Enterprise, Industry and Economic Development**

Kilcullen has a limited amount of enterprise and employment opportunities to serve the local population. As a Moderate Sustainable Growth Town, Kilcullen must support and enhance enterprise and industry to meet local needs at district level and for surrounding rural areas. This LAP seeks to encourage local employment opportunities, identify potential for inward investment and enhance the tourism economy. To achieve this, the plan sets out policies and objectives that build on the town's retail and heritage strengths to create a unique tourism destination.

### **(iii) Retail and Town Centre Uses**

Kilcullen has witnessed small scale but important retail development in recent years. Its proximity to higher order centres of Naas and Newbridge has hindered its potential to develop into a more self sustaining town in terms of retailing. It is recognised that there is a need to carefully plan and manage future retail and non-retail services in the town to further strengthen the retail offer to protect and enhance the town's unique character while promoting economic vitality and viability. The LAP is informed by the Draft Kildare County Retail Strategy 2008–2016 which was published in 2010.

Opportunities exist for the re-use and regeneration of land and buildings. Encouraging high quality design and facilitating an appropriate mix of uses will also

help to ensure that the town centre provides a suitable focus for creating sustainable communities. The protection of built heritage and the integration and linkage of new retail developments with the existing urban form/layout are also key objectives.

#### **(iv) Urban Design and Town Centre Development**

Kilcullen's townscape qualities are derived from its historic urban structure. An urban design analysis of the existing townscape is set out in the Plan together with policies and objectives specific to the future development of the town.

Design briefs have been prepared for the following areas:

- The mart and adjoining lands on the Newbridge Road.
- Lands between Riverside Manor and the Main Street.

These design briefs have been prepared to assist in the planning process by setting out broad design parameters for the future development of these areas. Each brief is indicative only.

#### **(v) Movement and Transport**

The improvement of transportation infrastructure in Kilcullen is a key requirement for the sustainable development of the town. Integrated land use and transportation planning is required to further support and encourage more sustainable modes of travel. The plan sets specific policies for local improvements in and around the town centre and objectives to secure routes for long term roads infrastructure.

#### **(vi) Water, Drainage and Environmental Services**

The adequacy of water, drainage and environmental services is necessary to facilitate the sustainable development of the town. These issues are addressed in various policies and objectives to provide for sufficient water, waste water and water drainage infrastructure to service the predicted requirements of the town over the plan period and beyond. While capacity issues at the Osberstown Wastewater Treatment Plant are outside the scope of this LAP,

policies and objectives in relation to the upgrade of the local foul network are included. Relevant legislative obligations in relation to environmental requirements are also set out including policies and objectives relating to flood risk.

#### **(vii) Energy and Communications**

The development of a more sustainable approach to energy use, power generation and energy efficiency in all sectors is vital to reduce greenhouse gas emissions. This includes focusing on improving energy efficiency.

#### **(viii) Educational, Community and Cultural**

The provision of education and community facilities to support the projected population levels of Kilcullen is recognised. Policies and objectives are also set out to facilitate the provision of additional community facilities in the town.

#### **(ix) Architectural and Archaeological Heritage**

The protection and enhancement of the built heritage and streetscape in Kilcullen is one of the core objectives of this plan. Policies and objectives seek to protect, preserve and enhance the town's archaeology, built heritage and townscape qualities.

#### **(x) Natural Heritage and Biodiversity**

The importance of green infrastructure is recognised and is based on detailed habitat mapping of the area. The plan maps and describes green infrastructure in Kilcullen including relevant policies for its protection and enhancement.

#### **(xi) Recreation, Amenity and Open Space**

The importance of existing amenities in the town such as the River Liffey, the Valley community park, and the Kilcullen Community Centre are recognised. The plan outlines clear objectives to expand and enhance the provision of these key assets. Routes are also identified for recreation and tourism use and to increase permeability within and around the town.

## 6.1 Compliance with the Core Strategy

The level of residential zoned lands in the Kilcullen Local Area Plan 2008 exceeded the demands over the life of that plan. Residential lands have been zoned for the period of this Plan in compliance with the Core Strategy of the Kildare CDP 2011–2017 (CDP). In this regard, 12ha have been zoned from residential to agricultural and open space and amenity uses.

### 6.1.1 Housing

The number of households in the town has increased from 1,040 in 2006 to 1,242 in 2011 (Census 2011). The most recent development has taken place south west of the River Liffey, east of the M9 Motorway approximately 1.2km from the town centre in Castlemartin. The type and scale of residential development in Kilcullen is predominantly single storey and two storey, terraced, semi-detached and detached housing. In more recent years apartment schemes have been developed in the town centre and lands adjacent to the town centre.

### 6.1.2 New Housing Units Target

As outlined in Part A (Section 3.4) a total of 709 new residential units are required in Kilcullen during the period 2014–2020. In light of this target, the County Settlement Strategy recognises that the 2008 Kilcullen LAP significantly over-zoned lands for residential use. This plan has rezoned some of these residential lands based on the principles of the sequential approach.<sup>2</sup>

Following a review of:

- building completions since the previous plan;
- current valid planning permissions and
- uncommitted residential zoned lands since 2008;

Lands in excess of those required to comply with the core strategy have been rezoned to alternative uses. Residential sites have been identified based on their committed status and the location of the uncommitted lands in accordance with the principles of the sequential approach i.e. developing from the town centre out towards the edge.

**Table 9:** Kilcullen Housing Unit Projection

2006 Population	2,985
2011 Census population	3,473
2006–2020 residential unit target	629
Residential Unit completions since 2006	56
Valid Residential grants of permission	151
Unit capacity of uncommitted zoned land Kilcullen LAP 2008 LAP	826
New zoned land capacity	703

### 6.1.3 Housing Location and Density

Table 10 identifies the location, site size and unit potential for each of the sites designated for new residential expansion to largely meet the remaining unit target of 709 units over the plan period. The sites identified, for the most part, are located in the town centre and on the edge of the established urban area of the town. The sites in total provide c35ha of land for new residential development with the potential to deliver 703 units.

<sup>2</sup> The sequential approach as set out in the Department's 'Development Plan Guidelines' (2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and on public transport routes being given preference, encouraging infill opportunities, and that areas to be zoned shall be contiguous to existing zoned development lands.

**Table 10: Sites identified for Residential Development**

	Location	Zoning	Site Area (ha)	Units Permitted (p) or Estimate (based on 15–30 units/ha)
1	C Logstown road north	C	1.5	38
2	C Logstown road south	C	5.5	110
3	C Logstown	C	2.5	50
4	C Market Square road	C	4.8	110 (p)
5	C Main Street	C	1.3	33
6	A Newbridge road	A	6.6	80
7	A Naas road	A	0.82	41(p)
8	Naas road <sup>3</sup>	C	3	45
9	Naas road <sup>4</sup>	C	3.4	51
10	C Nicholastown	C	4.4	88
11	New Abbey Road	A	1.9	57
	<b>Total</b>		<b>35.42</b>	<b>703</b>

A total of 11 sites have been zoned for new residential development within the lifetime of this plan.

In addition to these lands, the existing residential/infill and town centre zonings provides opportunities

for a wide number of uses including residential development as appropriate. Generally higher densities will be considered in town centre locations with medium to lower densities being considered at outer suburban and greenfield sites.

**Table 11: Indicative Residential Densities**

Location for New Residential Development	General Density Parameters
Town Centre and Brownfield sites	Site specific Higher densities generally promoted e.g. 50 units per ha
At strategic locations including public transport nodes and town centre area.	50 units per ha
Inner Suburban/Infill	Site specific
Outer Suburban/Greenfield, Generally new residential zoning areas.	30–50 units per ha
Outer Edge of Urban-Rural transition	20–35 units per ha

Source: CDP 2011–2017

Source: DoEHLG Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas (2009).

3 Note: Given the gradient of site and location on edge of settlement, lower densities are applied. Proposed dwellings shall have regard to pattern of development in the immediate vicinity and gradient of site. In this regard dwellings shall be restricted to single storey dwellings only.

4 As per footnote 1 above.

**It is the policy of the Council:**

- HP 1:** To facilitate development in Kilcullen in line with its designation as a Moderate Sustainable Growth Town in the RPGs and the CDP and to ensure that development reflects the character of the existing and historic town in terms of structure, pattern, scale, design and materials with adequate provision of open space.
- HP 2:** To encourage appropriate densities for new housing development in different locations in the town while recognising the need to protect existing residential communities and the established character of the town and surrounding area.
- HP 3:** To refuse permission for residential development on zoned open green spaces and/or on lands which are designated as public space.
- HP 4:** To require applications for residential development (over 20 units), to demonstrate the provision of an appropriate mix of dwelling types having regard to the following:
- the nature of the existing housing stock and existing social mix in the area;
  - the desirability of providing for mixed communities;
  - provision of a range of house types and tenures;
  - the need to provide a choice of housing suitable to all age groups and persons at different stages of the life cycle and
  - the need to cater for special needs groups.
- HP 5:** To restrict apartment developments generally to town centre locations. Only in exceptional circumstances will apartments be considered outside the town centre. 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.

- HP 6:** To facilitate and co-operate in the provision of community services including, in particular, local services, schools, crèches and other education and childcare facilities in tandem and in the vicinity of all new and existing residential development
- HP 7:** To facilitate the provision of purpose built dwellings for those with special needs, including provision for the needs of the elderly, persons with physical disabilities and persons with learning disabilities and in conjunction with other voluntary bodies and the private sector.
- HP 8:** To require applications for residential developments over 25 units, to demonstrate how the proposed increase in population will be accommodated in terms of education provision.<sup>5</sup>

#### 6.1.4 Housing in the Agricultural zone

The primary aim for the agricultural zone in Kilcullen is to preserve the existing agricultural use of the areas zoned for this purpose and to prevent urban generated development which would interfere with the operation of farming / bloodstock or rural resource based enterprise.

The Sustainable Rural Housing – Guidelines for Planning Authorities (2005) set out principles regarding the siting and design of new dwellings in rural areas, the protection of water quality, the provision of a safe means of access and the conservation of sensitive areas. Within the agricultural zone in Kilcullen, housing will be confined to people with a genuine housing need and who can demonstrate that they comply with the relevant category of local need outlined in the County Development Plan 2011–2017 (or as maybe amended).

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<sup>5</sup> Guidelines from the Department of Environment, Heritage and Local Government and Department of Education indicate that 12% and 8.5% of a population at any time is assumed to be of primary and secondary going age respectively.

**It is policy of the Council:**

- HP 9:** To strictly manage the provision of one off housing in lands zoned as ‘*T: Agricultural*’. Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy as set out in the Kildare County Development Plan 2011–2017(or as amended). Documentary evidence of compliance with this policy must be submitted as part of the planning application, including a separate statement by the applicant on the need to reside in the area.
- HP 10:** To ensure that, notwithstanding compliance with policy HP 9, applicants comply with all other normal siting and design considerations.
- HP 11:** To protect the physical, environmental, natural and heritage resources of the agricultural zones.
- HP 12:** To facilitate working from home subject to relevant planning criteria and the protection of the residential amenity of neighbouring properties.

**It is an objective of the Council:**

- HPO 1:** To secure the implementation of the Kildare Local Authorities Housing Strategy 2011–2017 or any subsequent amendment to or review of the Strategy.
- HPO 2:** To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure to cater for the needs of the population and facilitate the creation of balanced integrated communities.

## 6.2 Economic Development

In order to maintain a vibrant and attractive town and a sustainable community, one of the key issues for any town is economic development. Employment opportunities are vital for a town to grow and prosper and in an increasingly competitive market and changing economic climate, it is important for towns to take advantage of any unique asset or specialist expertise.



Kilcullen is identified in the CDP as forming a supporting role to the Primary Economic Growth Cluster of Naas and Newbridge. These centres are to develop in a mutually dependent way so that the amenities and economies of the whole cluster are greater than the sum of the individual parts.

### 6.2.1 Existing Economic Profile of the Town

Ensuring the viability of existing employers and attracting new employment opportunities to Kilcullen is vital for the town to grow and fulfil its role as part of the Primary Economic Growth Cluster. The 2011 Census noted that approximately 70% of the population in Kilcullen worked outside the area. The dominant categories of employment of the daytime working population (resident and non-resident) of Kilcullen were professional services followed by commerce and trade.

Kilcullen has a mixed variety of employment types within its boundary. There are some significant employers in the town including Murphy Survey Solutions in the Kilcullen Business Campus in the south of the town, Kaymed in Kilcullen Industrial estate on the Naas road and the Mart and schools operating off the Newbridge road. The Mart operates



once a week and brings an influx of people into the town centre every Wednesday. The Link Business Park on the Naas Road is underutilised with approximately 15 units vacant in November 2013.

### 6.2.2 Strategy for Economic Development, Tourism and Employment

The focus on employment generation in Kilcullen is to build on the potential role of the town as a place to live, work, visit and enjoy. Key to the economic development of Kilcullen will be its ability to build on its strategic location off the M9 which is an opportunity to secure significant future investment within the town. Ensuring the viability of existing employers and attracting new employment opportunities to Kilcullen is vital for the town to grow and prosper. The River Liffey which flows through the town is also a feature of the town that should be exploited for its tourism and recreational potential.

The long term strategy for the town is centred on the following objectives:

- Promoting the use and development of employment lands to ensure the delivery of employment opportunities in appropriate locations with respect to strategic access and residential areas;
- Consolidating commercial and retail development in the existing town centre;
- Encouraging tourist linkages within the town and to encourage spin off developments;

- Creating opportunities for cultural, social and community development facilitating passive and active leisure activities that maximise the potential of the heritage and amenity features;
- Encourage the appropriate redevelopment of the mart site and adjoining lands through the provision of a mix of employment, residential and community uses, high quality public realm and open spaces and a built environment that complements the existing fabric of the town.

### 6.2.3 Factors influencing Employment Creation

A number of key land use factors can influence the future economic potential of an area. These include the availability of zoned land, availability of infrastructure and quality of life considerations

#### *Availability of Zoned Land*

This Plan identifies **24ha** of land for Town Centre and **24ha** of lands for Light Industrial/ Industrial and Warehousing purposes. The Council will ensure that sufficient land is zoned to allow for the provision of a suitable employment mix. While employment can be facilitated in theory on all zoned lands, there is a specific focus on lands zoned Town Centre and Industrial and Warehousing. No further land was zoned for employment purposes in this plan given the availability of undeveloped light industrial/industrial and warehousing lands in the town. A number of area's of land zoned Industrial and Warehousing have

been re-zoned given their location on the periphery of the town surrounded by agriculturally zoned land and the availability of more appropriately located lands at more established, accessible and sustainable locations in the town. Appropriately zoned employment lands are situated on the northern edge and southern edges of the town with convenient access to the town centre, residential areas and the M9.

### Infrastructure

Adequate infrastructure is essential to facilitate future economic activity in the town. This includes water services, effective road and public transport networks, energy, telecommunications, waste management, education, sports and other community facilities. Kilcullen is served by the Osberstown Wastewater Treatment Plant in Naas. This facility is nearing capacity and will be upgraded as part of the Upper Liffey Valley Regional Sewerage Scheme. It is envisaged that the upgrade up to 130,000 population equivalent (PE) will be completed in the second half of 2016 subject to appropriate approvals and funding in place.

### Quality of life

Quality of life considerations are key components in encouraging future economic development. Making a town attractive to both firms and their employees is a key factor in a successful economic development strategy. Specific actions to improve quality of life include:

- Providing high quality residential developments with supporting social and community facilities;
- Ensuring a vibrant town centre with a high quality public realm;
- Creating an attractive urban environment to encourage the labour force to reside in the town;
- Ensuring the appearance of development complements existing environments and is of the highest quality;
- Increasing and improving the range of recreational, amenity and cultural facilities.

### It is the policy of the Council:

- ED 1:** To promote enterprise creation opportunities and initiatives, in line with the designation of Kilcullen as having a supporting role to the Primary Economic Growth Town/ Cluster of Naas and Newbridge.
- ED 2:** To promote and facilitate synergy between heritage, retail and tourism developments that enhances the economic profile of Kilcullen town.
- ED 3:** To engage with existing employers and potential new employers in creating and fostering enterprise and research and development in the town.
- ED 4:** To facilitate the sustainable development of commercial, office, incubator units, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with relevant development agencies.
- ED 5:** To promote the Link Business Park (H lands) on the Naas road and the Kilcullen Business Campus (H) south of the town centre as appropriate locations to develop employment uses appropriate to its land use zoning.

### It is an objective of the Council:

- EDO 1:** To ensure that sufficient and suitable land is zoned for employment generating uses in Kilcullen. Such land will normally be protected from inappropriate development that would prejudice its long term development for these uses.

### 6.2.6 Tourism Development

Tourism has an important role to play in the economic development of Kilcullen. The town is located in a picturesque setting on the River Liffey where the bridge serves as a focal point in the town. The bridge was originally constructed in the 14<sup>th</sup> century and has been renovated significantly since then. The town is accessible from the M9 corridor and is within an hours drive from Dublin. It is served by a national bus

network. Dun Ailinne located south of the town boundary is one of Ireland's four key pre-Christian settlement sites. This ceremonial hill fort located on the hill of Cnoc Ailinne has been selected as one of the Royal Sites of Ireland. The town hall/ heritage centre in the town exhibits historical displays of Dun Ailinne and other attractions in the local area. The town has a very active heritage group and tidy town's group.

The River Liffey is a natural resource with significant natural beauty which can be maximised for water sports and fishing. The Liffey at Kilcullen is known for trout angling and the North Kildare Trout and Salmon Anglers Association (TSAA) manages fishing rights from Harristown through to the town centre. The Canoe Club is very active in the town and opened a new club house adjacent to the River Liffey in the Market Square in 2008. In addition to these attractions, Kilcullen is known for having a number of popular bars, restaurants and cafes. The Camphill Community Farm, café and shop is a notable attraction in the town and is located beside the bridge in the centre of the town.

An opportunity exists for Kilcullen to capitalise further on its tourism strengths and to seek to draw additional visitor numbers to the town and surrounding areas. Any expansion and future provision of tourism within Kilcullen should complement the overall character of the area.

**It is the policy of the Council:**

- T 1:** To improve the visitor experience to the town and to cooperate with all stakeholders and appropriate agencies in promoting tourism and securing tourist based enterprises and facilities in the town.
- T 2:** To capitalise on potential tourist income by seeking to:
  - Promote existing accommodation and new accommodation choices in the town.
  - Improve the promotion and marketing of Kilcullen as a tourism destination (in particular attractions such as Dun Ailinne/ Camphill Farm/ River Liffey).

**T 3:** To encourage and facilitate the development of strong linkages between tourism and community facilities within the town.

**T 4:** To support the provision of appropriate signage along existing heritage and tourism walking routes in Kilcullen.

**It is an objective of the Council:**

**TMO 1:** To facilitate and guide where appropriate the development of additional attractions and facilities within the town in order to increase tourism generated expenditure.

**TMO 2:** To co-operate with tourism and amenity groups in the town to improve the environment of the town.

### 6.3 Retail

Retail provision is a key element of economic self sufficiency and has an important role to play in the future development of the social and economic life of a town. It is recognised that the town centre needs to expand its retail offer and existing retail outlets need to increase their profile in order to retain retail spend in the town.

#### 6.3.1 Retail Profile of Kilcullen

The Draft County Retail Strategy published in 2010, highlights Kilcullen's retail floorspace as limited. It is widely distributed around the town centre and as such the town does not have a defined Core Retail Area. Kilcullen is the twelfth largest settlement in the county with its population increasing from 2,985 in 2006 to 3,473 in 2011 and accounting for 1.7% of the county's population in 2011. The size of the town is mirrored in its position in the retail hierarchy for the county. Kilcullen's total floor space in 2009 was 1803m<sup>2</sup> net, comprising 1104m<sup>2</sup> convenience floorspace and 699m<sup>2</sup> comparison. These figures exclude vacant floorspace. This is a 53% increase in total floorspace since the 2001 Greater Dublin Area (GDA) Retail Strategy.

The 2001 GDA survey stated that Kilcullen had no vacant retail floorspace. However this has significantly changed in the interim with much of the retail units built in recent years being vacant. The 2009 health check carried out in the Draft County Kildare Retail Strategy noted nine units vacant in the town centre. A survey of land uses and vacancy levels in the town centre was carried out as part of this plan review. This identified a vacancy level of 15 units within the town centre in 2013.

While the town centre is identified as having a limited retail and services offer, it is a busy and diverse small town with a mix of services including business services, restaurants, cafes, bars, community facilities and a livestock mart. The retail offer was improved with the construction of the Market Square development which is a mixed use development comprising apartments, restaurants, offices and retail units on the ground floor. The main shops in the town are Eurospar and Nolans butchers in the south of the town and Centra in the northern area of the town.

### 6.3.2 Strategy for developing the Town's Retail Profile.

The strategy for developing the town's retail profile is centred on encouraging and facilitating mixed use town centre development through the development and regeneration of sites on the Main Street and on town centre lands. The high levels of vacancy on the Main Street should be addressed by promoting the occupation of existing vacant commercial and residential units in the town centre. This Plan identifies a development opportunity site on the Newbridge Road. It is envisaged that this will provide for a mix of uses including retailing, commercial and residential with links provided back onto the Main Street/established town centre area.

#### It is the policy of the Council:

**R 1:** To encourage the development of the retail and service role of Kilcullen as a self sustaining centre in accordance with the policies contained in the County Development Plan, the Retail Planning Guidelines 2012,

Draft County Retail Strategy 2010 and any future Retail Planning Guidelines or strategy that may be issued during the life of this plan.

- R 2:** To encourage and facilitate the development of a combined and unique heritage, retailing and tourism experience within the town and to encourage strong linkages between these attractions.
- R 3:** To work with and encourage landowners, retailers, and development interests to realise the potential of vacant sites/lands in Kilcullen.
- R 4:** To facilitate the needs of existing and growing residential areas through a network of small local and neighbourhood centres. All local and neighbourhood centres shall complement rather than detract or displace retail or other activities from the town centre. Large-scale convenience format centres will not be permitted in neighbourhood residential areas.

#### It is an objective of the Council

- RO 1:** To reinforce the town centre as the priority location for new retail development, with quality of design and integration/linkage within the existing urban form/layout being fundamental prerequisites.





**RO 2:** To encourage and facilitate the re-use and regeneration of town centre derelict / brown field land and buildings for retail and other town centre uses, having regard to the Sequential Approach outlined in the Retail Planning Guidelines.

## 6.4 Town Centre

Kilcullen owes its origin to being the first location to have a bridge built over the River Liffey in the 14<sup>th</sup> century. First built in 1310, the six arch bridge over the Liffey was last reconstructed c.1850 and renovated and widened in the early 1970's, the upstream face is modern while if viewing from the downstream the historic form is visible. The town comprises one Main Street with a few connecting roads. The Main Street slopes from Old Kilcullen and the Athy Road down to the River Liffey and rises back up again more steeply to Hillcrest in the north of the town. While Kilcullen town centre is a charming area, regeneration and conservation of the town centre area are important objectives over the period of the plan.

In order to maintain the character of the town centre, development and growth will be managed and coordinated with the emerging role of the town. In this regard, best practice principles as contained in the County Development Plan 2011–2017 (or as may be amended) together with the detailed design considerations as outlined in this section will inform the future development of the town.

### 6.4.1 Townscape Analysis

The following sections consider the town centre in terms of:

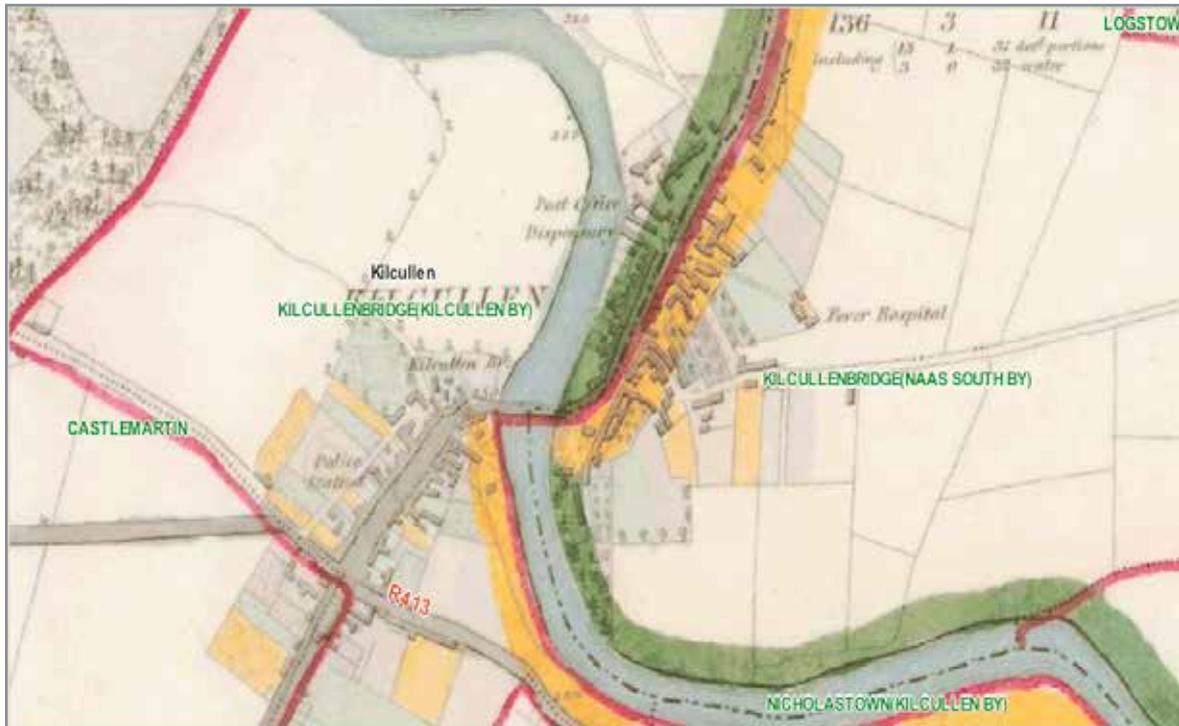
- Legibility, function and image
- Built form and visual appropriateness
- Public open space
- Transport links and movement
- Land use and activity

These criteria provide the background to inform the urban design guidance for the future development of the town centre.

### 6.4.2 Legibility, Function and Image

Kilcullen is a compact town defined by one long main street running from Hillcrest in the north of the town centre to the junction of the R413 Athgarvan/ Brannockstown road and R448 Athy road in the south. The town centre has extended marginally west of this to include lands on the Newbridge road and lands east of the Main Street but generally still retains its historical layout dating back to the early 19<sup>th</sup> century.

Figure 6: 1837 Ordnance Survey Ireland



The town centre itself is an attractive and vibrant place with a well maintained urban fabric and a mix of uses. Historically the Main Street south of the bridge was the main shopping area in the town and this still remains the same. However, there is a lack of active frontages along stretches of Main Street with some rundown and vacant premises. It is important that these buildings / sites, which form a key element of the town's streetscape and character, are restored and reinvigorated with appropriate uses that secure their long term integrity and beneficial use. Underutilised sites and buildings are detrimental to the overall image of the town. They also represent an unrealised opportunity for urban renewal and investment that would assist in creating a critical mass of population and services within the town centre in order to secure its long term vitality and viability.

The image of the town core is crucial to its vitality and therefore plays an important part towards the success of the town centre. The Main Street south of the bridge presents a positive image with a diverse range

of retail units. However the area north of the town provides a poor quality public realm which detracts from the image of the town. This area of the town has the potential to strengthen the image of the town and increase footfall in this area of the Main Street.

#### 6.4.3 Built Form and Visual Appropriateness

Urban grain can be defined as the pattern and form of buildings, plots and blocks within urban areas<sup>6</sup>. A fine grain is prevalent in the historic centre of Kilcullen. Plots within the town centre particularly along Main Street are deep plots with narrow frontages onto the street.

Kilcullen is fortunate in that most of the developments that have occurred on Main Street have not altered the traditional building plots and blocks.

<sup>6</sup> In cases where there is a dense pattern with multiple plots/buildings fronting a street, the urban grain is defined as fine. The term loose grain is applied where the building plot is larger and the built form smaller.

#### 6.4.4 Public Open Space

Kilcullen has a reasonable provision of public open space for passive and active recreational purposes including the Valley Riverside Walk east of Kilcullen bridge, Camphill Community Farm west of Kilcullen bridge and the lands surrounding the Kilcullen community centre west of the town centre which provides for a variety of sports and activities. The Community Centre also provides for a children's playground. There is however, a lack of connectivity between the public open spaces and residential areas. Connectivity between these open spaces should be improved to enable greater permeability throughout the town.

#### 6.4.5 Transport Links and Movement

Traffic congestion had been an issue in the town until the bypass (M9) was opened in 2009. The M9 relieved congestion slightly. However, traffic levels in the town continue to rise. The morning and afternoon peaks are largely due to the transport of children to and from school. Census results indicate that few children/students are walking to school. The design brief for the lands on the Newbridge Road presents an opportunity to improve permeability within the town centre and create a linkage from the Newbridge Road to the Main Street. This would facilitate improved connectivity from the residential areas in the north of the town to the schools and community facilities on the Newbridge Road.

#### 6.4.6 Land use and activity

The predominant uses in the town centre include retailing, financial and professional services, cafes and public houses. There are also a number of residences in the town centre, many of which are part of the traditional streetscape. It is important that the town centre remains an attractive place to live in order to maintain beneficial uses throughout the day and night. An increase in retail provision within the town centre in particular Main Street is necessary to ensure the vitality and viability of the town centre and reinforce the importance of Main Street as a retail destination. Figure 7 identifies uses along Main

Street. Stretches of the street are dominated by bookmakers, cafes and offices, many of these have restricted opening hours which impacts on the vitality of the area.

#### 6.4.7 Strategy for the Town Centre

The vision for Kilcullen town centre is to create a vibrant and bustling town with a diverse mix of activities. This can be achieved by developing vacant and underutilised sites in the town centre and enhancing the physical environment and streetscape of the existing town core. The overall aim of the strategy will be to achieve a flexible and realistic framework for growth while facilitating appropriate development, regeneration and physical improvement of the town. The regeneration of Kilcullen town centre is a complex process of adaptation of existing urban areas and preservation of areas of historical significance, with expansion areas for longer term development.

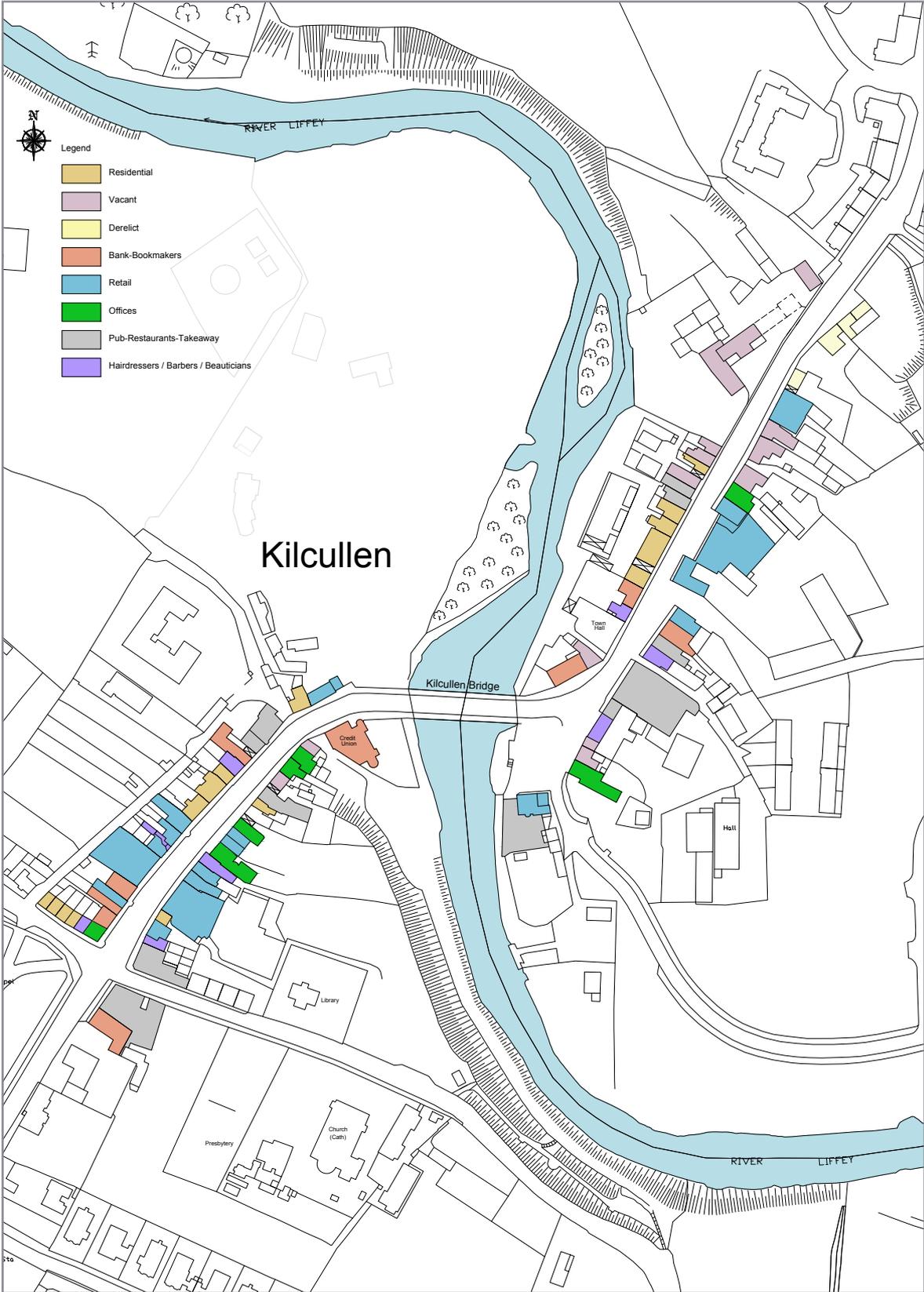
The strategy for the town centre area is to:

- Promote the regeneration and appropriate re use of vacant/underutilised/ derelict structures and sites.
- Provide guidance to manage change in the town that balances adaptation, preservation and expansion.
- Encourage the use of upper floors within the town centre for both residential and commercial purposes.

#### It is the policy of the Council:

- TC 1:** To reinforce the Main Street as a vibrant town centre with a diverse mix of uses and to consolidate the town centre areas which surround Main Street.
- TC 2:** To provide for sustainable urban expansion areas by prioritising the development of derelict/brownfield and key infill/gap sites.
- TC 3:** To promote and encourage high quality urban design and to improve the image of the town by enhancing the physical environment and streetscape.

Figure 7: Main Street Ground Floor Uses October 2013



- TC 4:** To relieve traffic congestion within the town centre by improving permeability.
- TC 5:** To strengthen and formalise existing routes within the town as well as creating new linkages along which development can take place.
- TC 6:** To encourage and facilitate the re- use and regeneration of derelict land and buildings within and around the town centre and in particular vacant floorspace on the Main Street

**It is an objective of the Council:**

- TCO 1:** To encourage and facilitate the re-use and regeneration of derelict/brownfield land and buildings for retail and other town centre uses, having regard to the sequential approach outlined in the Retail Planning Guidelines.
- TCO 2:** To facilitate the development of appropriately scaled retail and mixed use development in the mart and adjoining lands on the Newbridge Road identified in the Urban Design Brief (Section 6.5.4)
- TCO 3:** To safeguard the important architectural and streetscape heritage of the Town Centre area.

## 6.5 Urban Design Guidance

This section sets out the general approach to guide growth and manage change in the town centre to strengthen the Main Street in order to create a lively urban core with a diversity of uses.

In addition the urban design guidance seeks to set out guiding principles for the development of two key areas, the Mart Area and adjoining lands and areas adjoining the Market Square. This is required in order to provide a sustainable urban expansion area increasing permeability and linkage with the town core.

### 6.5.1 Strengthen Main Street

A diversity of shops and businesses are required to ensure the vitality of the town centre. The greater the mix of shops and services the greater the attraction of the town centre.

In order to ensure the vitality and viability of the town centre it is envisaged that any additional new retail units along the Main Street of the town centre be of a fine grain with active frontages<sup>7</sup>. Apart from restaurants and bars, non-retail activities should be located on upper floors so that retail frontage is maintained at street level. Where retail activities operate only during office hours (i.e 9am-5pm Monday to Friday) such as banks, their presence on the streetscape should be limited with 3 no. active frontage units where feasible, as described above either side.

### 6.5.2 Shopfronts

Main Street has some noteworthy examples of shopfronts. However the main street has experienced some deterioration and neglect resulting in vacancy rates with poor shop fronts.

Shopfronts can have a significant impact on the image of the town and the quality of the public domain. It is proposed to:

- Promote and encourage high quality shopfront design
- Encourage the retention, sensitive repair and re-use of traditional shopfronts
- Reduce visual clutter by removing and preventing the introduction of poor quality signage

Reference should be made to the Kildare Shopfront Guidelines published in 2013.

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<sup>7</sup> For the purpose of the Plan active frontage units are defined as having opening hours that include the weekend to encourage activity outside business hours.

**Figure 8:** Georgian Shopfront on Main Street



*The above image is an example of a traditional shopfront on the Main Street which has been sensitively restored.*

**Figure 9:** Macari Takeaway on Main Street



*The above image illustrates a poor quality shopfront through the use of inappropriate materials and colours.*

**It is the policy of the Council:**

**TCS 1:** To strengthen the Main Street by encouraging a diversity of shops and businesses to improve the vitality of the town centre.

**TCS 2:** To improve the quality of the town's streetscape by:

- Promoting and encouraging high quality shopfront design.
- Encouraging the retention, sensitive repair and re-use of traditional shopfronts.
- Reducing visual clutter by removing and preventing the introduction of poor quality signage.

**TCS 3:** To encourage residential uses in the town centre through such initiatives as 'Living over the Shop'.

**TC 4:** To limit the presence of non active retail frontages on the Main Street.

#### 6.5.4 Urban Design Briefs

Indicative design briefs have been prepared for the Mart Site and adjoining lands on the Newbridge Road and lands north of the River Liffey adjacent Riverside Manor. These are indicative and illustrate how the areas could be developed. The design guidance sets out broad design parameters for the development of the sites including movement, the location and type of development blocks, building frontage and civic spaces. These plans should be used to inform the more detailed layout and design proposals within each site.

While all drawings indicate that the proposals are indicative only, they are nonetheless important in setting a broad framework for future development. A detailed design statement, explaining how any

**Figure 10:** Aerial Photo of Mart and Adjoining Lands



proposed development addresses the relevant design brief and all relevant development management standards (as set out in Chapter 19 of the Kildare County Development Plan 2011–2017, or any subsequent plan), shall be submitted as part of any planning application on these sites.

#### 6.5.4.1 Expansion Area – The Mart and adjoining lands

The Mart character area is located along the Newbridge Road and currently comprises the Kilcullen Cattle Mart and greenfield lands. This area may well be developed beyond the period of this plan. This urban block is circa 6.6ha in area. The character area contains the Mart building, Eurospar supermarket and car park to the east of the site area, a car repairs unit to the rear of the site and agricultural land to the west of the Mart building.

#### *Vision*

Given the location of the site in the town centre and on an approach road to the town, it is critical that future development facilitates the expansion of the town centre within a high quality built environment. The landholding comprises a number of different landowners so it is recognised that all lands may not be developed together. The design brief therefore provides an overall strategy within which existing uses are recognised and allowing individual landowners to set out proposals for future development within a clearly defined context.

The lands are bounded to the east by the proposed boulevard, to the west by the rear of the buildings which front Main Street and to the north by a proposed new street (forming an interface between Main Street and the proposed boulevard). It is envisaged that the lands can accommodate a mix of uses including commercial employment uses, community as well as residential uses, which may include an element of live/work units. Uses permitted in this area include:

- Commercial/Retail
- Offices and small business units
- Residential/Live/work units
- Community Facilities

#### *Built Form*

Development should be provided in the form of clearly defined blocks with semi-private enclosed courtyard type open spaces, car parking, rear access and communal spaces. Where car parking is required it should be placed to the rear of buildings or in private courtyards provided throughout the character area.

The streets in this character area will be fronted by buildings generally 2–3 storeys in height. A mix of housing and offices will overlook the adjacent streets and landscaped courtyards. Dwellings within this character area shall contain an appropriate mix of typologies, unit sizes and tenancies, in accordance with national guidance and Chapter 19 Development Management Standards Kildare County Development Plan 2011–2017 (or as amended).

Flexible frontages will be incorporated into buildings at ground floor level to allow conversion from residential, retail, office, workspace or community uses to meet future needs and respond to market opportunities.

#### *Connectivity and Movement*

Increasing permeability through to this area is critical to town centre expansion. A boulevard street with vehicular and shared surfaces shall connect the Newbridge Road to the Main Street. Pedestrian links will increase permeability and enhance the open space network. A number of neighbourhood streets will also facilitate pedestrian movement throughout the character area.

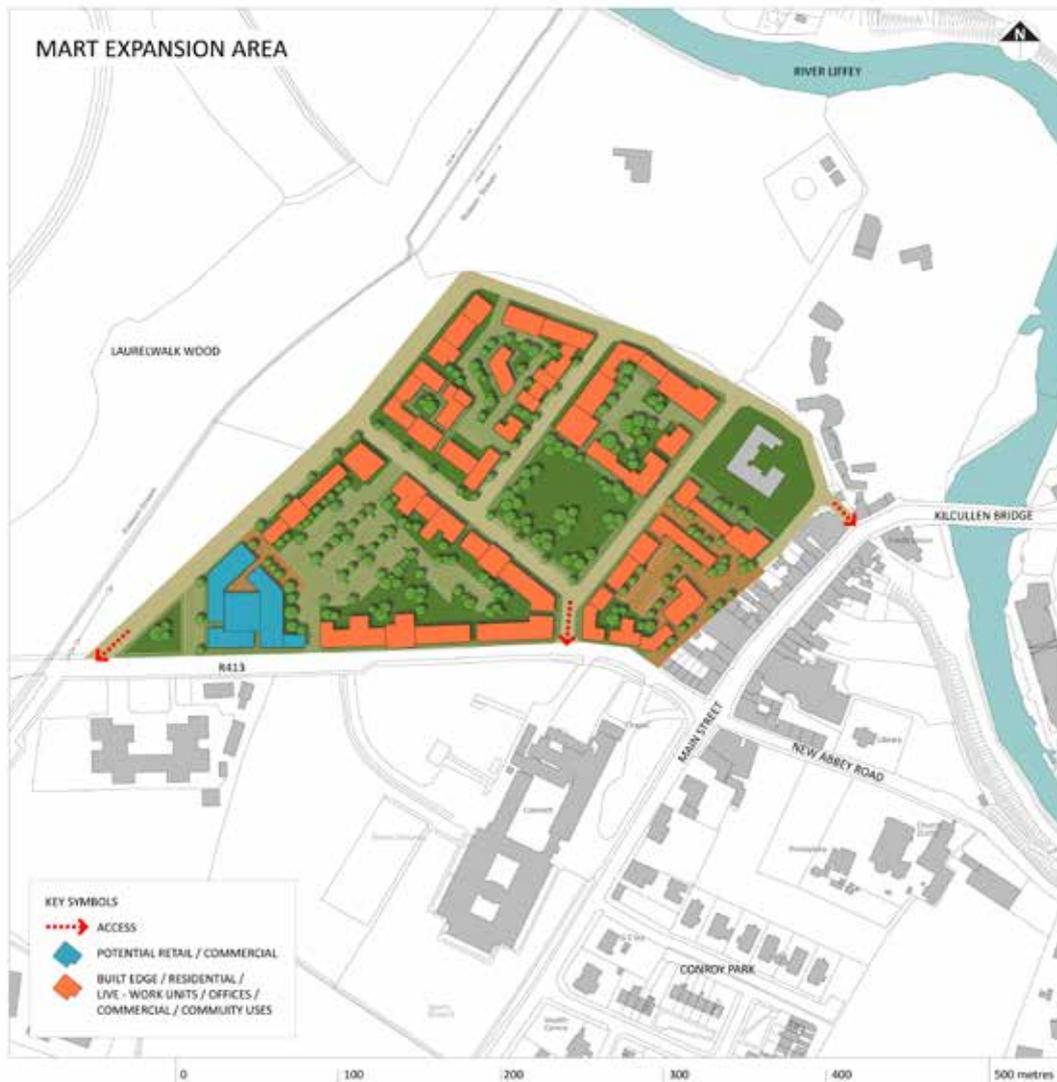
Figure 11: View of Mart Site to the South



Figure 12: Mart Offices



Figure 13: Mart Character Area – Indicative Layout



### The Mart

Area	6.6ha
Dwellings per ha/acre	c.30 units per hectare
Residential development	40%
Commercial development	50%
Community development	10%
Courtyard Building Height	2–3 Storeys
Perimeter Building Height	2 -3 Storeys
Landmark Building Height	3 Storeys
Plot Ratio	Maximum 1.5
Site Coverage	Maximum 66%

## The Mart Character Area: Key Issues

- Residential and commercial buildings will typify the built form comprising of buildings 2 – 3 storeys in height following a perimeter block/courtyard form.
- Quality public realm is achieved using a high standard of quality finishes and treatments.
- All public spaces are to be linked by a clear fully permeable pedestrian and cyclist network.
- Design and layout of the character area will incorporate principles of passive surveillance to encourage a community atmosphere and to discourage anti-social behaviour, by overlooked open space/cycleway/ pedestrian routes.
- Private and public areas will be clearly delineated. Private areas are to be protected from direct overlooking and public areas will be easily accessible and overlooked.
- Buildings will be positioned to provide transparency and glimpses of the public and semi-public spaces defined by them.
- Development on boundary edges shall be similar in scale and nature to existing development and provide for the protection of existing residential amenities minimising overlooking and visual intrusion.
- Development to the rear or adjacent to existing built form will have regard to the relevant standards outlined in the County Development Plan.

**Figure 14:** Aerial Photo of Neighbourhood Edge Lands



#### 6.5.4.2 Neighbourhood Edge – Lands east of the Main Street

This character area is located to the east of the main street and comprises an area of 2.5ha. The character area comprises lands zoned A: Town Centre and C: New Residential in this Plan. The area comprises two separate blocks, Block A consists of a mix of uses and is zoned Town centre while Block B is greenfield in nature with no development on site and is zoned new residential.

The lands rises from south to north and are accessed from the Main Street and the road leading from the Market Square. The character area lands are bounded to the north by the Naas road, to the south by the access road serving the adjacent housing estate of Riverside Manor, to the east by Riverside Manor housing development which consists of large detached

and semi-detached housing and to the west by the Main Street and developed town centre lands.

#### *Vision*

The vision for this area is to expand the residential area in the eastern quarter of the town and to open up backland areas to facilitate improved permeability and connectivity to the Main Street. The character area including both Block A and Block B comprises a number of different landowners so it is recognised that all lands may not be developed together. The design brief therefore outlines an overall strategy within which existing uses are recognised and allows individual landowners to set out proposals within a clearly defined context. These lands will comprise residential and mixed use development.

### *Built Form*

#### **Block A**

Development in the town centre area shall be perimeter block/court yard in form with a quality public realm. The development blocks within this area shall comprise active frontages at ground floor with residential units on upper levels providing mixed use developments/schemes including community uses. Pocket parks shall be incorporated into the layout to provide amenity for residents. Development to the rear of or adjacent to the existing built form shall have regard to the amenity of these buildings.

#### **Block B**

Development in the residential area should be of the perimeter block structure and should comprise of semi-detached and detached housing with an element of town houses facing the Market Square apartment development. The area of the site fronting the linear park along the River Liffey will have the capacity to absorb larger house types. Development proposals shall contain a mix of unit types with direct vehicular access to dwellings.

All development in this character area, both Blocks A and B, shall be between 2 and 2.5 storeys in height in order to contribute to the less intense character of the area. Small pocket parks or more local areas of public open space should be creatively incorporated into the housing layout and should be overlooked in order to promote natural surveillance. The landscape design of these spaces should respond to the various needs of the community by providing for active and supervised play in overlooked areas whilst ensuring relaxation and recreational spaces in quieter areas.

### *Connectivity and Movement*

In order to facilitate the development of Block B, the predominantly residential element, an additional link from the Main Street will be required for this brief to be achievable. A boulevard street with vehicular and shared surfaces shall connect the Main Street to Block B. Access and permeability through both blocks A and B should be via neighbourhood streets. A number of neighbourhood streets shall facilitate pedestrian movement throughout the entire character area.

**Figure 15:** View to the North of the Neighbourhood Character Area



Figure 16: Neighbourhood Edge Character Area – Indicative Layout



### Block A

Area	1.2 ha
Dwellings per ha/acre	25 – 30 units per hectare
Plot Ratio	Maximum 1.0
Site Coverage	Maximum 66%
Mixed use development	100%
Perimeter building Height	2–2.5 storeys

### Block B

Area	1.3 ha
Dwellings per ha/acre	25 – 30 units per hectare
Plot Ratio	Maximum 1.0
Site Coverage	Maximum 50%
Residential development	100%
Perimeter building Height	2 storeys

## Neighbourhood Edge Character Area: Key Issues

### Block A

- Residential and commercial buildings will typify the built form in the town centre area comprising of buildings 2–2.5 storeys in height following a perimeter block/courtyard form.
- Design and layout of character area will incorporate principles of passive surveillance to encourage a community atmosphere and to discourage anti-social behaviour, by overlooked open space/cycleway/pedestrian routes.
- Quality public realm is achieved using a high standard of quality finishes and treatments.
- Private and public areas are clearly delineated. Private areas are protected from undue overlooking and public areas are easily accessible and overlooked.
- Private and public areas will be clearly delineated. Private areas are to be protected from direct overlooking and public areas will be easily accessible and overlooked.

### Block B

- Low intensity of development appropriate to the edge of town location and the residential zoning of the lands
- The residential area will comprise terraced, semi-detached and detached housing, 2–2.5 storeys in height using a perimeter block form layout.
- Larger type dwellings can be accommodated in the vicinity of the Riverside park.
- Quality public realm is achieved using a high standard of quality finishes and treatments.
- Private and public areas are clearly delineated. Private areas are protected from undue overlooking and public areas will be easily accessible and overlooked.

The above briefs should be read in conjunction with Chapter 19 of the Kildare County Development 2011–2017 (or as maybe amended).

## 6.6 Movement and Transport

The improvement of transportation infrastructure in Kilcullen will be a key element for the sustainable development of the town. Traffic Congestion is still an issue in the town but primarily at peak times in the morning and afternoon. Street improvements in the town centre are also necessary and comprise objectives of this plan.

### It is the policy of the Council:

**MT 1:** To ensure that the delivery of movement and transport schemes in Kilcullen during the plan period is consistent with the 5 year Transport Investment Framework Programme prepared jointly by Kildare County Council and the National Transport Agency.

**MT 2:** That all development proposals would promote walking and cycling modes in Kilcullen by ensuring consistency with the relevant measures contained in Chapter 9 of the Draft Transportation Strategy for the Greater Dublin Area 2011–2030 (or as amended) during the period of this plan.

**MT 3:** To monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.

**MT 4:** To extend/upgrade public lighting throughout the town as the need arises.

**MT 5:** To ensure that the planning and implementation of all road and street works in Kilcullen accord with the principles set out in the *Design Manual for Urban Roads and Streets* (2013).

**MT 6:** To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Kilcullen area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with “Buildings for Everyone” 2002 published by the National Disability Authority,(or as maybe amended).

**MT 7:** To ensure that the design and layout of new developments enables, facilitates and encourages the use of sustainable travel modes.

**MT 8:** To ensure that the strategic function of the M9 and the associated junction no. 12 is safeguarded through adherence to the provisions of section 6.4.2 of the Kildare County Development Plan (or as maybe amended) and to the provisions of the policy outlined in the DoECLG document ‘Spatial Planning and National Roads-Guidelines for Planning Authorities’.

**It is an objective of the Council:**

**MTO 1:** To prepare a Traffic Management Plan for the town within the lifetime of the plan.

**MTO 2:** To investigate the role and use of a lower speed limit within the town centre area to improve safety for pedestrians, cyclists and vulnerable road users.

**MTO 3:** To implement a scheme consisting of appropriate traffic calming features on the R448 Naas Road in order to reduce vehicular speeds on the approach to the town.

**MTO 4:** To implement footpath and traffic calming measures in Moanbane housing estate, where practicable.

### 6.6.1 Pedestrian & Cycle Networks

Walking and cycling are environmentally friendly, fuel efficient and healthy modes of transportation that are highly accessible and sustainable alternatives to vehicular based transport. The Council will seek the provision of pedestrian access and linkages where opportunities arise as part of new developments. The Council will also seek the provision of cycle friendly linkages as part of new developments and will promote the expansion of cycle facilities throughout Kilcullen particularly to and from areas of amenity, employment locations, schools and residential development.

**It is the policy of the Council:**

**PC 1:** To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the provision of cycle facilities, linking population, commercial, community facilities and transport nodes.

**PC 2:** To retain and improve existing pedestrian links and connectivity between the different areas of the town.





**It is an objective of the Council:**

**PCO 1:** To provide a high quality footpath network by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as required.

**PCO 2:** To provide appropriate public lighting and facilities for people with disabilities throughout the footpath network.

**PCO 3:** To provide footpaths and public lighting at the following locations:

- a) On the R448 Naas Road from the town centre to the Link Business Park.
- b) Between Main Street and the pedestrian access point to Valley Community park.
- c) On the L6081 Sunnyhill Road.

**PCO 4:** To develop a network of safe, high quality cycle routes throughout the town by carrying out a cycle network study, having regard to the NTA Greater Dublin Area Cycle Network, to determine appropriate cycle routes.

**PCO 5:** To seek the provision of suitable cycle infrastructure on appropriate routes, designed in accordance with the NTA National Cycle Manual.

**6.6.2 Public Transport**

Kilcullen is reasonably well served by public transport. Bus Eireann operates a regular service from Dublin to Athy which stops at Kilcullen. A private operator JJ. Kavanagh operates a regular service from Dublin to Kilcullen daily. Enhancement of public transport services should be carried out in tandem with the increase in population and the development of the town.

**It is the policy of the Council:**

**PT 1:** To liaise with all public transport agencies and service providers to improve and develop public transport services in the area.

**PT 2:** To assist in the improvement of public transport facilities throughout the town including bus shelters and timetable information.

**6.6.3 Street and Roads Infrastructure**

Street and road infrastructure objectives of the Council are outlined below. It is envisaged that some of the objectives will be implemented within the lifetime of the plan, subject to the availability of finance. However some more strategic objectives will most likely occur outside the life of the Plan.

It is the policy of the Council:

- SR 1:** To maintain and improve as required the local road network to ensure a high standard of road quality and safety.
- SR 2:** To require all utility providers that carry out works on footpaths to reinstate the entire footpath width to the satisfaction of the Council.

**It is an objective of the Council:**

**SRO 1:** To examine the likely future need for a relief road to the east of the town from the R448 Naas Road to the R448 Athy Road, as shown indicatively on map no.1 and should a need be identified:

- i) to examine route options for such a road and to investigate the feasibility of providing same having regard to environmental, archaeological and conservation considerations, and the feasibility of constructing a crossing of the River Liffey.
- ii) to preserve the preferred route option free from development
- iii) to seek the construction of this road, including a new crossing of the River Liffey and a new junction with the L6074 Logstown Road.

**SRO 2:** To seek the construction of the following new streets, as identified on Map no.1 and to preserve the routes of these streets free from development:

- a) From the R448 at (Kilcullen Business Campus) (i) to the R448 at the Liffey Bridge (Camphill) (iii), including a new junction with the R413 at the community centre entrance (ii).
- b) From the R448 on the Main Street (iv) to the existing access street in Riverside Manor (v).

**SRO 3:** To carry out improvement works on those roads and streets identified for road and street upgrades on Map no.1 in accordance with the principles and standards of the *Design Manual for Urban Roads and Streets 2013*.

**SRO 4:** To realign, widen and/or improve the road network as necessary at the following locations:

- a) The R413 Newbridge Road opposite the Castlemartin Stud Farm.
- b) The bend on the L6074 Logstown Road.
- c) Sections of the Newabbey Road R413.
- d) Sections of the Sunnyhill Road L6081.

**It is an objective of the Council:**

**SRO 5:** To implement safety and/or capacity improvements as necessary at the following junctions:

- a) The R448 and R413 junction.
- b) The R448 and Riverside Manor junction.



#### 6.6.4 Parking

Public parking is provided along the Main Street and at Market Square. The provision of public parking will be carried out at appropriate locations if required.

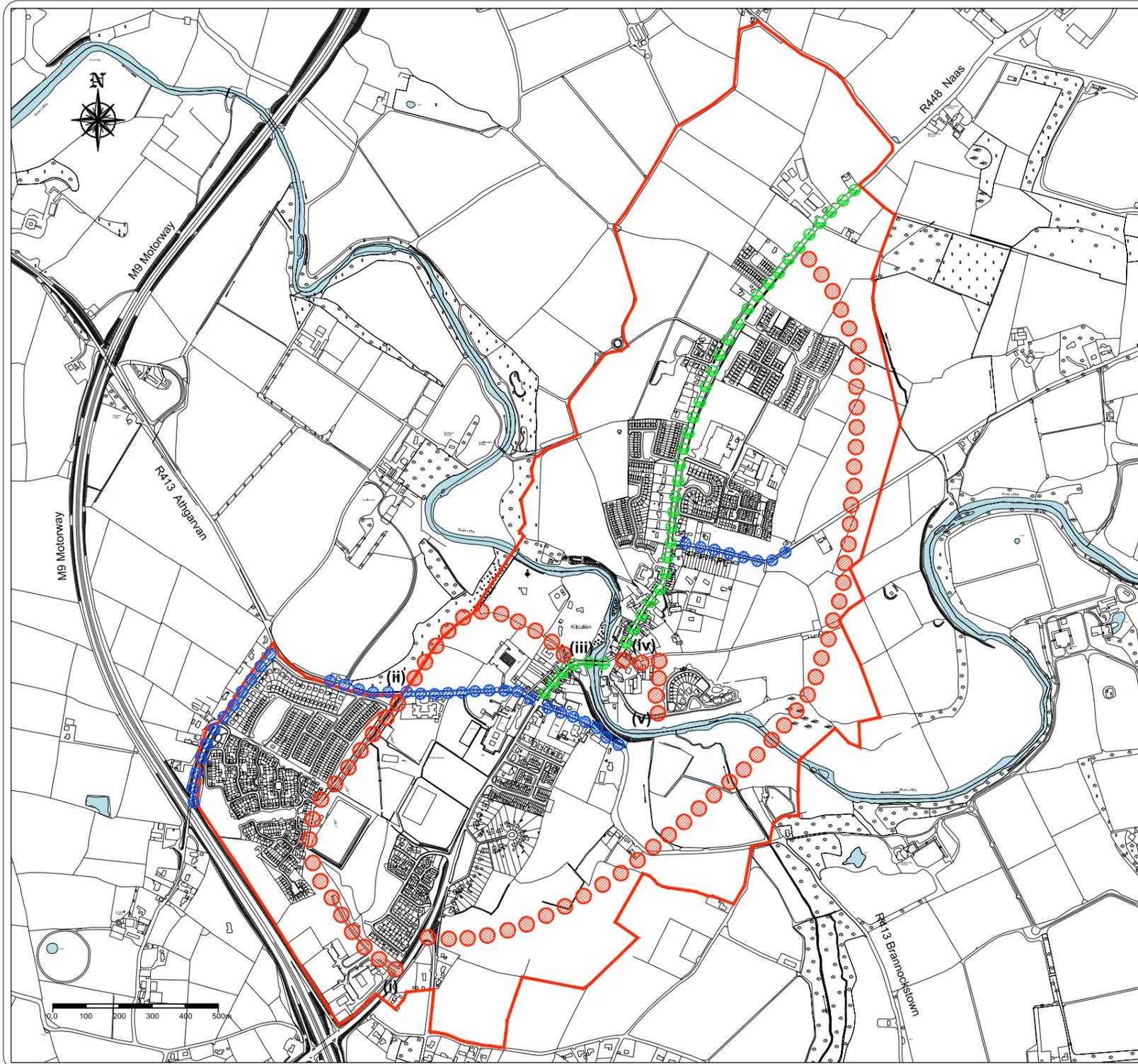
##### **It is a policy of the Council:**

- PK 1:** To ensure that all new development contains an adequate level of parking provision in accordance with the policies outlined in the CDP and to the standards set out in Chapter 19 of the CDP (or as maybe amended).
- PK 2:** To ensure that all public and private car parking facilities are constructed with a permanent durable surface and landscaped to a high standard.
- PK 3:** To ensure that adequate and secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments

##### **It is an objective of the Council:**

- PKO 1:** To provide accessible car parking spaces, designed in accordance with best practice, at appropriate locations throughout the town, as necessary.
- PKO 2:** To promote and secure the provision of secure cycle parking facilities within the town at all public facilities.

Map 1: Movement Objectives Map Kilcullen



Kildare County Council  
Planning & Economic  
Development Department

Kilcullen  
Local Area Plan 2014 - 2020

Legend

- Local Area Plan Boundary
- Rivers & Lakes
- Movement Objectives (i) - (v)  
(Indicative only)
- Streetscape Improvement Works
- Street / Road Improvements

Movement Objectives

<b>Scale:</b> N.T.S.	<b>Map Ref:</b> 1
<b>Date:</b> November 2014	<b>Drawing No:</b> 200/14/636
<small>Ordnance Survey Ireland. All rights reserved. Licence No.: 2010/26CCMA (Kildare County Council)</small>	<b>Drawn By:</b> M.Hafayed

This drawing is to be read in conjunction with  
the written statement, objectives and relevant maps

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## 6.7 Water Drainage and Environmental Services

### 6.7.1 Water Services

In January 2014, Irish Water (IW) took over responsibility for the provision of water services on a national basis. Kildare County Council retains a role in facilitating the provision of adequate water services in conjunction with Irish Water at a local scale within its administrative area.

It is Irish Water's objective to provide both drinking water and wastewater capacity to facilitate settlement/core strategies at a county level, in line with national and regional planning policies and objectives subject to the availability of funding and any required new/upgrading of facilities meeting IW's environmental and financial sustainability criteria. IW will work with Kildare County Council to identify the water services required to support planned development in line with national and regional planning policies for inclusion in their Capital Investment Plans based on informed population and economic projections.

The Council's Water Services Assessment of Needs examines how and where the provision of public water services (water supply, wastewater disposal and surface water drainage) should be provided and / or improved and the prioritisation of projects. The scheduling of construction works are set out under the Water Services Investment Programme.

### 6.7.2 Water Supply

Kilcullen is primarily supplied from the Ballymore Eustace Regional Water Supply. Water supply is adequate to serve the present needs. The supply has been enhanced by the River Barrow Abstraction scheme which was commissioned in July 2013 and is due for full completion in December 2014.

#### **It is the policy of the Council:**

- WS 1:** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.
- WS 2:** To minimise wastage of water supply by requiring new developments to incorporate water conservation measure and to ensure that development proposals comply with the standards and requirements of Irish Water in relation to water infrastructure to facilitate the proposed developments s.
- WS 3:** To preserve free from development the way leaves of all public water mains.
- WS 4:** To ensure that all new developments in Kilcullen utilise and connect to existing water infrastructure.



**WS 5:** To ensure that the EU Water Framework Directive is implemented.

**WS 6:** To ensure that specific relevant objectives and measures for individual water bodies set out in the Eastern River Basin Management Plan and associated Programme of Measures will be implemented, where relevant.

**WS 7:** To ensure that planning applications have regard to any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.

**WS 8:** To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

### 6.7.3 Wastewater

Kilcullen is served by the Upper Liffey Valley Sewerage Scheme. All wastewater in this area is pumped to the Osberstown Treatment Plant in Naas. The pumped sewer to Osberstown requires upgrading. It is envisaged that the upgrade to 130,000 P.E. will be completed in the second half of 2016 subject to appropriate approvals and availability of funding.

### It is the policy of the Council:

**WW 1:** To require developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place and to ensure that the requirements of the Eastern River Basin District Plan and associated Programme of Measures are met. In this regard developers should liaise with Irish Water prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all necessary and relevant standards.

**WW 2:** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.

**WW 3:** To ensure the changeover from septic tanks to collection networks in all cases where this is feasible (subject to connection agreements with Irish Water) and that all new developments utilise and connect to the public wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Kilcullen area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the

prevailing regulations and standards, including the EPA's a Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (P.E. ≤ 10), (EPA, 2009), as may be amended, will be required.

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

**WW 6:** In conjunction with IW, facilitate the implementation of the Urban Waste Water Treatment Regulations 2001 and 2004, as may be amended.

**WW 7:** To ensure that the necessary drainage facilities to serve the needs of all development are provided.

**It is an objective of the Council:**

**WWO 1:** To seek the completion of the network improvements in the Castlemartin Sewerage Scheme by extending the network to serve developments south of the community centre.

**WWO 2:** To minimise surface water infiltration into the foul sewerage system.

#### 6.7.4 Surface Water Drainage and Flood Alleviation

Adequate stormwater drainage and retention facilities are necessary to accommodate increased surface water runoff resulting from current and future developments. The use of Sustainable Urban Drainage Systems (SuDS) in development can contribute to surface water retention and help reduce and prevent flooding by mimicking the natural drainage of a site to minimise the effect of a development on flooding and pollution of waterways.

Surface water attenuation is required with the developments in order to minimise the risk of flooding.

**It is the policy of the Council:**

**SW 1:** To ensure that new developments incorporate appropriate SuDS facilities, designed, constructed and maintained in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) for treating and controlling the discharge of surface water from developments.

**SW 2:** To ensure that all new development proposals have regard to the requirements of the Kildare Groundwater Protection Scheme 1999 (as amended) and Environmental Protection Agency/ Department of the Environment guidelines applicable at the time.

**SW 3:** To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

**SW 4:** To require developers to adopt site specific solutions to surface water drainage systems in all cases. In this regard the site specific issues set out in section 6.7.4 Surface Water Drainage, shall be considered where relevant.

**SW 5:** To require on site surface water attenuation measures if, in the opinion of the Council, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.

**SW 6:** To require surface water drainage plans to have regard to the policy and objectives of the Habitat Mapping and Green Infrastructure (section 6.10.6) of this Plan.

**SW 7:** To require surface water runoff to pass through an oil/petrol/silt interceptors, prior to discharging to groundwater, existing sewers or surface water.

**It is an objective of the Council:**

**SWO 1:** To carry out a survey of the surface water culverts in Kilcullen to assess their current state, and to improve culverts where necessary.

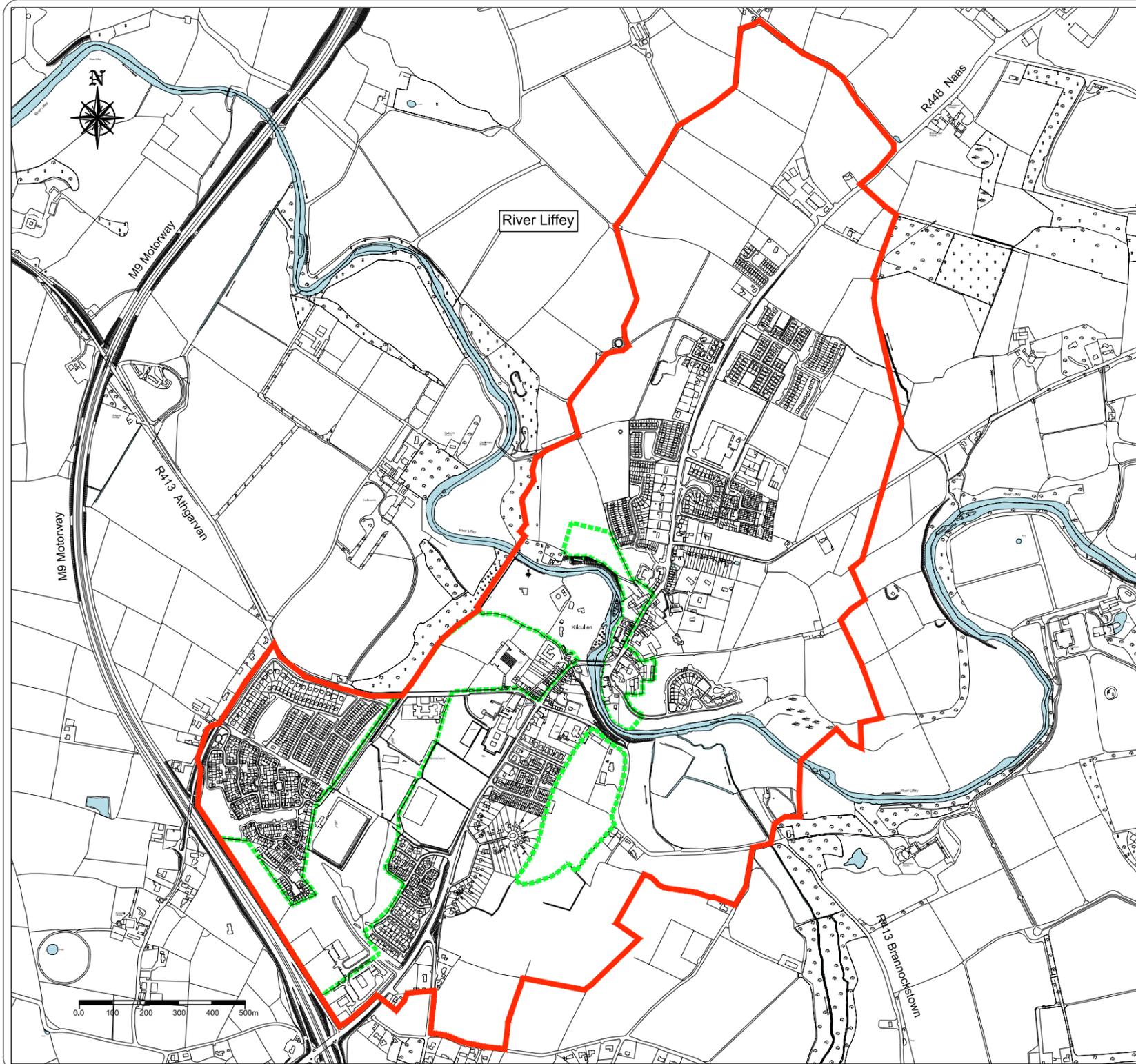
### 6.7.5 Flood Risk Management

In line with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)”, the preparation of this plan was subject to Strategic Flood Risk Assessment (SFRA). The SFRA has recommended that development proposals for a number of areas within the Plan boundary should be the subject of site-specific flood risk assessment appropriate to the nature and scale of the development being proposed (refer to Map no. 2). Chapter 7 (Water, Drainage and Environmental Services) of the Kildare CDP 2011–2017 sets out the general policies, requirements and objectives which are to be applied for the purpose of ensuring that flood risk management is fully integrated into this plan.

#### **It is the policy of the Council:**

- FRA 1:** To apply the general policies, requirements and objectives contained in Chapter 7 (Water, Drainage and Environmental Services) of the Kildare CDP (or as maybe amended) for the purpose of ensuring that flood risk management is fully integrated into the Kilcullen Local Area Plan and future development proposals in the town
- FRA 2:** To require that a site-specific Flood Risk Assessment is carried out for any proposals for development of lands identified at risk of minor localised flooding and as indicated on Map No.2. The site-specific assessments should be appropriate to the nature and scale of the development being proposed.
- FRA 3:** To require on site surface water attenuation measures, if, in the opinion of the Council, a development is likely to cause flooding or potentially destructive storm surges in existing watercourses. Proposed measure should be in accordance with the requirements of the Sustainable Urban Drainage Systems(SuDS).

Map 2: Strategic Flood risk Assessment



Kildare County Council  
Planning & Economic  
Development Department

Kilcullen  
Local Area Plan 2014 - 2020

Legend :

-  Local Area Plan Boundary
-  Rivers, & 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

Strategic Flood Risk Assessment

<b>Scale:</b> N.T.S.	<b>Map Ref:</b> 2
<b>Date:</b> November 2014	<b>Drawing No:</b> 200/14/638
<small>Ordnance Survey Ireland. All rights reserved. Licence No.: 2010/26CCMA (Kildare County Council)</small>	<b>Drawn By:</b> M.Hafayed

This drawing is to be read in conjunction with the written statement, objectives and relevant maps

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### 6.7.6 Environmental Services

The strategy for environmental services seeks to conform to national and regional policy in relation to pollution control (water, air, noise and light), waste management and to maintain and improve environmental services in Kildare. The strategy has regard to the internationally recognised hierarchy of waste management options which is:

- Prevention
- Preparing for use
- Recycling
- Other recovery, e.g. Energy recover
- Disposal

### 6.7.7 Pollution Control and Waste Services

Kildare County Council is actively involved in the protection of all waters primarily by enforcement of the Local Government (Water Pollution) Act, 1977 as amended by the Local Government (Water Pollution) (Amendment) Act, 1990. It also has duties under a wide range of existing legislation that contribute to the protection of all waters and the Water Framework Directive encompasses all of this legislation. River Basin Management Plans required under the Directive have been adopted which identify the specific environmental objectives to be achieved by the end of 2015 or later, and the programme of measures that will be taken to achieve them.

Kildare is not on the list of towns in Co Kildare that have a bituminous coal ban (smoky coal ban). However the Air Pollution Act, 1987 (Marketing, Sale and Distribution of Fuels) (Amendment) Regulations 2011 have introduced a maximum sulphur content of 0.7% for bituminous coal placed on the market for residential use nationwide. These regulations have been made in order to safeguard ambient air quality in all areas and protect human health from the harmful emissions, which result from the burning of high sulphur bituminous coal.

The second Kildare Noise Action Plan (2013) was prepared in accordance with the requirements of the Environmental Noise Regulations (SI 140 of 2006). The objectives of the Noise Action Plan are to avoid, prevent and reduce, where necessary, on a prioritised basis, the harmful effects, of long term exposure to environmental noise.

Light pollution can cause problems in a similar way to noise pollution; however the effects can be minimised. External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other developments, should be designed, installed and operated, so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.

Refuse collection in Kildare is currently carried out by a number of private contractors using waste collection permits issued by Kildare County Council. Silliot Hill Recycling facility is the closest facility for the recycling of glass, cans and textiles to Kildare. The Council will continue to encourage recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

#### **It is the policy of the Council;**

- PCW 1:** To enforce, where applicable, the provisions of all relevant water, air and noise legislation to reduce the occurrences of water, air and noise pollution in the town.
- PCW 2:** To preserve and maintain air quality in accordance with good practice and relevant legislation. The Council aims to manage and control traffic flows to reduce congestion and queuing times at road junctions within the Plan area, thereby improving air quality.
- PCW 3:** To ensure that Kildare has an adequate solid waste collection system.
- PCW 4:** To adequately maintain recycling facilities and to provide additional facilities if required in easily accessible locations.

### 6.7.8 Control of Litter

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping and bill postering. Accordingly, the Council will carry out its functions under the Litter Act (1997), as may be amended, together with the Council's waste and litter management plans to control litter.

#### **It is the policy of the Council:**

- CL 1:** To enforce, where applicable, the provisions of the Litter Pollution Act 1997 (as may be amended) and to seek compliance with the Council's Waste and Litter Management Plans.
- CL 2:** To continue education and awareness programmes in local schools and to promote grant schemes and initiatives to residential associations and other groups, in particular the Tidy Towns Committee, which aim to reduce litter in the town.
- CL 3:** To require the provision of litter bins on or directly adjoining the premises of all neighbourhood facilities.

### 6.7.9 Dereliction

The Council is committed to enacting its powers under the Derelict Sites Act 1990 in Kilcullen. There is currently only one site on the Derelict Sites Register in the town. The Council will continue to liaise with the owners of relevant properties to have the works carried out in order that they will cease to be considered derelict.

#### **It is an objective of the Council:**

- DT 1:** To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Kilcullen as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion on the Register of Derelict Sites.

## 6.8 Energy and Communications

The development of a more sustainable energy sector incorporating power generation and energy efficiency in all sectors is vital if Ireland is to make a substantial contribution to reducing greenhouse gas emissions. This may be achieved by focusing on renewable energy generation and improving energy efficiency.

Population growth, modern business practices and technological advancements have increased the demand for mobile services and telecommunications infrastructure. The policies and objectives outlined in Chapter 8 of the CDP 2011–2017 (or as amended) will apply to developments within this sector.

Central Kildare is recognised<sup>8</sup> as an area of the county well served with telecommunications networks. Rollout and improvements of existing networks will further enhance the connectivity and service offerings in the area.

Broadband is readily available in Kilcullen. A number of telecoms providers have network infrastructure serving the area and provide various types of broadband connectivity from fixed line to wireless and mobile broadband. The 2011 Census revealed that 71.3% of households had broadband connectivity compared with 63.8% nationally. The corresponding figures in the 2006 Census was 25%. This shows that significant progress has been made in the provision of improved telecommunication services. The service operators use various types of infrastructure including copper, fibre, terrestrial and wireless networks.

Kilcullen is connected to the natural gas network, supplied via a high pressure spur off the Cork – Dublin high pressure gas transmission pipeline. The high pressure spur line provides a launching pad for a gas distribution system serving the main towns of the county.

#### **It is the policy of the Council:**

- TEC 1:** To promote the expansion of broadband, along with wi-fi and wireless technology. Ducting should be shared where possible and

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<sup>8</sup> Availability of Key Services in County Kildare (2010)

underground services should be placed where they create minimum disturbance to road users.

**TEC 2:** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts.

**TEC 3:** To liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Kilcullen in tandem with other work programmes, such as road resurfacing and footpath construction works.

## 6.9 Education, Community and Cultural Facilities

Kilcullen has one primary school, St Brigid's, and one secondary school the Cross and Passion College. For the school year 2013/14, 509 pupils were enrolled in St. Brigid's. This is a sharp increase in numbers from 2003 when 335 pupils were enrolled. The school has received permission for a number of pre-fabricated classrooms in recent years and has been approved funding from the Department of Education and Skills for an extension. The Cross and Passion College has 685 pupils and draws pupils from the town and the rural hinterland. It has not experienced the dramatic rise in numbers that the primary school has. Presently there is no demand for additional schools in Kilcullen.

In addition to the schools there is a wide variety of community buildings and uses in Kilcullen. These include the Catholic Church of the Sacred Heart and Saint Brigid and a library on New Abbey Road. Kilcullen Community Centre is located to the south of the schools on the Newbridge Road and provides a multi-purpose complex which caters for a variety of sports including a Boxing Club, Badminton Club, GAA Club, all weather pitch, St Brigid's Pitch and Putt Club, Scout Den, Soccer Club and children's playground. To the north of the river, opposite Hillcrest housing estate on the Logstown road is the Kilcullen Tennis Club.

Kilcullen Town Hall and Theatre is the home of a very active drama group and the local heritage group. It functioned firstly as a cinema however was renovated in 1994, and is now used by a number of community groups.

### It is the policy of the Council:

- CF 1:** To continue to liaise with the Department of Education and Skills and Kildare/Wicklow Education and Training Board (ETB) in the provision of school facilities.
- CF 2:** To facilitate the development of educational, sports, recreational and cultural facilities for the schools.
- CF 3:** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, library facilities and sports facilities in Kilcullen.
- CF 4:** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing within the town.
- CF 5:** To support the provision of a range of community facilities in the town.

### It is an objective of the Council:

- CFO 1:** To facilitate the development of a teen play facility on appropriately zoned lands in the town, subject to funding.



## 6.10 Architectural, Archaeological and Natural Heritage

### 6.10.1 Architectural Heritage

Detailed policies for the protection of archaeological and architectural heritage are set out in Chapter 12 Architectural and Archaeological Heritage of the CDP 2011–2017. Vernacular architecture makes a strong contribution to the character of the town’s streetscape and it is an objective of the Council to protect where appropriate vernacular architecture in Kilcullen for the benefit of future generations.

The current Record of Protected Structures (RPS) set out in the Kildare CDP includes 9 protected structures within Kilcullen (see Table 12 for reference purposes<sup>9</sup>). It is important that such features are maintained and enhanced. Where it is considered appropriate, additions to the current RPS will be made in accordance with the provisions of Section 55 of the Planning and Development Acts 2000 (or as amended) or as part of the review of the CDP).

There are no Architectural Conservation Areas designated in Kilcullen.

#### It is the policy of the Council:

- AH 1:** To resist the demolition of vernacular structures of historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kilcullen.
- AH 2:** To assist owners of structures of particular significance within Kilcullen in their maintenance and repair through advice and to make grant aid available under any future Conservation Grants scheme.
- AH 3:** To protect those built heritage items as listed below and shown on Map no. 3 & 3(a) of this Local Area Plan.
- AH 4:** To protect and preserve the views to and from those items listed below as shown on Map no 3 & 3(a) of this plan.
- AH 5:** To protect views to/from the Bridge over the River Liffey.

**Table 12:** Record of Protected Structures (Kilcullen)

RPS Number	NIAH Number	Name and Location	Description
B28–12	11819035	Newabbey House, Nicholastown (Kilcullen Ed)	House
B28–13	11819028	Logstown Cottage, Logstown	House
B28–14	11819025	Liffey Bank House, Main Street, Kilcullenbridge (Kilcullen Ed)	House
B28–15	11819022	Sunnyside House, Main Street (Off)	House
B28–16	11819009	Kilcullen Credit Union, Main Street	House
B28–26	11819008	Bardon, Main Street, Kilcullen, Co. Kildare	House
B28–27	11819017	O’Connell/White Horse Inn, Main Street, Kilcullen,	Public House
B28–28	11819031	Catholic Church of the Sacred Heart & St. Brigid, Kilcullen	Church
B28–29	11819034	Newabbey House, Nicholastown	Walls/gates/railings

<sup>9</sup> The list is purely for information purposes as the status of these structures can not be altered by the LAP process. The status of protected structures can only be altered under Part IV of the Planning and Development Acts (as amended).

### 6.10.2 Archaeological Heritage

The historic settlement of Kilcullen originated with the construction of the river crossing over the River Liffey in 1319. Any development proposals at this location should be subject to detailed archaeological surveys and analysis.

The Record of Monuments and Places (RMP) established under Section 12 of the National Monuments (Amendment) Act 1994 is an inventory of archaeological sites and monuments and lists all known or possible archaeological sites in Ireland.

The record is updated on a constant basis. Table 13 and Map no.3 depict all recorded monuments within or in close proximity to the development boundary of Kilcullen.

Dún Ailinne, the ceremonial hill fort located on the hill of Cnoc Ailinne (Knockaulin) outside the town boundary, (recorded monuments KD028035- KD028-038 and subject to preservation order 200/1995) has been selected as one of the 'Royal sites of Ireland' and is currently being assessed for consideration as a UNESCO World Heritage site.

**Table 13:** Sites and Monuments Record

Item description	Townland	SMR number
Multiple Ring Barrow	Kilcullen bridge	KD028-024
Holy Well	Kilcullen bridge	KD028-025
Enclosure	Kilcullen bridge	KD028-026
Enclosure	Kilcullen bridge	KD028-027
Friary	Nicholastown (Kilcullen ED)	KD028-040
Bridge	Kilcullen bridge	KD028-062

#### It is the policy of the Council:

**AH 1:** To require that appropriate archaeological assessments are carried out by licensed archaeologist in respect of any proposed development likely to have an impact on a Recorded Monument or its setting.

### 6.10.3 Natural Heritage and Biodiversity

Natural heritage/ biodiversity describes the variety of life we see around us every day. It includes the natural world including people, animals, plants, microbes as well as the places they live, habitats. It includes everything from trees to seeds, from mammals to birds, from rear gardens and public open spaces to the countryside, rivers, bogs and hedgerows.

#### 6.10.4 Designated Natural Heritage Sites

There are no designated natural heritage sites within the town boundary of Kilcullen. However the Liffey Bank at Athgarvan (pNHA 01396) is a proposed Natural Heritage Area (pNHA 01396) and lies 2.3km to the north west of the town. The policies as set out in the CDP 2011-2017 in relation to designated sites apply to these areas.

#### 6.10.5 Special Areas of Conservation

While there are no Special Areas of Conservation (SAC) within the plan area, it is important that large scale applications consider the impact they may have on designated SAC sites within the wider countryside. See chapter 13 of the CDP or [www.NPWS.ie](http://www.NPWS.ie) for a list of all SAC sites. Pollardstown Fen (SAC 00391) is the closest SAC to the town and is located approximately 10km north west of Kilcullen.

#### It is the policy of the Council:

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

**NH 2:** To ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within a SAC will provide sufficient detail identifying how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. Any proposed development which has the potential to impact on a SAC will be screened for Appropriate Assessment. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoAHG.

### 6.10.6 Protection and Development of Green Infrastructure

Substantial areas of high biodiversity value are found outside the existing network of designated sites. Habitat and landscape features have an important role to play as ecological corridors as they allow for the movement of species, and help to sustain the habitats, ecological processes and functions necessary to enhance and maintain biodiversity. Protection of these habitats contributes to the development of green infrastructure within an area.

Green infrastructure can be defined as a strategically planned and managed network of areas of high quality biodiversity (uplands, wetlands, peatlands, rivers and coast), farmed and wooded lands, and other green spaces that conserve ecosystem values which provide essential services to society. While this green network provides homes for wildlife, trees and wildflowers, it also provides a wide range of benefits for the humans that live and work in and near them. These include opportunities for recreation and relaxation, protection of soil and water quality, flood regulation, carbon sequestration, and sustainable production of food and fuel.

Green infrastructure networks are made up of core areas of high biodiversity value connected by corridors or stepping stones, such as hedgerows linking areas of woodland or rivers and riverside habitats connecting larger areas of wetlands or natural grasslands. Corridors and stepping stones reduce ecological fragmentation in the landscape, increasing connectivity among habitats and give plants and animals' greater access to living space and other resources.

Under Article 10 of the Habitats Directive planning and development policies must endeavour to conserve and manage corridors and stepping stone habitat features.

A habitat map has been prepared for Kilcullen which identifies the key habitats within the town boundary, Map no. 4. This map has been used to inform the development of a Green Infrastructure map for the

town. These maps are a valuable tool in the future planning of the area and also provide information for the general public and community groups.

The following describes the green infrastructure areas within and adjoining the boundary of Kilcullen. The core area of ecological importance is the River Liffey and the adjoining areas of semi-natural grassland, semi-natural woodland and linear woodland habitats.

#### (i) River Liffey and associated riparian habitats

The River Liffey, while not a designated site, is considered an important salmonid river and is the town's main ecological feature. The river's main channel is fringed by linear woodland as it passes through the town in addition to larger blocks of woodland at Castlemartin and Newabbey. The most ecologically important habitats within the core and buffer area of the River Liffey include the marginal areas of semi-natural woodland, i.e. of wet woodland (WN6), Oak-Ash-Hazel (WN2) and riparian woodland (WN5).

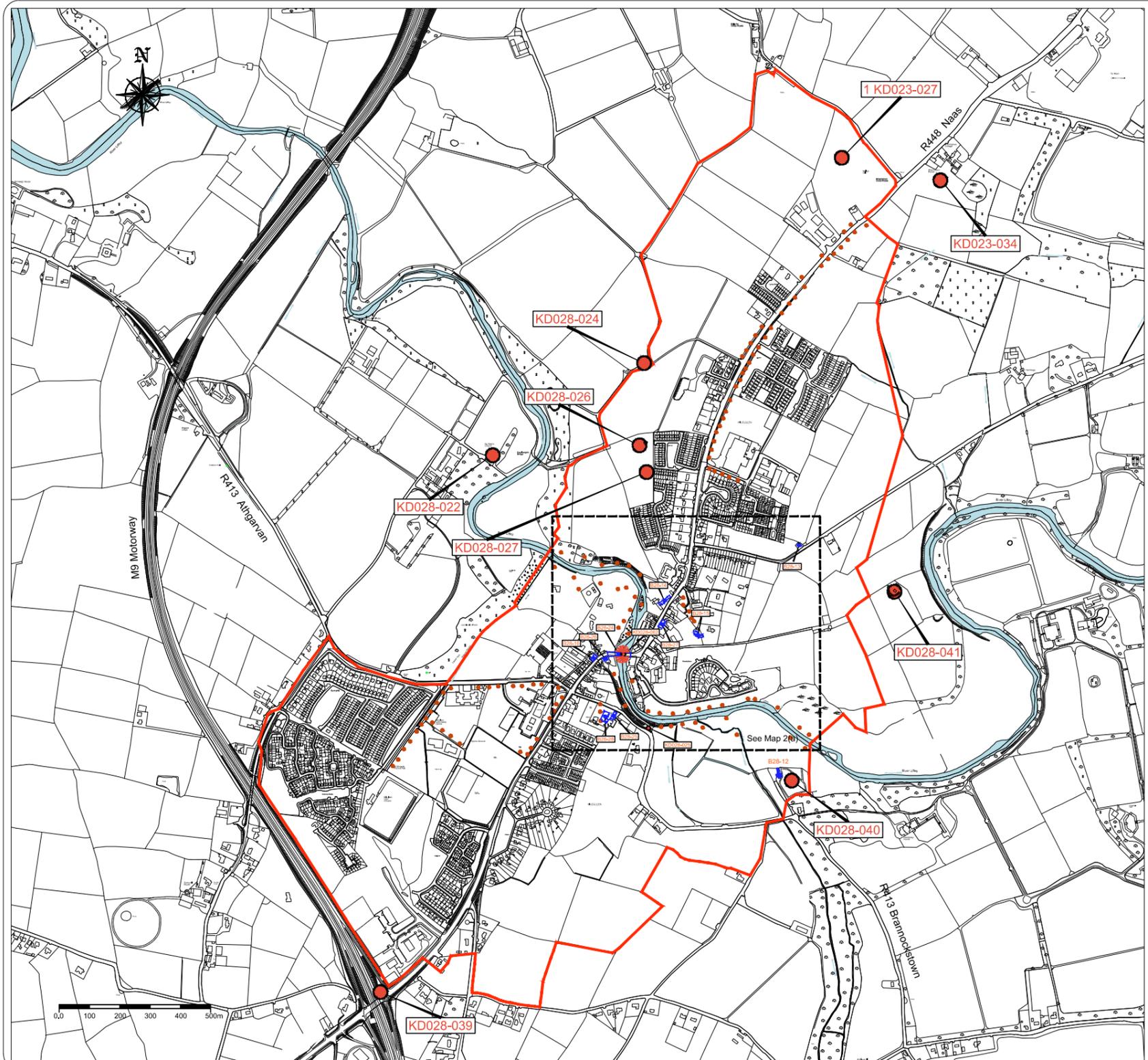
#### (ii) Woodlands at Newabbey

The mature long established mixed broadleaved woodland associated with Newabbey support an abundance of mature deciduous trees, dominated by beech with Scots pine and a varied under storey of ash, holly young beech, bramble and cherry laurel. The importance of these habitats within this green infrastructure network lies in their potential cover for fauna added to their roosting and nesting potential for birds and bats. The proximity of these habitats to the River Liffey further enhances their biodiversity potential.

#### (iii) Castlemartin House Woodlands

The woodlands at Castlemartin comprise several strands of old woodland (WD1) treelines and scattered trees and parkland (WD5) and treelines (WL2). The treelines, woodlands and parkland habitats within Castlemartin estate are present in the 1<sup>st</sup> edition Ordnance Survey maps, i.e. pre 1840. These woodlands retain characteristics of native woodlands and are important for woodland plants, birds and invertebrates.

Map 3: Natural and Building Heritage



Kildare County Council  
Planning & Economic  
Development Department

Kilcullen  
Local Area Plan 2014 - 2020

Legend

- Local Area Plan Boundary
- Record Protected Structures.  
( B28-12 )
- Records of Monuments and Places  
(KD028-025)
- Views & Prospects to be Preserved
- Rivers & Lakes
- Trees for protection

Natural and Built Heritage

Scale: N.T.S.

Map Ref: 3

Date: November 2014

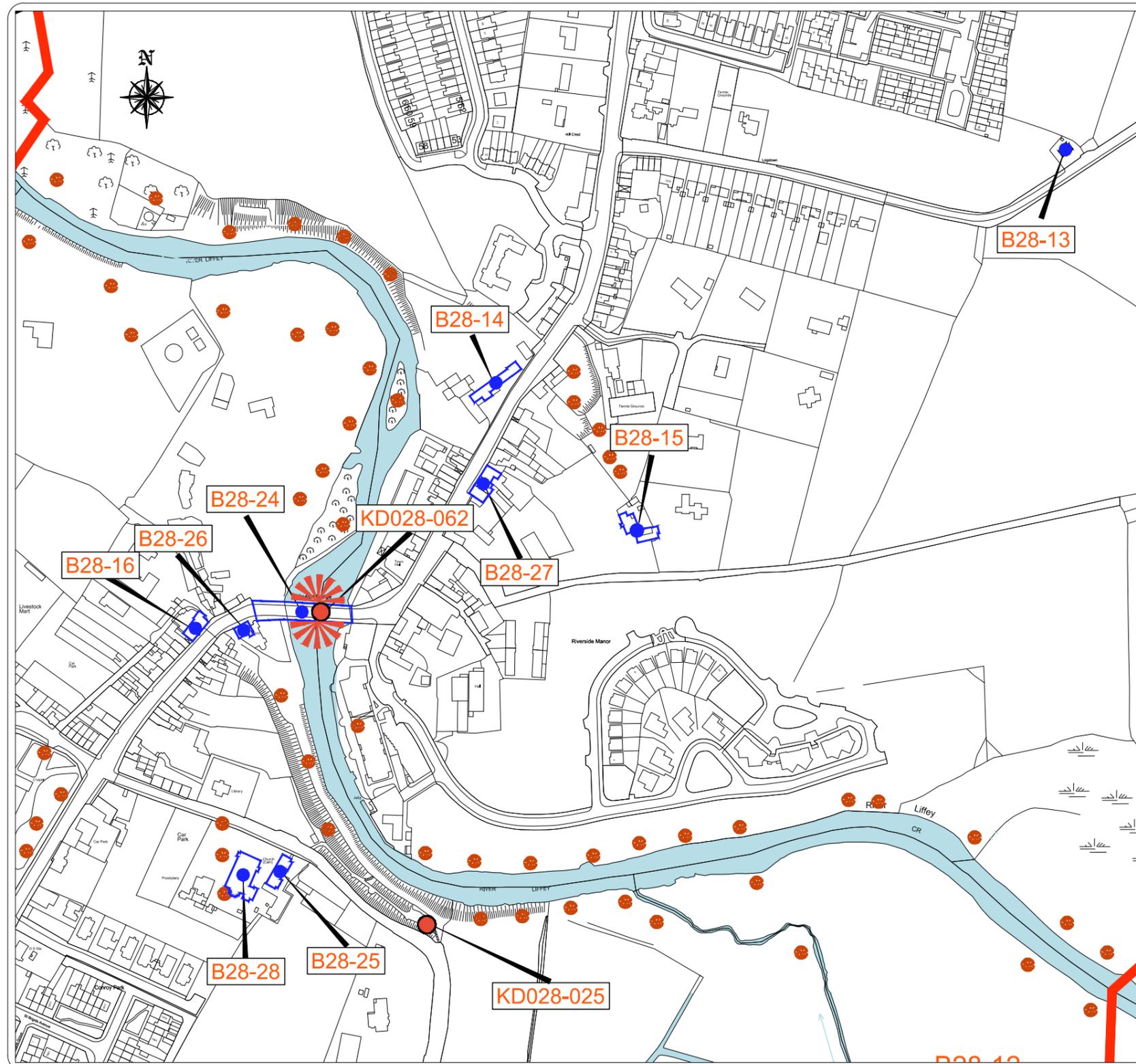
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Map 3a: Natural and Building Heritage Town Centre



Kildare County Council  
Planning & Economic  
Development Department

Kilcullen  
Local Area Plan 2014 - 2020

Legend :

-  Local Area Plan Boundary
-  Record Protected Structures.  
( B28-12 )
-  Records of Monuments and Places  
(KD028-025)
-  Views & Prospects to be Preserved
-  Rivers & Lakes
-  Trees for protection

Natural and Built Heritage- Town Centre

Scale: N.T.S.

Map Ref: 3(a)

Date: November 2014

Drawing No: 200/14/630

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**(iv) Logstown Fens and adjoining habitats**

These areas comprise a wetland complex of kettle holes, partially drained and remnant patches of calcareous fens (PF1). These habitats are considered a core area of regional importance.

**(v) Semi Natural Grassland**

These areas consist of unmanaged areas including dry meadows and grassy verges along roadsides, these areas tend to support coarse grasses which in turn can support various species of butterfly.

**(vi) Recreation and Amenity Spaces**

These areas are of limited ecological value however they facilitate recreational and sporting activities that enhance physical and mental well being. In Kilcullen, these include amenity grasslands, grasslands associated with larger public and private open spaces that are found in housing estates, detached dwellings and institutional grounds.

**(vii) Ecological Corridors**

These areas comprise grassland habitats, most of which are bordered by hedgerows and treeline networks. These provide corridors for wildlife into and out of ecologically important sites particularly woodland habitats, in particular those adjoining or providing linkages with the woodlands at Newabbey, Castlemartin House and those woodland habitats adjoining the River Liffey.

**It is the policy of the Council:**

**NH 3:** To seek the protection of the following trees and groups of trees of special amenity value at the following locations; (See Map no. 3 & 3a)

- a) On open space in Moanbane Park
- b) Along the Naas road from the town boundary to the town centre
- c) Along the entrance to Bishop Rogan Park
- d) Within the grounds of Hillside House including the green area in front of Hillside House

- e) Within the grounds of Liffey Bank House
- f) In the riparian zone along the River Liffey within the town boundary
- g) In the grounds of Cross and Passion College
  - Along Convent view road
  - Along Newbridge road
- h) In the grounds of the Parochial House and the Catholic Church
- i) In the grounds of Kilcullen Community Centre and along the entrance avenue.
- j) In the grounds of St. Brigids National School
- k) From the motorway bridge towards the town to Avondale Drive
- l) In the Market Square leading to Riverside Manor
- m) All mature trees within residential developments.

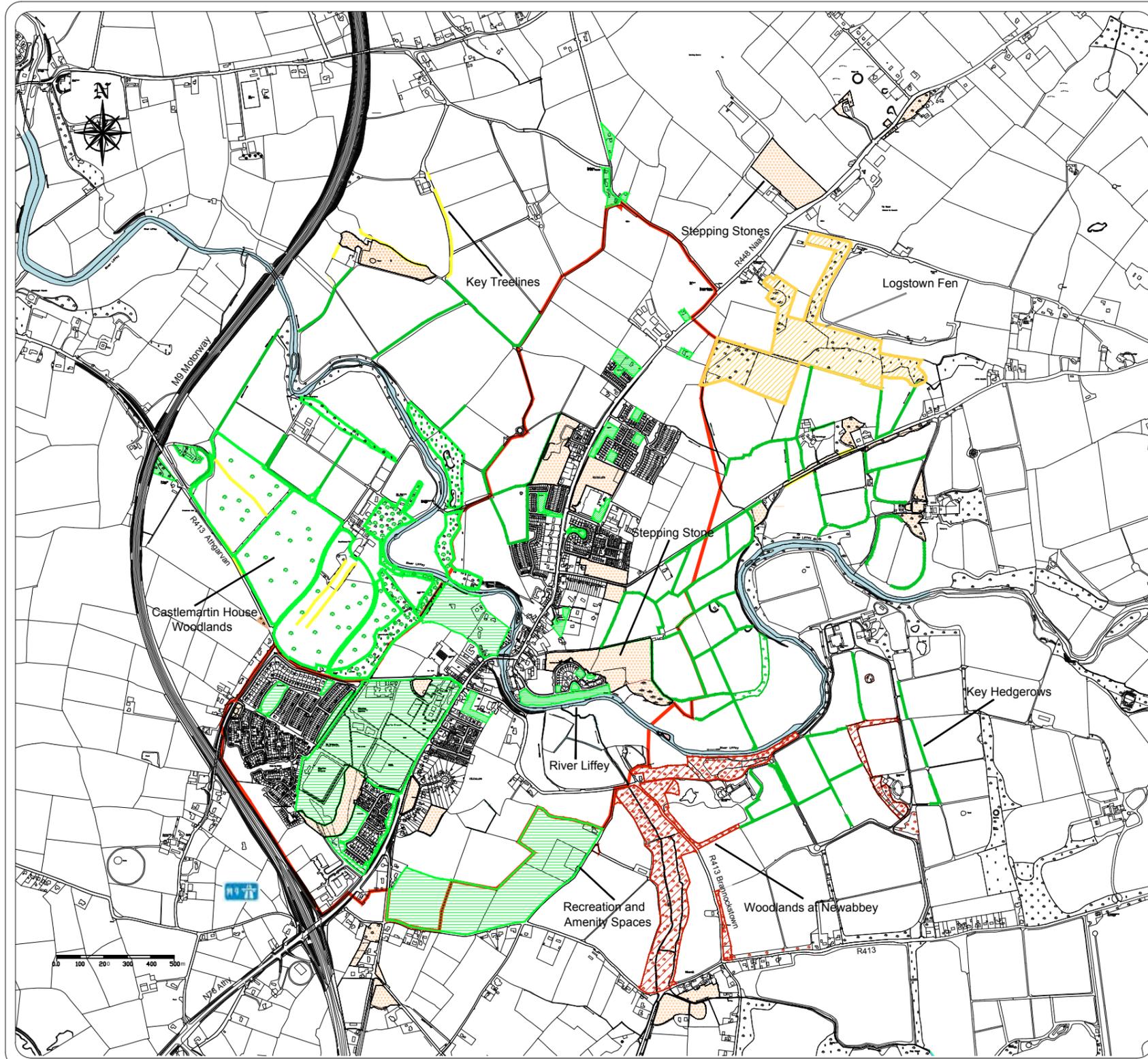
**NH 4:** To generally prohibit development where it is likely that damage would be caused to trees listed above or to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.

**NH 5:** To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats may 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 (Green Infrastructure).

**NH 6:** To conserve and protect the natural habitats in the town boundary, planning applications must:

- (a) Identify all ecological habitats and corridors, which are present on the proposed development lands (including hedgerows and masonry stonewalls).
  - (b) Consider how these features can be incorporated into any new development proposal.
  - (c) Identify any losses to these habitats and corridors required to facilitate the development.
  - (d) Show that such losses would be fully offset if the application was to proceed through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.
  - (e) Show that habitat loss will either be offset should the application be granted or is not locally important to the area
- NH 7:** To require all proposals for major developments to submit, as part of the landscaping plan for the proposal, details of how any green infrastructure proposed as part of the development (e.g. green open spaces, hedgerows, tree lines, etc.) contributes positively to the development and protection of the overall green infrastructure assets of Kilcullen as identified in Map no. 4 and how it protects and enhance linkages to the wider natural landscape features.
- NH 8:** To seek the provision of links between larger areas of green infrastructure (particularly areas of public open space) where appropriate.
- NH 9:** To ensure that green infrastructure provision and management does not lead to the spread of invasive species.
- NH 10:** To ensure all planting within developments is of native species.
- NH 11:** To ensure old stone walls are protected where appropriate for the contribution they make to green infrastructure and are incorporated into new developments where possible.
- NH 12:** To support the development and correct management of semi natural grasslands within new developments and existing amenity grassland areas.
- NH 13:** To ensure key hedgerows, identified on Map no. 4, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.
- NH 14:** To support the development of small wooded areas within new developments.
- NH 15:** To seek the creation of new wetlands and/or enhancement of existing through the provision for Sustainable Urban Drainage Systems (SuDS) and Integrated Constructed Wetlands (ICW) where appropriate.
- It is an objective of the Council:**
- NHO 1:** To require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified on Map no. 4, through the protection of existing green infrastructure and through the provision of new green infrastructure as part of any planning application.

Map 4: Green Infrastructure



Kildare County Council  
Planning & Economic  
Development Department

Kilcullen  
Local Area Plan 2014 - 2020

Legend :

- 2008 Development Boundary
- River Liffey
- Key Hedgerows
- Key Treelines
- Logstown Fen
- Woodlands at Newabbey
- Castlemartin house Woodlands
- Stepping Stones
- Recreation and Amenity Spaces

Green Infrastructure

Scale: N.T.S.	Map Ref.: 4
Date: November 2014	Drawing No.: 200/14/633
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This drawing is to be read in conjunction with  
the written statement, objectives and relevant maps

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### 6.11 Recreation and Amenity

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a town and on its social integration and cohesiveness. The provision of amenities which can cater for the demands of an increasing population and which will be accessible for all sectors and age groups is a central element in the delivery of sustainable communities.

Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the people of Kilcullen. The town is relatively well served by facilities including GAA, soccer and other sports and social clubs. Kilcullen Community Centre provides a variety of sporting activities for the population of Kilcullen and the surrounding area. The latest addition to facilities in the town was the opening of the playground in June 2011.

The Canoe Club is a very active club in Kilcullen. A new clubhouse was opened adjacent the River Liffey in 2008. The Valley Riverside walk and Mass path east of the bridge provides a short walking route from the Main Street and runs adjacent to the river, past St Brigids well until it reaches a grass surface riverside path and ends at New Abbey Road. Camphill Community farm is located to the west of the bridge. This provides a Nature Trail and walkway along the river's edge. This area is farmed by those living in the

community. The central area of the green which is left uncut for wildflowers is an area available to the local crèche and primary school children where they can learn about wildlife in grassland.

The Council will investigate ways of improving the quality and capacity of the existing sporting and recreational facilities and possible sources of funding for this.

#### **It is the policy of the Council:**

- RA 1:** To encourage the provision, improvement and expansion of more varied social, cultural, recreational and sporting facilities to serve the needs of the town.
- RA 2:** To support and facilitate the development of indoor and outdoor recreational facilities to cater for all age groups on suitable sites and to ensure that these facilities are accessible to all including people with disabilities.
- RA 3:** To encourage recreational/amenity/community facilities in Kilcullen to be multi-functional and not used exclusively by any one group.
- RA 4:** To co-operate with sports clubs, schools, community organisations and individuals in the provision of sports and recreational facilities to serve the residents of Kilcullen.

**RA 5:** To retain, enhance and develop walking routes for recreation and tourism use and to increase permeability for pedestrians within and around the town.

**RA 6:** To improve existing open space areas in housing developments that have been taken in-charge by the Council.

**It is an objective of the Council:**

**RAO 1:** To seek the delivery of a teen play facility/ skateboard park on appropriately zoned lands over the life of the Plan, subject to obtaining the necessary funding.

# PART C

Land Use Zoning



## 7.0 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 Kilcullen. These are shown on Map 5 with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows developers 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:

- (i) The present development area, recent trends in development and projections contained in this Plan;
- (ii) The amount of committed and uncommitted land within the existing development area;
- (iii) The accessibility, availability and location of land for development;
- (iv) The location and adequacy of existing social infrastructure (schools, community facilities, etc);
- (v) The character of the town with regard to the scale and pattern of development;
- (vi) The need to promote planning and sustainable development in accordance with national, regional and local policies;
- (vii) Physical features and amenities of the town;
- (viii) The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads.
- (ix) The emerging pattern of development in Kilcullen and its environs and the need to rationalise connectivity and integration with the town centre.

The following specific planning land use objectives refer to land zonings as identified on Map 5 and are clearly set out in Table 14.

Table 14: Land Use Zoning Objectives

Zoning Reference	Land Use Zoning	Zoning Objective
A	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use.</b></p> <p>The purpose of this zoning is to protect and enhance the special character of Kilcullen town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the full use of buildings, backlands and especially upper floors. Warehousing and other industrial uses will not be permitted in the town centre.</p>
B	Existing Residential & Infill	<p><b>To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.</b></p> <p>This zoning principally covers existing residential areas and also 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><b>To provide for new residential development.</b></p> <p>This zoning provides for new residential development and associated local services ancillary to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche / playschool, clinic / surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the provision and landscaping of public open space and play areas.</p>
D	Neighbourhood Centre	<p><b>To provide for new/existing neighbourhood centres and associated facilities.</b></p> <p>The purpose of this zoning is mainly to provide for neighbourhood centres to serve the needs of residential areas. A mix of retail, community and recreational development is permitted in this zone. Limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone.</p> <p>The neighbourhood centres are intended to serve the immediate needs of a localised catchment i.e. the local working and residential population and complement, rather than compete with similar retail uses within the established town centre. Medical clinics, professional offices, childcare facilities (crèche), small convenience stores, local shops and cafes are envisaged for these particular areas.</p> <p>The threshold or floor area proposed for each neighbourhood centre will be assessed in relation to the nature and extent of retail provision in accordance with the current retail strategy, the intended catchment area for the neighbourhood centre and the impact that the proposal may have on the vitality and viability of the established town centre.</p>

Zoning Reference	Land Use Zoning	Zoning Objective
<b>E</b>	<b>Community and Educational</b>	<p><b>To protect and provide for educational facilities.</b></p> <p>This zoning objective provides for community and educational facilities including schools, religious orders, health care, childcare, meeting halls and other community facilities.</p>
<b>F</b>	<b>Open Space and Amenity</b>	<p><b>To protect and provide for recreation, open space and amenity provision.</b></p> <p>This zoning objective covers both private and public owned open space dispersed throughout the town. The aim of this land use zoning objective seeks to protect, improve and provide for recreation, open space and amenity provision; to protect improve and maintain public open space and to provide for recreational and sports facilities.</p> <p>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 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>In relation to the lands subject to the playground objective illustrated on the Land Use Zoning Objectives Map, the playground will be funded and constructed by the landowner and handed over to the Council prior to the completion of the Riverside Manor housing development.</p>
<b>H</b>	<b>Industry and Warehousing</b>	<p><b>To provide for and improve industrial and warehousing development.</b></p> <p>The purpose of this zoning is to provide for industrial and warehousing uses. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of the proposed development and may be acceptable in this zone. Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce demand for travel.</p> <p>Residential or retail uses (including retail warehousing) or incinerators/thermal treatment plants will not be acceptable in this zone. Where any Industrial/ Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (minimum 30 metres depth incorporating a landscaped berm) shall be provided.</p>
<b>I</b>	<b>Agricultural</b>	<p><b>To retain and protect agricultural uses.</b></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and 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. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy for Rural Housing Policy Zone 1 set out in the Kildare County Development Plan 2011-2017 or as may be amended.</p>
<b>J</b>	<b>Transport and Utilities</b>	<p><b>To provide the needs of transport and utilities uses.</b></p> <p>The purpose of this zone is to provide for the needs of public transport and other utility providers. Car parks and commercial development associated with the provision of public transport services are envisaged for this zone.</p>

## 7.1 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix (see Table 15) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be ‘permitted in principle’ from the matrix should not be taken to imply a granting of permission.

## 7.2 Application of Zoning Policy

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

## 7.3 Definition of Terms

### 7.3.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties is 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 or any subsequent County Development Plan.

### 7.3.2 Open for Consideration

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

### 7.3.3 Not Permitted

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

### 7.3.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in Table 15 and in relation to the general policies and zoning objectives for the area in question of the Plan.

### 7.3.5 Non Conforming uses

Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1<sup>st</sup> 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.

### 7.3.6 Transitional Areas

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

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

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

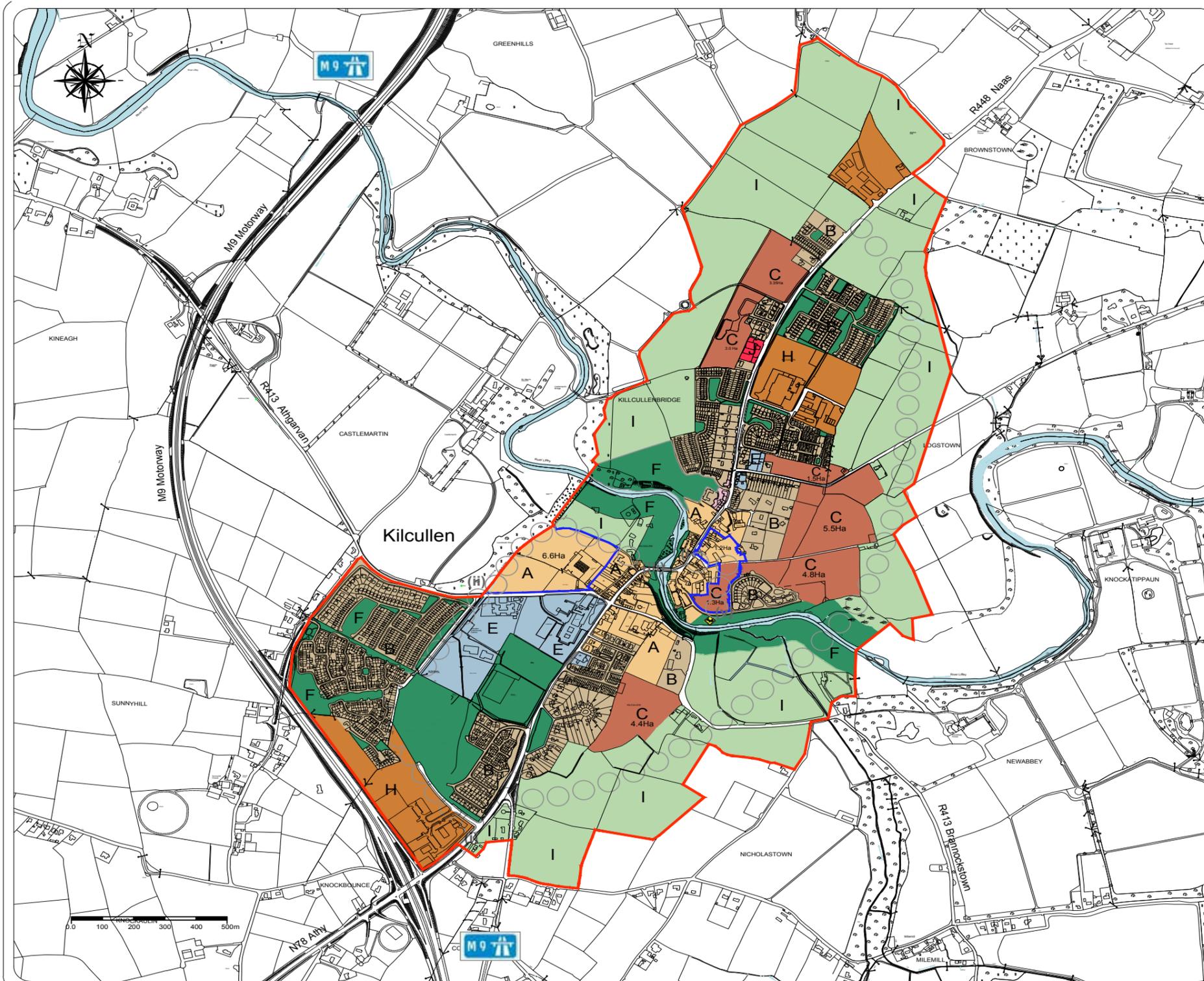
Table 15: Land Use Zoning Matrix

Land Use	A: Town Centre	B: Existing Residential & Infill	C: New Residential	D: Neighbourhood Centre	E: Community and Education	F: Open Space and Amenity	H: Industry and Warehousing	I: Agricultural	J: Transport and Utilities
Amusement Arcade	N	N	N	N	N	N	N	N	N
Car Parks	Y	N	N	O	O	N	O	N	N
Cattleshed/ Slatted Unit/Broiler House	N	N	N	N	N	N	O	Y	N
Cemetery	O	N	N	N	Y	N	N	N	N
Dancehall/Disco	Y	N	N	O	N	N	N	N	O
Community/ Recreational/ Sports Buildings	Y	O	O	O	Y	Y	O	O	O
Childcare/ Playschool	Y	O	Y	O	Y	O	O	O	N
Cultural Uses/ Library	Y	O	O	O	Y	Y	O	N	O
Dwelling	Y	Y	Y	O	O	N	N	O	N
Funeral Homes	Y	N	N	N	Y	N	O	N	N
Garages/ Car Repairs	N	N	N	N	N	N	O	N	Y
Guest House/ Hostel/ Hotel	Y	O	O	N	N	N	N	O	N
Halting Site	N	O	O	N	O	O	N	O	N
Medical Consultant/ Health Centre	Y	O	O	Y	Y	N	O	N	N
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	Y	N	Y
Hot Food Take- Away	O	N	N	O	N	N	N	N	O
Light Industry	O	N	N	N	N	N	Y	N	O
Motor Sales	N	N	N	N	N	N	N	N	Y
Nursing Home	Y	Y	Y	N	Y	N	N	O	N
Offices	Y	N	N	N	O	N	N	N	N
Park/Playground	Y	Y	Y	Y	Y	Y	Y	O	N
Petrol Station	N	N	O	O	N	N	N	O	Y
Place of Worship	Y	O	O	O	Y	N	N	N	N
Playing Fields	O	O	O	O	Y	Y	Y	O	N
Pub	Y	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	N	O	N	N	N	N

Table 15: Land Use Zoning Matrix continued

Land Use	A: Town Centre	B: Existing Residential & Infill	C: New Residential	D: Neighbourhood Centre	E: Community and Education	F: Open Space and Amenity	H: Industry and Warehousing	I: Agricultural	J: Transport and Utilities
School	Y	O	O	N	Y	N	N	O	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	Y	O	N	N	N	O
Stable Yard	N	N	N	N	N	N	N	Y	N
Tourist related activities	N	N	O	O	O	N	N	O	N
Utility Structures	O	O	O	N	O	O	O	O	Y
Warehouse (Wholesale)/ Store/ Depot	N	N	N	N	N	N	Y	N	O
Workshops	O	O	N	N	N	N	Y	O	Y

Map 5: Land Use Zoning Objectives



**Kilcullen  
Local Area Plan 2014 - 2020**

- Legend :**
- Development Boundary
  - A: Town Centre
  - B: Existing Residential & Infill
  - C: New Residential
  - D: Neighbourhood Centre
  - E: Community and Educational
  - F: Open Space and Amenity
  - H: Industrial and Warehousing
  - I: Agricultural
  - J: Transport & Utilities
  - Lands subject to indicative design briefs
  - River Liffey
  - Roads Objective (i)-(v) (Indicative only)
  - Playground Objective
  - Motorway Signs

**Land Use Zoning Objectives**

Scale: N.T.S.	Map Ref.: 5
Date: November 2014	Drawing No.: 200/14/629
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This drawing is to be read in conjunction with the written statement, objectives and relevant maps

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